

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15 March 2016	
<b>Application ID:</b> LA04/2015/1423/RM	
<b>Proposal:</b> Hotel (188 bedroom), access, landscaping and other associated site works	<b>Location:</b> Land 70m north of the M3 Cross Harbour Bridge and bounded by the River Lagan to the East Clarendon Dock to the North and Donegall Quay Corporation Square and Clarendon Road to the West
<b>Referral Route:</b> Outline Major – Reserved Matters Application	
<b>Recommendation:</b>	<b>Approval subject to conditions</b>
<b>Applicant Name and Address:</b> Belfast Harbour Commissioners Harbour Office Corporation Square Belfast	<b>Agent Name and Address:</b> Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
<p><b>Executive Summary:</b></p> <p>Full planning permission is sought for a 188 bedroom hotel with access, landscaping and associated site works.</p> <p>The application site is accessed from Donegall Quay. It was last used as part of the former Seacat ferry terminal. The building that previously occupied the site has been demolished and the site is entirely covered in hardstanding.</p> <p>The site falls within the City Quays site which comprises approximately 10 hectares of land within Belfast Harbour Estate on the east bank of the River Lagan across from the Odyssey Complex and Titanic Quarter.</p> <p>The principle of development and a hotel use at this location has already been established under Z/2010/1006/O.</p> <p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> <li>• Height, Scale, Massing, Siting &amp; Design;</li> <li>• Landscaping;</li> <li>• Impact on the setting of Listed Buildings;</li> <li>• Natural Heritage and Conservation;</li> <li>• Habitats Regulation Assessment;</li> <li>• Traffic, Movement &amp; Car Parking; and,</li> <li>• Other Environmental Matters.</li> </ul> <p>Given the city centre location the presumption is therefore in favour of development subject to the planning considerations detailed below.</p>	

It is considered that a hotel use at this location will further enhance the vitality and viability of the redevelopment of this area.

The form and height of the building establishes a presence that is considered to be appropriate and will positively contribute to the ongoing regeneration of City Quays. It would also provide a visual balance to both sides of the river with the Odyssey and Titanic Quarter of the eastern side.

The architectural approach is contemporary and in keeping with development in the vicinity.

No representations have been received.

Consultees offer no objections subject to Conditions.

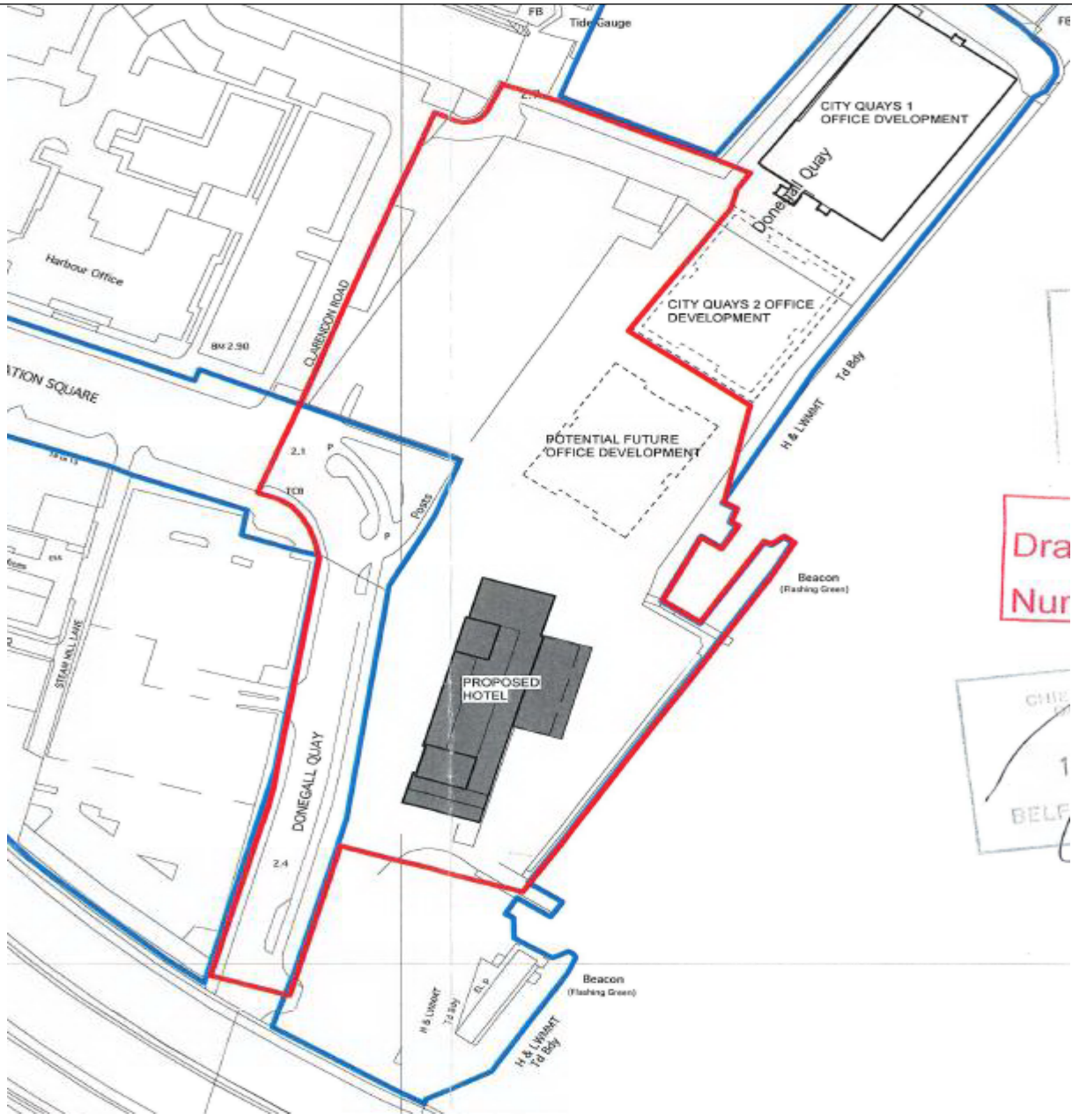
Having had regard to the development plan, relevant planning policies, the planning history on the site and other material considerations it is concluded that the proposal complies with the development plan, regional planning policy and other material considerations.

