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APPROVAL OF PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: **Z/2012/0139/F**

Date of Application: **2nd February 2012**

Site of Proposed Development: **181 Ormeau Road
Belfast
BT7 1SQ**

Description of Proposal: **Change of use from retail unit to amusement arcade**

Applicant: **Blüehouse Developments Ltd**
Address: **c/o agent**

Agent: **Design And Management**
Address: **2 Bellsbridge Office Park
100 Ladas Drive
Belfast
BT6 9FH**

Drawing Ref: **01, 02**

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

GRANTS PLANNING PERMISSION

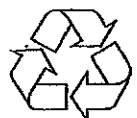
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

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

Reason: **Time Limit.**

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2. The premises shall not remain open for business prior to 10:00 hrs or after 22:00 hrs.

Reason: In the interests of residential amenity.

Informatives

1. The approval hereby granted relates to a change of use to amusement arcade only and any other building works affecting the external appearance of the buildings must be the subject of a separate application.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
3. The applicant's attention is drawn to:
 - i. the relevant provisions of the Chronically Sick and Disabled Persons (Northern Ireland) Act 1978, and
 - ii. the Code of Practice for Access for the Disabled to buildings.
4. The applicant is advised that the internal layout of the proposal should make adequate provision for the needs of people with disabilities. Further advice is set out in Development Control Advice Note "Access for People with Disabilities" available from Divisional Planning Offices.
5. This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.
6. Signs may require separate approval under the Planning (Control of Advertisements) Regulations (NI) 1992. Their size, construction, content and siting should be approved by the Department BEFORE any such signs are erected.
7. THE BETTING, GAMING, LOTTERIES AND AMUSEMENTS (NORTHERN IRELAND) ORDER 1985
The applicant is advised that they must apply to the Council's Building Control Department for a permit to operate as an amusement arcade.
8. CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NI) 2011
The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise and odours to nearby premises.
The applicant is advised to ensure that the behaviour of patrons gathering outside the premises is monitored to reduce potential noise disturbance to neighbouring premises.





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9. **THE CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NI) 2011**
Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should immediately cease. The Health and Environmental Services of Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

Dated: 17th December 2012

Authorised Officer

Paul Montgomery

PAUL MONTGOMERY

