

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Z/2015/0182/F	
Proposal: New office development (6 storey with roof plant) with realignment of existing car parking, infilling of slipways, refurbishment of marina steps, creation of new cycleway, new area of open space and associated landscaping.	Location: Lands adjacent to East Bridge Street and accessed off Laganbank Road located between former Maysfield Leisure Centre and Central Station Belfast BT1 3PB
Referral Route: Major development	
Recommendation:	Approval
Applicant Name and Address: All State NI	Agent Name and Address: WDR & RT Taggart Laganwood House New Forge Lane Malone Road Belfast BT9 5NX
<p>Executive Summary:</p> <p>The site is located at lands adjacent to East Bridge Street, accessed off Laganbank Road located between former Maysfield Leisure Centre and Central Station. The site is located within (CC 104) Laganside South and Markets Character Area and partially within CC 019 Development Opportunity Site. The site includes an existing car park and area of open green space adjacent to the River Lagan. There is an existing slipway with two storey vacant Belfast City Council (BCC) boathouse to the SE of the site. The site is on a significantly lower level than East Bridge Street. An existing river side walk and cycle path defines the boundary of the site adjacent to the Lagan. The rest of the boundaries are defined by a mix of metal post fencing and some trees and hedging.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> • The loss of open space • Principle of office use on the site • Road safety • Flood risk • Design <p>Two representations were received, 1 from DSD and 1 from the future occupier of the neighbouring site at the former Maysfield Leisure Centre, Concentrix. The main issues raised:</p> <ul style="list-style-type: none"> • The proposal is contrary to Policy OS1 of PP8, overuse and overdevelopment of the site Overshadowing; Failure to meet area enhancement goals • No consideration allowed for pedestrians and cyclists • Access to the riverside for emergency services; • The site includes land which Concentrix have agreed to purchase as part of their Lease agreement 	

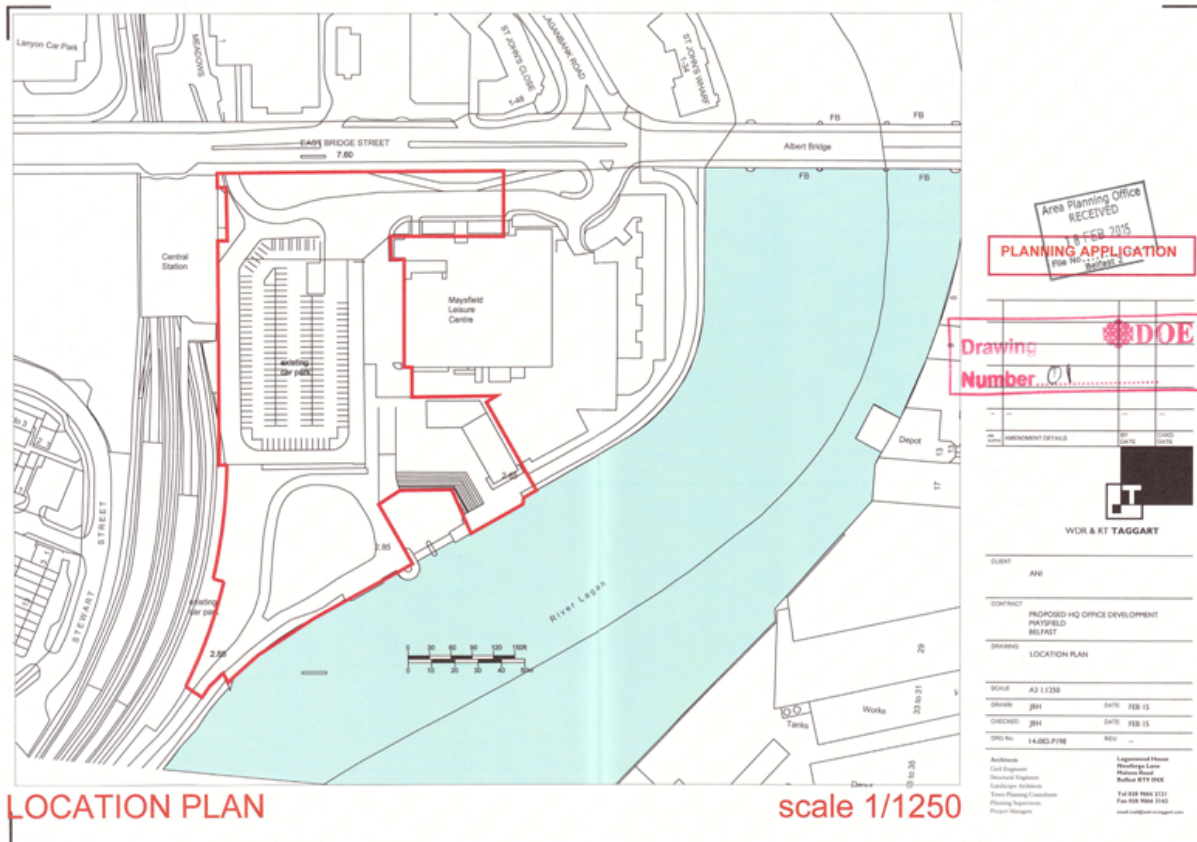
The proposed development was assessed against BMAP, Strategic Planning Policy Statement and PPS 2, 3, 8, 13 and 15 as well as other relevant guidance. The principle of office use on the site is acceptable with the loss of open space being offset by a new smaller but more accessible area of open space and Allstate NI's commitment to undertake a number of specific social responsibility activities. Transport NI and DARD Rivers Agency have considered road safety and flood risk respectively and have responded with no objections to the proposal. The design is acceptable for the site and area.