**Recommendation.**

Approve subject to conditions and informatives set out in the case officer report

Case Officer Report

Site Location Plan





**Characteristics of the Site and Area**

<p><b>1.0</b></p>	<p><b>Description of Proposed Development</b> Full planning permission is sought for a 188 bedroom hotel with access, landscaping and associated site works including public realm improvements.</p>
<p><b>2.0</b></p>	<p><b>Description of Site</b> The application site is accessed from Donegall Quay. It was last used as part of the former Seacat ferry terminal. The building that previously occupied the site has been demolished and the site is entirely covered in hardstanding.</p> <p>The site falls within the City Quays site which comprises approximately 10 hectares of land within Belfast Harbour Estate on the east bank of the River Lagan across from the Odyssey Complex and Titanic Quarter.</p>

**Planning Assessment of Policy and other Material Considerations**

<p><b>3.0</b></p>	<p><b>Planning History</b></p> <ul style="list-style-type: none"> <li>• Z/2010/1006/O – Major mixed use development comprising offices; small scale retail and retail services; cafes/restaurants; a hotel; residential development and associated amenity space; basement, multi storey and surface level car parking; open space, service areas and related infrastructure improvements – Notice of Opinion to Approve Issued - 17 June 2014</li> <li>• Z/2013/0325/F – City Quays 1 - Erection of office building, surface car parking and</li> </ul>
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	<p>other associated works – Planning Permission Granted – 13 September 2013</p> <ul style="list-style-type: none"> <li>Z/2013/1508/F – City Quays 2 - 9 storey office block with coffee shop at ground floor, surface car park, landscaping, and other associated works – Planning Permission Granted – 17 October 2014</li> </ul>
<b>4.0</b>	<b>Policy Framework</b>
4.1	<p>Belfast Metropolitan Area Plan  Designation CC 001 Belfast City Centre  Designation CC 015 Laganside North and Docks Character Area  Designation CC 025 Area of Parking Restraint Belfast City Core  Designation BT147/09 – Community Greenways</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland  Planning Policy Statement 2 – Natural Heritage  Planning Policy Statement 3 – Access, Movement &amp; Parking  Planning Policy Statement 4 – Planning &amp; Economic Development  Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage  Planning Policy Statement 13 – Transportation &amp; Land Use  Planning Policy Statement 15 (Revised) – Planning &amp; Flood Risk  Planning Policy Statement 16 – Tourism</p>
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	<p>Transport NI - No objection in principle subject to conditions and informatives  DARD Rivers Agency – No objection subject to informatives  Northern Ireland Water Ltd – No objection subject to informatives  NIEA: Historic Buildings Unit – No objection  NIEA: Historic Monuments Unit – No objection subject to conditions and informatives  NIEA: Natural Heritage and Conservation Areas – No objection subject to conditions and informatives  NIEA: Coastal Development – No objection in principle subject to conditions and informatives  NIEA: Water Management Unit – Offered conditions and informatives</p>
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
	<p>Environmental Health BCC – No objection subject to conditions and informatives  Shared Environmental Services – No objection subject to conditions and informatives  Belfast City Airport – No safeguarding objection to the proposal.</p>
<b>7.0</b>	<b>Representations</b>
	None received.
<b>8.0</b>	<b>Other Material Considerations</b>
	<p>Living Places – An Urban Stewardship and Design Guide for Northern Ireland  Belfast City Centre – Regeneration and Investment Strategy  DCAN 15 – Vehicular Access Standards  Local Government Waste Storage Guide</p>
<b>9.0</b>	<b>Assessment</b>
9.1	<p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> <li>Height, Scale, Massing, Siting &amp; Design;</li> <li>Landscaping;</li> <li>Impact on the setting of Listed Buildings;</li> </ul>

