

## Development Management Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 14 February 2017</b>	
<b>Application ID:</b>	LA04/2016/2621/F
<b>Proposal:</b> Amalgamation and change of use of units 9 and 13 to facilitate mixed retailing. New shop fronts and re cladding of units 9, 13 and 10 and all associated site works.	<b>Location:</b> Units 9 13 and 10 Connswater Retail Park Belfast BT5 5LT
<b>Referral Route:</b> Major Application – proposal exceeds 1000sqm	
<b>Recommendation:</b>	APPROVAL
<b>Applicant Name and Address:</b> Alfred Street Properties 21 Alfred Street Belfast BT2 8BD	<b>Agent Name and Address:</b> TSA Planning 29 Linenhall Street Belfast BT2 8AB
<p><b>Executive Summary:</b> The site is located within Connswater Retail Park in east Belfast, and comprises three empty Retail Warehouse units constructed from brick with sheet metal cladding and roofing.</p> <p>The proposal seeks amalgamation and change of use of units 9 and 13 to facilitate mixed retailing. In addition new shop fronts and re cladding of units 9, 13 and 10, and associated site works are proposed. The existing units are in use as Harry Corry – unit 9 (soft furnishing/bulky goods 878sqm), and a Lidl supermarket – unit 13 (food/convenience goods (906sqm).</p> <p>The proposal would result in an amalgamation of these two retail units, providing 908sqm of convenience floorspace, 465sqm of bulky comparison floorspace, and 178sqm of non-bulky comparison floorspace. ‘Home Bargains’ is identified as the proposed operator, and is a ‘discount retailer’. The agent has indicated that the proposal represents an investment of approximately £1 million, and the creation of 45-65 staff jobs for the new store.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- The principle of a major foodstore at this location;</li> <li>- The economic impact of the proposal;</li> <li>- Impact on amenity / character of the area;</li> <li>- Impact on transport and other infrastructure.</li> </ul> <p>No representations have been received.</p> <p>Having regard to the policy context and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended due to the planning history of the site, limited likely retail impacts, and gain through re-establishing control of the scale and nature of retailing by appropriate conditions.</p> <p>Delegation of final conditions to Director of Planning &amp; Place requested.</p>	

## Case Officer Report

### Site Location Plan

<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>Variation of condition 4 (retail warehousing shall only be used for the sale of bulky goods) of planning permission Z/1990/0127 (extension to Connswater Centre to include retail warehousing, business park, housing &amp; car parking) to permit the sale of convenience goods and all types of comparison goods in Units 2 and 4 Connswater Retail Park.</p> <p>The proposal is 2208 sqm in size, with a net floorspace of 1379 sqm. 1103 sqm (80%) would be for convenience goods, with 276 sqm (20%) for the sale of comparison goods.</p>
<b>2.0</b>	<p><b>Description of Site</b></p> <p>2.1 The site is located within Connswater Retail Park in east Belfast, and comprises three Retail Warehouse units constructed from brick with sheet metal cladding and roofing.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>Z/1990/0127, described as '<i>extension to Connswater Centre to include retailing, retail warehousing, business park, housing and car parking</i>'. Condition 4 of this approval restricted the nature of goods permissible to be sold to 'bulky goods' ie DIY materials and products, garden materials plant and equipment, furniture and soft furnishings, and electrical goods. This was approved on 15<sup>th</sup> October 1991.</p> <p>Unit 9 – Harry Corry, was granted permission under Z/1997/0304, and was subject to a condition restricting range of goods sold to bulky goods (condition 4);</p> <p>Unit 13 – Lidl Foodstore, was approved as a 'discount foodstore' under Z/1996/0823</p> <p>Z/2005/1752/F for 'Demolition of 3 existing retail units, construction of 2 new retail and recladding of 6 existing retail units and amendment to previously approved extension to unit 11. (approved 15<sup>th</sup> February 2006).</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Metropolitan Area Plan 2015
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS) PPS3: Roads Considerations; Development Control Advice Note 15 Vehicular Access Standards
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	Transport NI – no objections NI Water – no objections
<b>6.0</b>	<b>Non Statutory Consultee Responses</b>
	Environmental Health – no objections