Consultees offered no objections in principle to the proposal, and suggested conditions should approval be granted.

An approval with conditions as set out in the case officers report below is recommended.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	Northern Ireland Transport Holding Co	Additional Information Required
Statutory	NI Water - Strategic Applications	Advice
Statutory	NIEA	No objections
Non Statutory	Env Health Belfast City Council	No objections with Conditions
Statutory	NIEA	Advice
Non Statutory	Env Health Belfast City Council	No objection
Non Statutory	NI Transport - Hydebank	No objection with conditions
Non Statutory	Health & Safety Executive for NI	No Objection
Statutory	NI Transport - Hydebank	No objections

Non Statutory	Belfast City Airport	
Statutory	Rivers Agency	No objections
Statutory	Northern Ireland Transport Holding Co	Advice
Statutory	Rivers Agency	No objections
Representations:		
Letters of Support	None Received	
Letters of Objection	2	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Neighbour Notification Checked	Yes	
Characteristics of the Site and Area		
1.0	Description of Proposed Development	
1.1	New office development (6 storey with roof plant) with associated car parking and realignment of existing car parking, infilling of slipways, refurbishment of marina steps, creation of new cycleway, new area of open space and associated landscaping.	
2.0	Description of Site	
2.1	The site is located at lands adjacent to East Bridge Street, accessed off Laganbank Road located between former Maysfield Leisure Centre and Central Station. The site is located within (CC 104) Laganside South and Markets Character Area and partially within CC 019 Development Opportunity Site. The site includes an existing car park and area of open green space adjacent to the River Lagan. There is an existing slipway with two storey vacant Belfast City Council (BCC) boathouse to the SE of the site. The site is on a significantly lower level than East Bridge Street. An existing river side walk and cycle path defines the S boundary of the site adjacent to the Lagan. The rest of the boundaries are defined by a mix of metal post fencing and some trees and hedging.	
Planning Assessment of Policy and other Material Considerations		
3.0	Site History No relevant site history exists on the site itself. There is a current application (Z/2015/0090/F) adjacent to the site for a conversion of "existing building into new 3 storey office space with new 2 storey front block extension to include new data centre parking and bicycle parking at side and rear" at Maysfield Leisure Centre.	
4.0	Policy Framework	
4.1	Belfast Metropolitan Area Plan (BMAP) 2015 <ul style="list-style-type: none"> Policy OF 1 - Belfast City Centre, Lisburn City Centre and other Town Centres CC 014 Laganside South and Markets Character Area 	