	<ul style="list-style-type: none"> <li>• Natural Heritage and Conservation;</li> <li>• Habitats Regulation Assessment;</li> <li>• Traffic, Movement &amp; Car Parking; and,</li> <li>• Other Environmental Matters.</li> </ul> <p>Given the city centre location the presumption is therefore in favour of development subject to the planning considerations detailed below.</p>
9.2	<p>The site was last used as part of the former Seacat ferry terminal. The building that previously occupied the site has since been demolished and the site is entirely covered in hard standing.</p>
9.3	<p>The principle of development and a hotel use has already been established under Z/2010/1006/O. Matters reserved for consideration under this application include: siting; design; external appearance; access; and, landscaping.</p>
9.4	<p>Given the sites prominent location fronting onto the River Lagan it is considered that the development of this part of the overall City Quays development will bring back an appropriate City Centre use subject to the consideration and resolution of planning and environmental matters.</p>
9.5	<p>The site is located within Belfast City Centre as defined in BMAP. The City Centre boundary is designated to encompass the traditional concentration of retailing and other city functions including entertainment, leisure, cultural, civic, residential and office uses.</p>
9.6	<p>Belfast City Centre Regeneration and Investment Strategy (September 2015) states that demand is increasing for hotels. A core principle of the Strategy is to maximise the tourism opportunity in the City.</p>
9.7	<p>It is considered that a hotel use at this location will further enhance the vitality and viability of the redevelopment of this area. Having considered the contribution to the local economy that a hotel would bring it is considered on balance that such a proposal would not conflict with any relevant policy detailed in PPS 4 and PPS 16.</p>
	<p><b><u>Height, Scale, Massing, Siting &amp; Design</u></b></p>
9.8	<p>Designation CC 015 of BMAP provides general advice that development proposals must take account of adjoining heights and that the density of development in the area shall be maintained and increased where appropriate, including around the transport nodes; through high site coverage and high plot ratio. New development shall also respect the established building line. Large block coarse grain shall be permitted along the river.</p>
9.9	<p>At outline stage the overall assessment of the application was based on the acknowledgement that the final scale, massing, siting and design of the development is assessed and determined at reserved matters stage.</p>
9.10	<p>The development consists of a building with a height of 32 metres (9No storey). In terms of heights within the immediate vicinity - City Quay 1 is a 5No storey office building which is located to the north of the application site. Planning permission was granted in 2014 for a 9No storey office building known as City Quays 2 also located to the north of the application site. The M3 Cross Harbour Bridge is located south of the site and also informs the proposed height of the building.</p>