7.0	<b>Representations</b>
	The application has been neighbour notified and advertised in the local press.  No representations were received.
8.0	<b>Other Material Considerations</b>
	The agent indicates that the proposal would result in the creation of 45-65 jobs and an investment of £1 million.
9.0	<b>Assessment</b>
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> <li>- The principle of a major foodstore at this location;</li> <li>- The economic impact of the proposal;</li> <li>- Impact on amenity / character of the area;</li> <li>- Impact on transport and other infrastructure.</li> </ul> <p>Policy Considerations:</p>
9.2	Policy SFG3 of the RDS seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities. This policy states <i>'Belfast City Centre has developed its regional shopping offer. A precautionary approach needs to be continued in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area'</i> .
9.3	The SPSS sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPSS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3, remain applicable under 'transitional arrangements'.
9.4	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.
9.5	The SPSS introduces new retail policy under 'town centres and retailing' at pages 101-105, replacing previous considerations within Planning Policy Statement 5. Paragraph 6.270 states that <i>'the aim of the SPSS is to support and sustain vibrant town centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location of retailing and other complementary functions, consistent with the RDS.'</i>
9.6	Paragraph 6.273 states planning authorities must adopt a town centre first approach for retail and main town centre uses. Paragraph 6.280 states that a sequential test should be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date LDP. Where it is established that an alternative sequentially preferable site or sites exist within a proposal's whole catchment, an application which proposes development on a less sequentially preferred site should be refused.
9.7	Paragraph 6.281 requires applications for main town centre uses to be considered in the following order of preference (and consider all of the proposal's catchment):

	<ul style="list-style-type: none"> <li>- primary retail core;</li> <li>- town centres;</li> <li>- edge of centre; and</li> <li>- out of centre locations, only where sites are accessible by a choice of good public transport modes.</li> </ul>
9.8	<p>Paragraph 6.276 states planning authorities should retain and consolidate existing district and local centres as a focus for local everyday shopping, and ensure their role is complementary to the role and function of the town centre. In these centres, extensions should only be permitted where the applicant has demonstrated that no adverse impact will result on town centres in the catchment.</p>
9.9	<p>No guidance has been published to date by DFI to assist in interpretation and application of SPPS policy.</p>
9.10	<p>BMAP is the current development plan for the area. Part 9 regulation 32 and associated Schedule of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 states:</p> <p><i>‘during the transitional period a departmental development plan shall operate as the local development plan for the area for which it is made and shall be treated for the purposes of the 2011 Act and any other enactment relating to planning as being the local development plan for the area’.</i></p>
9.11	<p>BMAP strategic retail policy for Belfast is set out at pages 54-58 Part 3 volume 1 and page 28 part 4 volume 2. The BMA retail strategy seeks to:</p> <ul style="list-style-type: none"> <li>- promote Belfast City Centre as the leading shopping centre in the Plan Area and Northern Ireland;</li> <li>- Outside City and Town Centres the nature and scale of retail development is to be controlled in order to protect the vitality and viability of the city and town centres and retail development to be focused on designated District Centres, Shopping / Commercial Areas and Designated Commercial Nodes on designated Arterial Routes and designated Local Centres.</li> </ul> <p>Two other elements are cited, however these relates to areas outside of Belfast and are therefore not applicable.</p>
9.12	<p>Policy R1 states that <i>‘primary retail cores will be the preferred location for new comparison and mixed retail development...(and)...outside designated Primary Retail Cores, planning permission will only be granted for comparison and mixed retail development where it can be demonstrated that there is no suitable site within the primary retail core’.</i> The supplementary note goes on to say that <i>‘the plan seeks to support the vitality and viability of city and town centres by ensuring that they are the main focus for all retail developments including convenience, non-bulky comparison and bulky comparison retailing.’</i></p>
9.13	<p>Policy R2 states planning permission will not be granted for proposals for retail development where it would be likely to result in an adverse impact on the distinctive role of Belfast City Centre as the leading regional shopping centre. It refers to the Regional Development Strategy 2035 which states it <i>‘supports and strengthens the distinctive role of Belfast City Centre as the primary retail location in Northern Ireland. It urges a precautionary approach in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area.’</i></p>
9.14	<p>A list of district centres is designated on page 57 part 3 volume 1. Centres designated within the Belfast City Council Area include Connswater, Dairyfarm, Hillview, Kennedy</p>