4.2	<p>CC 019 Development Opportunity Site TRAN 1 Parking Standards in Areas of Parking Restraint</p> <ul style="list-style-type: none"> • Strategic Planning Policy Statement for NI 'Planning for Sustainable Development' (SPPS) Flood Risk 6.99 – 6.103 Open Space, Sport and Outdoor Recreation 6.199 – 6.200 Transportation 6.2936 – 6.296 • Planning Policy Statement (PPS) 2: Natural Heritage Policy NH 2 – Species Protected by Law • Planning Policy Statement (PPS) 3: Access, Movement and Parking Policy AMP 2 - Access to Public Roads Policy AMP 6 - Transport Assessment Policy AMP 8 – Cycle Provision • Planning Policy Statement (PPS) 8: Open Space and Recreation Policy OS 1 – Protection of Open Space • Planning Policy Statement (PPS) 13: Transportation and Land Use General Principle 2 – Accessibility by modes of transport other than the private car should be a key consideration in the location and design of development. General Principle 3 – The process of Transport Assessment (TA) should be employed to review the potential transport impacts of a development proposal General Principle 9 – Reliance on the private car should be reduced through a modal shift to walking, cycling and public transport • Planning Policy Statement (PPS) 15: Planning and Flood Risk Policy FLD 1 – Development in Fluvial (River) and Coastal Flood Plains <p><u>Consultees</u></p> <ul style="list-style-type: none"> • Statutory Consultees Responses DRD Transport NI – No objections subject to conditions DOE - NIEA – No objections subject to conditions NI Water – No objections DARD Rivers Agency – No objections Health and Safety Executive for NI – No objections • Non Statutory Consultees Responses Belfast City Council (BCC) Environmental Protection Unit – No objections subject to conditions Northern Ireland Transport Holding Company (NITHC) – No objections subject to conditions Belfast City Council (BCC) Tree Officer – No objections subject to conditions
5.0	Assessment
5.1	<p>The proposal is considered to be in compliance with the development plan. The site is located within the City Centre of Belfast as designated in Belfast Metropolitan Area Plan 2015. The Development Plan identifies the site as within the CC 014 Laganside South and Markets Character Area. The site is also located adjacent to a Rapid Transit Route. The proposed development will develop the existing site by</p>

5.2	<p>erecting a 6 storey office building (for Allstate NI) with roof plant. The proposed building is 33.5m (approx) high at the highest point. The plans show floors 1 – 6 as office space and ground floor as office space with reception and canteen as well as plant room. The existing parking area will be reconfigured. There have been a number of amendments to the original submission.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> • loss of open space • principle of office use on the site • road safety • flood risk • design
5.3	<p>Representations</p> <p>A representation was received from Concentrix (applicant on current application Z/2015/0090/F relating to the adjacent site) on 7th September 2015. The following issues were raised:</p> <p>Land ownership issues Failure to meet area enhancement goals Overuse and overdevelopment of the site Overshadowing</p>
5.4	<p>An objection from Department of Social Development (DSD) was received on 24th September 2015. DSD are responsible for the legacy of the Laganside Corporation which includes the River Lagan and River Lagan Walkways.</p> <p>The following issues were raised:</p> <p>DSD had not received neighbour notification The proposal is contrary to Policy OS1 of PP8 No consideration allowed for pedestrians and cyclists DSD River Management Team require access through the site to the Lagan Walkway The proposal will preclude emergency service access to the riverside frontage of the building DSD is responsible for discharge into the River and the consent of the River Manager will be required before any works take place It is unacceptable to erect hoarding during development which will reduce the Lagan Walkway The developer should take account of the proximity to quay walls and slipway in their foundation design</p> <p>These objections are dealt with in the body of the report</p>
5.5	<p>Loss of Open Space</p> <p>Policy OS 1 of PPS 8 states there is a general presumption against the loss of open space to competing land uses. The loss of existing open space is a concern of objectors opposed to the development. Annex A of PPS 8 defines 'open space' and a range of uses that are of public value and offer important opportunities for sport and outdoor recreation and can also act as a visual amenity. The existing use of the site falls within the definition of A2 (v), i.e. a green corridor and provides functions under A3 (iii) and (vi), i.e. promoting health and wellbeing and providing a visual amenity respectively. An exception will be permitted where it is demonstrated that the loss of open space has no significant detrimental impact on the amenity, character or biodiversity of the area. In</p>