9.11	The proposed hotel has been sited to reflect the existing development along the riverside. Like City Quay 1 it abuts the water's edge and will retain the same building line along the Lagan.
9.12	The resulting regeneration must be considered and balanced in the overall assessment of this application. Given the site context fronting onto the River Lagan, taking account of the heights of nearby buildings and spaces between them and the proposal, it is considered that the height of the building proposed is acceptable and would not harm the character or appearance of the immediate area. The form and height of the building establishes a presence that is considered to be appropriate and will positively contribute to the ongoing regeneration of City Quays. It would also provide a visual balance to both sides of the river with the Odyssey and Titanic Quarter of the eastern side.
9.13	The proposed hotel will front onto a newly created public square as a result of proposed environmental improvements. The northern elevation of the hotel will have a double height entrance foyer principally finished in curtain walling. The upper part of the elevation will have a double and triple height vertically emphasised curtain walling with Basalt and Iceberg with a natural riven finish.
9.14	The eastern elevation of the hotel (fronting onto the River Lagan) has prominent curtain walling to the ground floor in order to maximise light in the hotel's proposed bar and lounge area. The upper part of the elevation is mostly triple and double height curtain walling with mostly Iceberg cladding levels 1 – 7 and Basalt cladding to levels 8 – 9. The recessed level 9 will be finished in PPC aluminium louvred screening. The high ratio of void to solid reflects the predominance of glass on new waterfront buildings in this area.
9.15	The western elevation of the hotel will have a similar style and finish as the eastern elevation fronting onto the River Lagan although the ground floor curtaining walling is less prominent given the ancillary function of the rooms on this side of the hotel. The southern elevation is adjacent to the building's service area and is finished in Iceberg and Basalt cladding with a central vertical line of glazing.
9.16	It is proposed that as the building is stepped down to the southern M3 end, has a recessed top floor and its elevations are broken up prevents it from being read as a single solid mass. The architectural approach is modern and compliments existing and approved waterfront development in the area. It is considered that the proposed design and architectural treatment and materials are acceptable.
	<p><b><u>Landscaping</u></b></p>
9.17	The area is identified as a Community Greenway. Policy OS1 of BMAP states that planning permission will not be granted for development either within or adjacent to a designated Community Gateway which would prejudice the retention, enhancement of further development of an identified route. A landscaping layout plan has been submitted in support of the application. This plan proposes trees and grassed areas between the hotel and Donegall Quay to ensure visual setting of the area is enhanced. In addition, hard landscape design, including paving areas, means of enclosure and street furniture is also proposed to create a pedestrian friendly environment. It is considered that the proposed development will further enhance the community greenway at this location and encourage additional usage through improved linkages.
	<p><b><u>Impact on the Setting of Listed Buildings</u></b></p>
9.18	The application is located in proximity to Sinclair Seamen's Church, Harbour Commissioners Office and Clarendon Dock Building and Harbour Estate which are listed.

	<p>Historic Buildings Unit (HBU) has considered the effects of the proposal on the listed buildings and on the basis of the information provided has no comment to make. Having had regard to the relevant parts of PPS6 it is considered that the proposal will not have any adverse impact on the setting of the adjacent listed buildings.</p> <p><b><u>Natural Heritage and Conservation</u></b></p>
9.19	<p>The application site is hydrologically connected to Inner Belfast Lough ASSI, Belfast Lough SPA/Ramsar and Belfast Lough Open Water SPA which are of international and national importance and are protected by Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995 (as amended) and the Environment (Northern Ireland) Order 2002.</p>
9.20	<p>PPS2 sets out planning policies for the conservation, protection and enhancement of our natural heritage. Development proposals are restricted where they are likely to impact upon the integrity of European or Ramsar sites as these are afforded the highest protection.</p>
9.21	<p>From the information available to Natural Environment Division (NED) it is clear that the proposal is not connected with, or necessary for, the conservation management of the designated sites.</p>
9.22	<p>NED has reviewed the Preliminary Construction Environmental Management Plan and considered the impacts of the proposal on other natural heritage interests and, on the basis of the information provided, has no concerns.</p>
9.23	<p>Given that NED advised appropriate mitigation measures in the form of planning conditions could be imposed it is considered that the proposal therefore complies with the relevant policy requirements of PPS 2.</p> <p><b><u>Habitats Regulation Assessment (HRA)</u></b></p>
9.24	<p>This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.</p>
9.25	<p>Shared Environmental Service concluded that having considered the nature, scale, timing, duration and location of the project it is concluded that, provided mitigation is conditioned as set out below, the proposal will not have an adverse effect on site integrity of any European site.</p>
9.26	<p>NIEA: Marine Environment Division has confirmed no objection in principle. Final comments have not been received at the time of finalising the report. It is therefore proposed to put final conditions and informatives forward as a late item or to delegate the final wording of conditions to the Director of Planning and Place post committee.</p> <p><b><u>Traffic, Movement and Car Parking</u></b></p>
9.27	<p>The site is located with an Area of Parking Restraint (Designation CC 025) in BMAP. The proposal has been assessment against PPS3. A Transport Statement, Travel Plan and Service Yard Management Plan were submitted in support of the application.</p>