	<p>Centre, Park Centre, Westwood Centre, and Cityside (formerly Yorkgate). Forestside is also a designated centre and is located adjacent to BCC boundary within Lisburn and Castlereagh Council. The supplementary text refers to the findings of the retail study for Belfast stating they concluded that there were planning reasons for redirecting any identified need to nearby city and town centres where the case for retail investment is stronger.</p>
9.15	<p>Page 28 part 4 volume 2 refers to retailing in the city centre and designates the Primary Retail Core and Primary Retail Frontage under CC05 and CC06.</p>
9.16	<p>Pages 105-106 part 4 volume 2 refers to retailing in outer Belfast. This designates the District Centres under BT010. The supplementary text states <i>'these centres co-exist with the City Centre and should fulfil a complementary role. It is recognised that whilst Belfast City Centre is under-performing as a regional centre, many of the out-of-town centres are overtrading and are attracting trade away from the City Centre. In order to help redress this imbalance, boundaries are delineated for all of the District Centres.'</i></p> <p>Planning History:</p>
9.17	<p>The application site forms part of an Outline Approval reference Z/1990/0127, described as <i>'extension to Connswater Centre to include retailing, retail warehousing, business park, housing and car parking'</i>. Condition 4 of this approval restricted the nature of goods permissible to be sold to 'bulky goods' ie DIY materials and products, garden materials plant and equipment, furniture and soft furnishings, and electrical goods. This was approved on 15<sup>th</sup> October 1991.</p>
9.18	<p>There is extensive history for the retail park area within which the site is located. However critical considerations in this case are as follows:</p>
9.19	<p>Unit 9 – Harry Corry, was granted permission under Z/1997/0304, and was subject to a condition restricting range of goods sold to bulky goods (condition 4);</p>
9.20	<p>Unit 13 – Lidl Foodstore, was approved as a 'discount foodstore' under Z/1996/0823.</p>
9.21	<p>Also of critical importance is permission Z/2005/1752/F for 'Demolition of 3 existing retail units, construction of 2 new retail and recladding of 6 existing retail units and amendment to previously approved extension to unit 11. (approved 15<sup>th</sup> February 2006). This permission included the application site and the following matters are material:</p> <p>[a] this permission has been partially enacted as the recladding element has been completed and is therefore deemed extant (the remainder can be enacted at any time);</p> <p>[b] the permission includes no restrictive retail type conditions (ie convenience/bulky/non-bulky), and accordingly has unrestricted/open A1 consent for the units approved;</p> <p>[c] Condition 2 restricts floorspace of the approved 'new' unit 9 to the same size as the 2 existing units 9 and 13 subject to this application (1788sqm).</p> <p><u>Consideration</u></p>
9.22	<p>It is convention in retail planning to divide the market into two sectors namely convenience and comparison.</p>
9.23	<p>Convenience goods are typically items bought on a frequent basis and are essential for daily life. Examples include food, drink, tobacco, newspapers, magazines, stationary, cleaning materials, toilet goods.</p>