	<p>addition to this the entire site is less than 2 ha and therefore alternative provision must be made by the developer which is at least as accessible to current users and at least equivalent in terms of size, usefulness, attractiveness, safety and quality.</p>
5.6	<p>The proposed will result in the loss of a large area of open space. The application includes the provision of a new area of open space on the area to the east where there was formerly a disused boat storage building. This area falls within a small part of a zoned opportunity site and using it to offset the loss of open space and provide an alternative is considered acceptable. The space will be in grass leading to the former marina steps which are to be re-furbished. The area leads to the river walkway. There is also proposed a new pedestrian and cycle way and cycle stand which will lead to the open space area and will be much more readily accessible than the current open space. Allstate NI have also committed to undertake a number of specific social responsibility activities which are outlined in the document entitled "Maysfield No 2 Land Site Allstate NI Social Responsibility Projects November 2015 – January 2025" which was received by BCC on 5th October 2015. They have committed to provide a total financial contribution of £100,550 through donations, IT equipment, educational expertise and volunteering hours to the local communities.</p>
5.7	<p>These projects are to allow for the offset of open space and include outdoor space improvements, wider community initiatives, youth development, projects for the Markets Area specifically as well as Schools Outreach projects. Of particular relevance to the proposed development are the following:</p> <ol style="list-style-type: none"> 1. In agreement with BCC Parks Department Allstate NI will make a cash donation of £2,000 per annum for a period of 10 years (from January 2016) for the maintenance of the children's playground and open area in Stewart Street. 2. Development of a Community Garden through a donation of £15,000 as well as £2,700 in the form of Allstate NI volunteer time (100 hours). This is proposed for an area of derelict ground on the corner of Stewart Street and McAuley Street in the Markets Area. 3. Development of a second Community Garden which will facilitate cooking demonstrations and healthy eating workshops as part of the 'Love Food, Hate Waste' CSR program. This will be achieved through a £5,000 cash donation and £2,700 Allstate NI volunteer time (100 hours). 4. Installation of a Belfast Bikes cycle docking station within the site which will be accessible to members of the public through a £25,000 donation. 5. Delivery of interview skills and IT skills training to long term unemployed job seekers through a partnership with GEMS NI with a contribution of 100 hours volunteer time from Allstate NI (£2,700). 6. Two life saving rings will be provided for the River Lagan through a £2,000 cash donation. 7. A £5,000 donation towards the new Sure Start building to be located in Stewart Street. In addition to this Allstate NI will provide IT classes in the evenings for parents from the local area through 100 volunteer times (£2,700). 8. A schools biodiversity project linked to the River Lagan in the local area that will involve up to 20 schools through a contribution of £3,000.
5.8	<p>A legal agreement will be drawn up between Belfast City Council and Allstate NI to ensure the capable delivery and maintenance of these commitments. On balance the commitments outlined by Allstate NI to substitute the loss of open space on the site are considered acceptable and will benefit the community and outweigh the loss of a portion of public open space. Hence the proposal complies with OS 1 of PPS 8.</p>
5.9	<p>Records held by Environmental Protection Unit of BCC indicate that the site of the</p>