9.28	The proposal includes public realm improvements to the footways along the frontage of the subject site to serve both existing and proposed pedestrian movements.
9.29	Secure, weather protected cycle parking facilities will also be provided. There are public transport facilities located on Corporation Street and further facilities within 500 metres at Laganside Bus centre and 850 metres at Yorkgate Rail Station.
9.30	As part of the City Quays 2 planning permission (Z/2013/1508/F) a new access road in the location of the Corporation Square / Donegall Quay interface with a raised internal turning area was approved. This current proposal includes amendments to the approved bus turning facility. A coach lay-by is proposed on Donegall Quay.
9.31	A new access for serving of the hotel will be created on Donegall Quay. Car parking for the hotel will be shared with the car parking provided for the other elements of the City Quays Master Plan.
9.32	Transport NI has confirmed no objection in principle. Final comments have not been received at the time of finalising the report. It is therefore proposed to put final conditions and informatives forward as a late item or to delegate the final wording of conditions to the Director of Planning and Place post committee.
	<b><u>Other Environmental Matters</u></b>
9.33	Paragraph 4.11 and 4.12 of the SPPS states there are a wide range of environmental and amenity considerations including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. Other amenity considerations include sewerage, drainage, waste management and water quality.
	<i>Flood Risk and Drainage</i>
9.34	The susceptibility of all land to flooding is a material consideration in the determination of planning applications. Where a flood risk is known to exist, the planning authority will pay particular regard to this when determining planning applications. It should be noted however that the responsibility of the planning authority in this respect does not affect the liability position of developers or owners in respect of the application site or other land.
9.35	There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. The site is bound to the east by an undesignated stretch of the River Lagan.
9.36	The Flood Hazard Map (NI) indicates that a large portion of the site is within the 1 in 200 year coastal floodplain of Belfast Lough. Policy FLD 1 of PPS 15 states that development will not be permitted within permitted in such locations unless the applicant can demonstrate that the proposal constitutes an exception to the policy. Given that this is a previously developed site within the City Centre and there is an extant outline planning permission on the site the Council was satisfied that the principle of development at this location meets the exceptions test detailed in Policy FLD 1 of PPS15. A Flood Warning & Evacuation Plan was submitted in support of the application.
9.37	Rivers Agency provided comments on drainage and flooding and confirmed they could not sustain a reason to object to the proposed development from a drainage or flood risk perspective. Rivers Agency confirms that the technical information in potential flooding contained within the flood emergency plan is accurate.
9.38	Northern Ireland Water Ltd has been consulted on the proposal and confirmed that the

	waste water treatment work (WWTW) has available capacity to accept the additional load. Given that NIW confirmed available capacity, NIEA: Water Management Unit has no objection to this aspect of the proposal.
9.39	NIEA: Water Management Unit advised that the proposal has the potential to adversely affect the surface water environment. However, offered conditions and informatives. The condition requests the submission of a detailed Construction Method Statement to ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.
9.40	Having had regard to the above it is considered that the proposal would not have a significant impact on flood risk, drainage and the sewerage system. The proposed scheme is therefore considered acceptable in accordance with Policy FLD 1 and Policy FLD 3 of PPS 15 and the SPPS with respect to flood risk, drainage and sewerage capacity.  <i>Contaminated Land</i>
9.41	A Generic Quantitative Risk Assessment (GQRA) report, a Remedial Strategy report and a Foundation Works Risk Assessment have been provided in support of the application. Waste Management has no objection to the proposal subject to conditions and informatives.  <i>Archaeology</i>
9.42	The application is located with the Belfast Area of Archaeological Potential as identified in BMAP. Historic Monuments Unit (HMU) is content with the proposal conditional on the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of construction or to provide for their preservation in situ.  <i>Amenity</i>
9.43	Environmental Services Department has offered no objection to the proposal subject to conditions and informatives as set out below.  <i>Waste Storage</i>
9.44	Euro Bin Storage is proposed at ground floor level adjacent to the service / delivery yard.
<b>10.0</b>	<b>Summary of Recommendation: Approval subject to Conditions</b>
10.1	Having regard to the policy context, planning history (Z/2010/1006/O) and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions and informatives.
10.2	The proposed hotel will positively contribute to the ongoing regeneration of the City Quays.
<b>11.0</b>	<b>Conditions and Informatives</b>
	<b><u>Conditions</u></b>  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.