9.24	<p>Comparison goods are items that are purchased infrequently, and luxury or lifestyle items that are typically bought through ‘shopping around’ and comparison between shops and products where price, quality and selection are a specific requirement. Comparison goods can also be subdivided into ‘non-bulky’ and ‘bulky’ goods.</p> <p>Examples of ‘non bulky’ comparison goods include books, clothing and footwear, jewellery, watches and clocks.</p>
9.25	<p>Bulky goods include DIY materials, products and equipment, garden materials, plant and equipment, furniture and soft furnishings, carpets and floor coverings and electrical goods.</p>
9.26	<p>The proposal seeks amalgamation and change of use of units 9 and 13 to facilitate mixed retailing. In addition new shop fronts and re cladding of units 9, 13 and 10, and associated site works are proposed. The existing units are in use as Harry Corry – unit 9 (soft furnishing/bulky goods 878sqm), and a Lidl supermarket – unit 13 (food/convenience goods (906sqm).</p>
9.27	<p>The proposal would result in an amalgamation of these two retail units, providing 908sqm of convenience floorspace, 465sqm of bulky comparison floorspace, and 178sqm of non-bulky comparison floorspace. ‘Home Bargains’ is identified as the proposed operator, and is a ‘discount retailer’. It should be noted however, that any planning permission cannot be linked to an operator, rather the scale and nature of retailing can only be linked to the site. Thus if permission was granted, any operator could trade from the retail unit subject to compliance with any conditions deemed appropriate.</p>
9.28	<p>The site is not subject to any zonings in BMAP, and whilst located within a complex of retail warehouse uses, it is outside the District Centre designation identified for Connswater in the Plan. It is therefore sited in an ‘out of centre’ location. The merits of the boundaries of the District Centre designation were considered in detail at BMAP inquiry stage.</p>
9.29	<p>The agent submitted a retail statement with the application. Paragraph 6.283 of the SPPS states all applications above 1000 sqm...should be required to undertake a full assessment of retail impact.</p>
9.30	<p>Catchment The catchment area (or area from which people/expenditure will be drawn/attracted to the proposal) for the proposal would be 10 minutes from the site.</p> <p>In this regard the catchment is therefore considered to include the City Centre, Ormeau Road and to the west due to the lack of such stores within this area. District Centres Cityside/Yorkgate and Forestside are also considered to be within the Catchment due to the ease of access via road links including public transport.</p>
9.31	<p>Sequential Test / Available sites The SPPS introduces a town centre first approach and a sequential assessment to town centre uses that are not in an existing centre, taking account of the catchment area of the proposal. Accordingly primary retail core and city centre vacant sites must be considered for suitability followed by those in other designated centres, in this case district and local centres designated by BMAP, before out of centre locations. Out of centre locations must also be accessible by a choice of good public transport modes.</p>
9.32	<p>Paragraph 6.289 require applicants to ‘...<i>identify and fully demonstrate why alternative site are not suitable, available and viable</i>’. There is no further direction or discussion within the SPPS as to the definition or interpretation of <i>suitable, available and viable</i>. To date no guidance has been published by DFI to assist in the interpretation and implementation of</p>