	<p>development is located close to and on land uses types that have the potential to contaminate land and pose a risk to human health. An Environmental Site Assessment and Generic Quantitative Risk Assessment, dated December 2014, were submitted and comments were invited from both BCC Environmental Protection Unit and DOE NIEA. BCC responded suggesting 2 conditions to be included should approval be granted. A verification report should be submitted and agreed with BCC demonstrating that gas protection measures in accordance with CIRIA C665 Characteristic Situation 2 have been installed throughout the building footprint of the proposed development. In addition, should any contamination not previously considered be encountered during the approved development of the site the development shall cease and a written report detailing the nature of this contamination and its management must be submitted and agreed with BCC. They also suggested informatives relating to the Clean Neighbourhoods and Environment Act (NI) 2011 and The Environment (NI) Order 2002.</p>
5.10	<p>As the proposed site is within a Control of Major Accident Hazards (COMAH) installation (Tennants Textile Colours), specifically within the consultation distance of high pressure gas transmission pipelines, the Health and Safety Executive for NI were consulted. Their response stated no objections to the proposal.</p>
5.11	<p>Principle of use at this location The Development Plan states that Belfast City Centre remains the first choice location for major office development. It states that Classes A2 and B1 of the Planning (Use Classes) Order NI 2004 will be permitted in Belfast City Centre. The site is currently in use as a car park and area of open space and therefore the acceptability of developing the site is considered above against OS 1 of PPS 8. The site is partially contained within the CC 019 Development Opportunity Site. Development opportunity sites are zoned in Belfast City Centre where lands are under-utilised or vacant, which might provide a mix of new uses, could promote the vitality and viability of the City Centre, or promote gateway approaches to the city.</p> <p>Access, Movement, Parking and Transportation The site is accessed by using the existing access from East Bridge Street via Mays Meadow by a single two way access which will replace the two existing junctions. The existing Translink car park will be relined as necessary and still be for the use of patrons using Translink facilities. A shared two way traffic access road is proposed to the eastern boundary of the site to the side of said car park. Following the submission of a fully dimensioned drawing Transport NI have responded to consultation request with no objections and suggested conditions should approval be granted. The proposal is therefore acceptable when assessed against Policy AMP 2 and DCAN 15.</p>
5.12	<p>A Transport Statement was submitted on 21st July 2015, and accompanying Addendum on 25th September 2015. BMAP Policy TRAN 1 provides notes that one space per 300 square metres for operational space should be provided in this Area of Parking Restraint with 53 spaces for parking (4 of which for the mobility impaired) have been proposed with this development, which is acceptable. The scale of development and transport implications of the proposal were assessed by Transport NI through this and they consider them to be acceptable. Therefore the proposal complies with Policy AMP 6 of PPS 3 and TRAN 1.</p>
5.13	<p>Covered cycle parking for 80 cycle spaces (based on 1 space per 20 employees) is proposed to the north of the marina adjacent to the front of the proposed car parking. It is located in an area which will benefit from CCTV and close to feature seating and the marina which will allow for informal and formal surveillance. The cycle network in the area is already well established and cycle routes and links to the existing cycle networks are part of the proposal. The Framework Travel Plan (received 21st July 2015) outlines a range of methods that will be implemented to encourage and facilitate the use of</p>

	<p>sustainable modes of transport whilst minimising the number of single occupancy car journeys to and from the site. As part of Allstate NI's Social Responsibility commitments there is also the installation of a Belfast Bikes cycle docking station within the site which will be accessible to members of the public through a £25,000 donation. DSD confirmed on 1st October 2015 that they were satisfied that cycle/pedestrian areas had been taken into consideration after viewing the amended site plan of 23rd September 2015. They requested a condition that appropriate signage is erected to demark these areas and appropriate surfacing be used.</p>
5.14	<p>Risk of Flooding The proposal is sited within an undefended area as confirmed by DARD Rivers Agency. When consulted they confirmed the site is in close proximity to an undesignated stretch of the River Lagan and is peripherally affected by the 1 in 200 year coastal floodplain of Belfast Lough. The predicted 1 in 200 year sea level for the Flood Map (NI) at this location is 3.06mOD. Rivers Agency also stated they had no records of flooding relating to this site.</p>
5.15	<p>On submission of a Flood Risk Assessment, relating to any areas of the site deemed to be within the flood plain, Rivers Agency stated in consultation response dated 2nd October 2015 they had no reason to disagree with the conclusions of the flood risk assessment and suggested informatives to be included should approval be granted.</p>
5.16	<p>The principle of development is accepted through meeting all the criteria of the exceptions test for an undefended area. Rivers Agency had stated the predicted 1 in 200 year sea level for the Flood Map (NI) at this location as 3.06mOD and recommended any new development in an area such as this should have an additional freeboard of 600mm. An amended block plan was submitted showing the ground floor level of the building to be +4.2 OD which is acceptable. The site is not within an area at risk of coastal erosion or land instability and the proposed development will not significantly increase such risks in the locality. The elevation of development above the flood plain will not unduly disrupt the provision and ongoing delivery of essential services, including access, power, water and sewerage. Transport NI and NI Water both have no objections to the proposal.</p>
5.17	<p>Landscape and Design Since the site is within Laganside South and Markets Character Area Policy UE 1 applies. The Plan includes urban design criteria for designation CC 014. Generally development proposals shall take account of the height of adjoining buildings and shall aim to reflect traditional plot widths. The area is described as a mix of Victorian, red brick residential and industrial buildings with Central Station, the former Maysfield Leisure Centre, and the former gasworks site also located within it.</p>
5.18	<p>The proposed building is 6 stories with roof plant. The proposed building displays a high void to solid ratio. There are two types of curtain wall glazing proposed which are both double glazed and antisun. The external materials are white concealed fixed cladding on floors 1-6 and grey louvred screening to the rooftop plant. The ground floor is mainly finished in curtain wall glazing with a masonry wall surrounding the escape doors. The proposed materials are acceptable for the area, however samples should be submitted and agreed with BCC prior to construction.</p>
5.19	<p>A certain amount of overshadowing in non residential space is acceptable in an urban context where buildings are compactly sited together. A Solar Study was submitted on 14th September 2015 showing that due to the orientation of the sun and siting of the proposed building there will be no overshadowing on the adjacent site at Maysfield Leisure Centre.</p>