Reason: Time Limit

2. A final Construction Environmental Management Plan (CEMP), including spoil management and site drainage (SuDS) should be submitted to Belfast City Council Planning by the appointed contractor for agreement prior to commencement of the works. This CEMP should reflect the mitigation measures as outlined in the Preliminary CEMP and all submitted information and reports.

Reason: To ensure that the appointed contractor undertaking the work is well informed of all the risks associated with the proposal and is aware of the mitigation measures to be put in place during the construction phase. It will also ensure that the final CEMP has Council approval prior to any works commencing. Thus preventing any indirect adverse impacts on Belfast Lough SPA/Ramsar and Belfast Lough Open Water SPA/East Coast (NI) Marine pSPA conservation objectives/features.

3. A suitable buffer of at least 10 metres must be maintained between the location of construction works, including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil and Belfast Harbour/Lough along the sites eastern boundary.

Reason: To protect Belfast Lough SPA/Ramsar and Belfast Lough Open Water SPA/East Coast (NI) Marine pSPA from any indirect adverse impacts due to polluting discharges.

[sharedenvironmentalservice@midandeantrim.gov.uk](mailto:sharedenvironmentalservice@midandeantrim.gov.uk)

4. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

5. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

6. A detailed Construction Method Statement must be submitted to the Department, for consultation with NIEA: Water Management Unit at least 8 weeks prior to commencement of construction.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

7. Deliveries and collections by commercial vehicles shall only be made to and from the site between 07:00hrs and 23:00hrs Monday to Saturday and at no time on a

Sunday.

Reason: To protect amenity.

8. Before any plant and equipment is used on the hotel development hereby approved it shall be situated, operated and maintained in accordance with a scheme to be agreed with Belfast City Council.

Reason: To protect amenity.

9. A proprietary odour abatement system as shown on drawing no 2002-M401 and drawing no 2002- M410 shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1 metre above the eaves height of the main building and it should be directed away from nearby premises. The extraction and ventilation system must be cleaned and maintained in accordance with Manufacturer's instructions to ensure compliance.

Reason: Protection of human health

10. The development hereby permitted shall not commence until all fuel tanks and associated infrastructure on the site have been fully decommissioned in line with current Pollution Prevention Guidance (PPG 2 and PPG 27). Soil and groundwater sampling shall be undertaken for a suitable analytical suite with contamination further investigated if found to be present. Details of the decommissioning and removal of the storage tanks and associated site data should be reported in writing in the remediation verification report/

Reason: For the protection of health and environmental receptors and to ensure the site is suitable for use.

11. 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 Contaminated (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: For the protection of health and environmental receptors and to ensure the site is suitable for use.

12. Following completion of the remediation works and prior to the development being occupied / becoming operational, a verification report shall be submitted to, and agreed in writing with the Department. This report should be completed by competent persons in accordance with the Model Procedures of 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 risks and achieving the remedial objectives.

Reason: For the protection of health and environmental receptors and to ensure the suite is suitable for use.

13. The development hereby permitted shall not commence until details of a methodology for the dewatering of any excavations has been submitted to and

agreed in writing with the Department to include mitigation measures for dealing with any contaminated water and ensure all discharges will be undertaken in accordance with a Discharge Consent for works.

Reason: To prevent egress of contaminated spoil from the site to the adjacent waters of Belfast Lough, resulting in contamination of Belfast Lough and Belfast Lough Open Water SPA and Inner Belfast Lough ASSI.

14. A minimum of 24 No cycle parking spaces shall be provided and permanently retained

Reason: To ensure the use of alternative modes of transport for development users.

15. All proposed hard and soft landscape works shall be completed in accordance with the approved drawing no 29 date stamped received 11 November 2015 to the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any dwelling hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

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

16. All boundary treatments, as shown on drawing no 35 date stamped received March 2016, shall be constructed prior to the occupation of the development for the use hereby approved.