	<p>the sequential test and associated policies within the 'Town Centres and Retailing' section. Accordingly consideration of practice / guidance in England has been taken into account. The document 'Planning for Town Centres - Guidance on need, impact, and the sequential approach' (Department for Communities and Local Government, December 2009) sets out three criteria in the assessment of the sequential testing of sites:</p> <p>(a) Suitable: When judging the suitability of a site it is necessary to have a proper understanding of scale and form of development needed, and what aspect(s) of the need are intended to be met by the site(s). It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make, either individually or collectively, to meeting the same requirements.</p> <p>(b) Available: A site is considered available for development, when, on the best information available, there is confidence that there are no insurmountable legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.</p> <p>(c) Viable - whether there is a reasonable prospect that development will occur on the site at a particular point in time.</p> <p>9.33 Also of importance is the legal case of <i>Tesco Stores v Dundee City Council</i> [2012], the Court held that the question of suitability was to be interpreted objectively in accordance with the language used, read in its proper context. In summary, the judgement indicates that the Council was correct in interpreting "suitable" to mean "suitable for the development proposed by the applicant".</p> <p>9.34 A degree of caution also must be taken in regard to the above, as these predate the new National Planning Policy Framework (in effect the English equivalent to the SPPS) published in December 2012. This retains application of the sequential test, but now reads as follows (paragraph 24):</p> <p><i>Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.</i></p> <p>9.35 In applying the sequential test, the nature of the developers proposal must be taken into account. Paragraph 6.289 of the SPPS states that '<i>flexibility may be adopted to accommodate developments onto sites with constrained footprints...applicants will be expected to identify and fully demonstrate why alternative sites are not suitable, available and viable.</i>'</p> <p>9.36 Taking account of approval Z/2005/1752/F, it is argued by the agent that no new floorspace will, in effect, be created, that an enacted open permission exists on the site, and that there would be no change on circumstances from what has been approved.</p> <p>9.37 Notwithstanding this, a review of vacant sites within the city centre, district centres, and local centres within the catchment area has been undertaken, using site surveys supplemented with property website searches, with availability confirmed with property</p>
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	<p>companies. It is acknowledged, that the property market is a dynamic sector by nature, with site availability changing on an almost daily basis. It should also be noted that a business model operated by retailers is not justification for discounting sequentially preferable sites, the public interest is to ensure that city and other protected centres are vibrant and viable as articulated in the aim and objectives of the SPPS and BMAP.</p>
9.38	<p><u>City Centre</u></p> <p>There are a large number of small sites available within the city centre, however the majority of these would not be suitable for the proposal by virtue of their size.</p> <p>There are a number of development opportunity sites identified within the city centre in BMAP. Many of these could easily accommodate the proposal, such as at the former Sirocco Works site, but would require the erection of new buildings. These are discounted on viability grounds due to the requirements of the operator</p>
	<p><u>District Centres</u></p>
9.39	<p><u>Cityside / Yorkgate</u></p> <p>Cityside is within 10 minutes drivetime of the application site. This would be regarded as not viable for the operator as they already trade from this location. Unit E1, although available, would be of insufficient size to accommodate the proposal</p>
9.40	<p><u>Connswater District Centre</u></p> <p>Connswater is designated in BMAP and includes the Connswater shopping centre and retail buildings between the shopping centre and the Newtownards Road. The application site is within an adjacent retail park that is not subject to any zonings.</p>
9.41	<p>Within the shopping centre, there are a number of vacant units including an area of the centre formerly occupied by Tesco (2104 sqm). This forms part of a larger vacant area 5784 sqm in size. Surface level parking is available immediately adjacent to the site. This site is therefore considered capable of facilitating the proposal.</p>
9.42	<p>There are a number of other vacant units within the centre, including a former Dunnes store 1906 sqm in size. This unit would be insufficient in size to accommodate the proposal, however vacant units adjacent to the Dunnes unit and within the centre could be reorganised to facilitate the proposal.</p>
9.43	<p>Notwithstanding the availability of these units, it is considered that the extant permission overrides these sites. Accordingly there would be a nil effect of the operator locating at the application site due to this important factor.</p>
9.44	<p><u>Forestside</u></p> <p>Forestside is within Lisburn / Castlereagh Council area, and is located within the 10-15 minute drivetime area from the application site. Surveys indicate there are no sites/units of sufficient size to accommodate the proposal.</p>
9.45	<p>The remaining District Centres of Dairyfarm, Kennedy Centre, and Westwood Centre (and other listed centres outside of Belfast City Council Area) would fall outside of the catchment area of the proposal.</p>
9.46	<p><u>Arterial Routes and Local Centres</u></p> <p>Arterial Routes and Local centre have been surveyed for suitable sites. There are no sites available that would match the criteria of the proposal, generally due to insufficient size. Kings Square off the Kings Road in east Belfast has also been examined and whilst a vacant unit is available, it is of insufficient size to accommodate the proposal.</p>