5.20	The Planning Policy Statement received on 25 th September 2015 from Allstate NI states the development will provide 200 short term construction jobs and 200 new operational jobs as well as securing 1,500 existing operational jobs. This displays a level of confidence from Allstate NI in the investment of constructing its own building for the future.
5.21	While the proposal is not within a marine designated site, a number of marine mammals protected by European legislation may be affected by the development. NIEA Marine Environment Division considered the proposal and offered no objections.
5.22	The infilling of the slipway is proposed which is acceptable. An amended layout addressed DSD River Management concerns in that the access point through the site to the Lagan walkway as being 4.5m and therefore sufficient for a maintenance vehicle to pass. They also confirmed that they would seek an alternative access point on the river for any boat access. This will be dealt with through a separate planning application.
5.23	As the site is adjacent to Central Station NITHC were consulted and they responded with no objections and suggested conditions should approval be granted.
5.24	A landscape proposal which was received on 30 th September 2015 shows a landscaped area to the north of the marina with tree, shrub and boundary hedge planting in a number of areas. The plan also shows the existing sculpture to be relocated so it is outside of the existing cycleway and also 3m away from all the railways as required by DSD. The BCC Tree Officer stated in consultation response dated 7 th October 2015 that the landscape scheme was acceptable. It is in keeping with the riverside walk experience although will do little to screen the development. Since there are 6 storeys this is to be expected. A landscape management plan should be conditioned to be submitted and agreed with BCC prior to development to ensure the planting and grass areas will be managed and maintained.
5.25	A clear walkway will be maintained and relevant licence will be sought from DSD with regards to any hoarding to be erected around the site during construction. A site management plan for the period of construction should be conditioned. In addition to this the Developer confirmed they would review their foundation design for the development with consideration to existing quay walls. The details of the fill and the construction method/works involving retaining structures should be conditioned to be submitted and agreed with BCC prior to development. All of the issues (with the exception of the issue of loss of open space) raised in DSD's objection were addressed through discussions with the Agent acting on Allstate NI's behalf. This was confirmed in an email from DSD dated 1 st October 2015.
5.26	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended, subject to conditions.
6.0	Summary of Recommendation: Approval with Conditions
	<p>Conditions</p> <p>1.As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p>

Reason: Time Limit.

2. Prior to the commencement of any development on site, including site clearance and / or demolition works the applicant shall enter a legally binding agreement with Belfast City Council in respect of the details of the retention and maintenance of the alternative open space to be provided on the site; the agreement shall include the range of commitments as set out in the Maysfield 2 Land Site November 2015-January 2025 - AllState NI Social Responsibility Projects Document date received 5 October 2015. Evidence that the contract has been made and agreed shall be submitted to Belfast City Council Planning Service for verification.