Reason: In the interests of the visual amenity of the area.

17. The landscape furniture elements as shown on drawing no 33 date stamped 11 November 2015 shall be constructed prior to the occupation of the development for the use hereby approved.

Reason: In the interests of the visual amenity of the area.

18. Final NIEA: Marine Environment Division conditions to be added as per paragraph 9.26 above.

19. Final Transport NI conditions to be added as per paragraph 9.32.

**Informatives**

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the land necessary to carry out the proposed development.
2. The developer is advised that the responsibility for justifying the Flood Risk Assessment and accepting any flood risk rests with the developer and his / her professional advisors.

3. The developer is advised that under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc requires the written consent of Rivers Agency. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.
4. For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact:  
Historic Environment Division – Historic Monuments Unit  
Causeway Exchange  
1–7 Bedford St  
Belfast,  
BT2 7EG  
Quote reference: SM11/1 IHR 10030:004
5. Application for the excavation licence, required under the *Historic Monuments and Archaeological Objects (NI) Order 1995*, should be submitted at least 4 weeks before work is due to begin, by a qualified archaeologist responsible for the project, to:  
Historic Environment Division – Historic Monuments Unit  
Causeway Exchange  
1–7 Bedford St  
Belfast,  
BT2 7EG
6. The applicant should refer and adhere to the relevant precepts contained in DOE Standing Advice Note No. 23 – Commercial and Industrial Developments (September 2015).
7. Due to the close proximity of a watercourse care will need to be taken to ensure that polluting discharges do not occur during the works and operational phases of the development. The applicant must refer to and adhere to the precepts contained in DOE Standing Advice Note No. 4 – Pollution Prevention Guidelines (April 2015).
8. Water Management Unit recommends the storm drainage of the site (where appropriate), during both the construction and the operational phases, should be designed to the principles of Sustainable Drainage Systems (SuDS).
9. Water Management Unit recommends the applicant refer and (where applicable) adhere to the precepts contained in DOE Standing Advice Note No. 5 – Sustainable Drainage Systems (April 2015) paying attention to mobilisation of contaminants.
10. In accordance with the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 (as amended) it is a mandatory requirement that upon the abstraction and/or diversion and/or impoundment of water from the natural river channel/lake, coastal or groundwater sources, an abstraction/impoundment licence should be obtained unless the operations specified are Permitted Controlled Activities.
11. The applicant should refer and adhere to DOE Standing Advice Note No. 18 – Abstraction and Impoundment (May 2015).

12. The discharge of water from a dewatering operation will require consent to discharge, under the Water (Northern Ireland) Order 1999. Discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the aquatic environment and may be required for site drainage during the construction phase of the development. Any proposed discharges not directly related to the construction of the development, such as from septic tanks or wash facilities, will also require separate discharge consent applications.
13. The applicant should refer and adhere to DOE Standing Advice Note No. 11 – Discharges to the Water Environment (April 2015).
14. The applicant should ensure that the kitchens associated with this development have suitable, properly maintained grease traps on their effluent pipes.
15. The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.
16. The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.
17. The applicant is advised that direction should be given in the Construction Environmental Management Plan (Condition 2) that in the event of a water pollution incident contact with NIEA water pollution hotline on 0800 80 70 60 within 30 minutes unless it is not safe to do so.
18. Public water and foul sewer within 20 metres of your proposal, consultation with NIW is required to determine how your proposal can be served.
19. No surface water sewer within 20 metres of your proposal, you may wish to apply to NIW to requisition a surface water sewer to serve your proposal if it will serve more than 1 property to discharge roof drainage.
20. The developer is advised to consult NIW at an early design stage by means of a Predevelopment Enquiry to determine how this proposal may be served.
21. If during the course of development the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458 770002/.
22. All services within the development should be laid underground.
23. The developer is advised that this development requires the installation of a grease trap.
24. During the construction stage of the Development the recommended mitigation measures outlined by RPS Planning and Environment in chapter 18: 'Vibration and Noise' of the Environmental Statement should be adopted by the Developer as well as recommendations of good practice contained within BS5288:2009, parts 1 and

2 regarding the control of disturbance from noise and vibration.

25. In order to reduce the impact of odours and noise generated by the extraction and ventilation system, the applicant should consult relevant industry guidance, such as: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by DEFRA (Department for Environment Food and Rural Affairs) in January 2005.
26. In the event that contamination not previously considered is encountered during the approved development of this site all development works shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.
27. The developer is advised that if entertainment is intended to be provided in any bar or entertainment hall associated with the proposed hotel and restaurant the applicant shall submit a detailed noise assessment. Disturbance by noise is a material consideration in the granting of any Entertainment Licence deemed necessary by Belfast City Council.
28. Dependant on the method of heating to be used on the premises it may be necessary to provide a chimney for a boiler, the height of which should be approved by Belfast City Council. Guidance on chimney height calculation is given in the third edition of the 1956 Clean Air Act Memorandum on Chimney Heights. The Council's Pollution Control Division should be contacted for further advice.
29. The applicant is advised that the proposed commencement of Part III of the Waste and Contaminated Land (NI) Order 1997 may introduce retrospective environmental liabilities to the applicant following the development of this site. The comments provided by Belfast City Council are without prejudice to any future statutory control which may be required under Part III or any other future environmental legislation. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks. Failure to provide a satisfactory Verification Report may lead to the assumption that the site still poses a risk to human health and it may be subject to further action under forthcoming legislation.



<b>ANNEX</b>	
<b>Date Valid</b>	11th November 2015
<b>Date First Advertised</b>	4th December 2015
<b>Date Last Advertised</b>	29th January 2016
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 11 Corporation Square, Town Parks, Belfast, Antrim, BT1 3AJ, The Owner/Occupier, 13 Corporation Square, Town Parks, Belfast, Antrim, BT1 3AJ, The Owner/Occupier, 15-19, Corporation Square, Town Parks, Belfast, Antrim, BT1 3AJ, The Owner/Occupier, 15-19, Corporation Square, Town Parks, Belfast, Antrim, BT1 3AJ, The Owner/Occupier, 15-19, Corporation Square, Town Parks, Belfast, Antrim, BT1 3AJ, The Owner/Occupier, 2-8, Bradford Square, Town Parks, Belfast, Antrim,, The Owner/Occupier, 36-38, Steam Mill Lane, Town Parks, Belfast, Antrim, BT1 3AU, The Owner/Occupier, 44 Donegall Quay, Town Parks, Belfast, Antrim, BT1 3EE, The Owner/Occupier, 47-59, Tomb Street, Town Parks, Belfast, Antrim,, The Owner/Occupier, 47-59, Tomb Street, Town Parks, Belfast, Antrim, BT1 3AS, The Owner/Occupier, 60 Donegall Quay, Town Parks, Belfast, Antrim,, The Owner/Occupier, 7 Clarendon Road Belfast BT1 3BG The Owner/Occupier, 9 Corporation Square, Town Parks, Belfast, Antrim, BT1 3AJ, The Owner/Occupier, 9-11, Corporation Square, Town Parks, Belfast, Antrim, BT1 3AJ, The Owner/Occupier, 94 Tomb Street, Town Parks, Belfast, Antrim,, The Owner/Occupier, Clarendon Building, 15 Clarendon Road, Town Parks, Belfast, Antrim, BT1 3BG, The Owner/Occupier, Clarendon Building, 15 Clarendon Road, Town Parks, Belfast, Antrim, BT1 3BG, The Owner/Occupier, Clarendon Building, 15 Clarendon Road, Town Parks, Belfast, Antrim, BT1 3BG, The Owner/Occupier, Harbour Office, 2 Corporation Square, Town Parks, Belfast, Antrim, BT1 3AJ, The Owner/Occupier, Harbour Office, 2 Corporation Square, Town Parks, Belfast, Antrim, BT1 3AL,</p>	

The Owner/Occupier, Passenger Terminal,47 Donegall Quay,Town Parks,Belfast,Antrim,BT1 3EE, The Owner/Occupier, Passenger Terminal,47 Donegall Quay,Town Parks,Belfast,Antrim,BT1 3EE, The Owner/Occupier, The William Ritchie Building,2 Clarendon Road,Town Parks,Belfast,Antrim,BT1 3BG,	
<b>Date of Last Neighbour Notification</b>	29th February 2016
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	N/A
<b>Drawing Numbers and Title</b>	
<b>Notification to Department (if relevant):</b> N/A	
<b>Representations from Elected Members:</b> None	