The works and commitments as set out shall be carried out and provided for as agreed and where appropriate retained.

Reason: To ensure the character and appearance of the conservation area is not prejudiced.

3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 02D Location Plan and Site Plan' bearing the Belfast City Council Planning Office date stamp 25 September 2015 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

4. A minimum of 80 No. cycle parking spaces shall be provided and permanently retained close to the accesses to the proposed development for use by residents, staff and visitors to the development.

Reason: to encourage the use of alternative modes of transport for development users.

4.The development hereby permitted shall operate in accordance with the Framework Travel Plan bearing the Belfast City Council Planning Office date stamp 21 July 2015. This should include provision of the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by TransportNI.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

5. The proposed planting, as indicated on Drawing No 05B date stamped 30 September 2015, as indicated on the same stamped drawing, shall be undertaken during the first available planting season after the occupation of the dwelling hereby approved.

Reason: In the interest of visual amenity

6. All hard and soft landscape works shall be carried out in accordance with the approved details, the appropriate British Standard, the relevant sections of the National Building Specification, NBS (Landscape) and plant material with the National Plant Specification, NPS.

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

7. Hard surfaces close to trees shall be laid in accordance with the recommendations

set out in BS5837 (Trees in Relation to Construction), part 11 Hard surfaces around existing trees.

Reason: To protect trees to be retained.

8. 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.

9. A landscape management plan shall be submitted, and agreed in writing with Belfast City Council, prior to the occupation of the development hereby approved.

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

10. If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Department shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Department in writing, and subsequently implemented and verified to its satisfaction.

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

11. Should unacceptable risk to the water environment be identified and a piled foundation is required, a piling risk assessment, which is informed by updated risk assessment under Condition 10, should be presented in writing to the Department for its agreement. The assessment should refer to the guidance provided in the Environment Agency (2001) document, "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" reference NC/99/73.

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

12. After completing any remediation works under Conditions 10 and 11; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Belfast City Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

13. Lighting specifications and layout details shall be submitted, and agreed in writing with Belfast City Council, prior to the commencement of the development hereby approved.

Reason: To ensure the proposed development does not impact upon the railways signalling sighting.

14. A site management plan for the period of construction shall be submitted, and agreed in writing with Belfast City Council, prior to the commencement of the development hereby approved.

Reason: To ensure the proposed development does not impact upon the Lagan Walkway.

15. Full details of foundation design involving any fill works, and/or retaining structures shall be submitted and agreed in writing with Belfast City Council prior to the commencement of the development hereby approved.

Reason: To ensure the proposed development does not impact upon existing quay walls and slipway.

ANNEX	
Date Valid	18th February 2015
Date First Advertised	9th October 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Mays Meadow, Town Parks, Belfast, Antrim, BT1 3DB, The Owner/Occupier, 22 East Bridge Street, Town Parks, Belfast, Antrim, BT1 3NR, The Owner/Occupier, 49 East Bridge Street, Town Parks, Belfast, Antrim, BT1 3NR, The Owner/Occupier, 49 East Bridge Street, Town Parks, Belfast, Antrim, BT1 3NR, Department For Social Development 49-55 Oxford House, Chichester Street, Belfast, Antrim, Northern Ireland, BT1 4HH The Owner/Occupier, 9, Lanyon Place, Belfast, Antrim, Northern Ireland, BT1 3LP The Owner/Occupier, Apartment 1, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 10, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 11, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 12, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 13, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 14, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 15, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 16, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 17, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 18, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 19, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 2, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 20, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX, The Owner/Occupier, Apartment 21, St. Johns Close, 2 Laganbank Road, Town Parks, Belfast, Antrim, BT1 3LX,</p>	

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 Lesley Exchange, Mays Meadow, Town Parks, Belfast, Antrim, BT1 3BL,
 The Owner/Occupier,
 Maysfield Leisure Centre, East Bridge Street, Belfast

Date of Last Neighbour Notification	2nd October 2015
Date of EIA Determination	
ES Requested	No
Representations from Elected Representatives: None	
Notification to Department (if relevant): N/A	