9.47	A review of available sites indicates sequentially preferable locations that could accommodate the proposal are available within the Connswater district centre. Whilst the proposal fails the sequential test, it is considered that the extant permission overrides these sites. Accordingly there would be a nil effect of the operator locating at the application site due to this important factor.
9.48	<p>Retail Impact</p> <p>The proposal constitutes a major retail application as the proposal exceeds 1000sqm floorspace. The agent submitted a retail statement. With the introduction of the SPPS in September 2015, paragraph 6.283 stipulates that a full assessment of retail impact is required for development exceeding 1000sqm not proposed in a town centre.</p>
9.49	The agent contends that given the nature of the proposal and the previous permission on the site, the proposal will have no adverse impact on the vitality and viability of any protected centres, or undermine the convenience or comparison function. As stated above, taking account of approval Z/2005/1752/F, it is argued by the agent that no new floorspace will, in effect, be created, that an enacted open permission exists on the site, and that there would be no change on circumstances from what has been approved.
9.50	Notwithstanding this, an assessment of retail impacts has been undertaken. A review of average turnover figures indicates that the turnover of the proposal is likely to be less than the sum of the Lidl and Harry Corry stores currently operating. It is therefore considered that there is sufficient expenditure capacity in the catchment to facilitate the proposal
9.51	On balance, it is considered that the majority of trade will be drawn from unprotected locations and as such the scale of impact on protected centres is not likely to be significant. In addition, the nature of retailing proposed, would have a lesser impact, should the unrestricted units approved under Z/2005/172/F be constructed and operated.
9.52	It is also considered that the proposal, when assessed individually and cumulatively with other extant retail permissions within the catchment, would not adversely affect the vitality and viability of protected centres within its catchment area.
9.53	<p>Amenity</p> <p>Given the variation of condition nature of the proposal, and that the use will essentially remain as class A1 retail, it is not considered that the proposal will result in any detriment to amenity of existing properties adjacent to the site.</p>
9.54	<p>Design Considerations</p> <p>The design revisions proposed are broadly similar to that previously permitted on the site. Also taking account of other revisions approved and/or/implemented within the retail park, the revised fenestrations and materials are considered acceptable.</p>
9.55	<p>Access, Parking and Transport:</p> <p>In relation to traffic, access, and parking issues, Transport NI was consulted and is satisfied with the parking and access arrangements. Accordingly the proposal is considered compliant with requirements in PPS3 and associated guidance.</p>
9.56	<p>Other Considerations:</p> <p>The agent has indicated that the proposal represents an investment of approximately £1 million, and the creation of 45-65 staff jobs for the new store. Secondary employment details through construction and servicing of the development, has not been indicated. Whilst not determining, this aspect is an important consideration.</p>
9.57	An important factor is that the proposal would represent a new chapter in the planning history of this site. If approval was granted, it is possible to apply new planning conditions

<p>9.58</p> <p>9.59</p>	<p>restricting the scale and nature of retailing at this location. The effect of this would be that Council would regain control of retailing at this location and secure a level of protection to the City and District Centres safeguarded through SPPS and BMAP retail policies.</p> <p><b>Representations</b> No representations have been received.</p> <p><b>Consultations</b> No consultees have any objections to the proposal.</p>
<p>10.0</p>	<p><b>Summary of Recommendation</b> Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended due to the planning history of the site, limited likely retail impacts, and gain through re-establishing control of the scale and nature of retailing by appropriate conditions.</p>
<p>Conditions:</p> <ol style="list-style-type: none"> <li>1. Time limit;</li> <li>2. Restriction of goods and floorspace sizes to those quoted by agent;</li> <li>3. No internal alterations, subdivision, or amalgamation without prior consent of Council;</li> </ol> <p>Delegation of final conditions to Director of Planning &amp; Place requested.</p>	

<b>ANNEX</b>	
<b>Date Valid</b>	9th December 2016
<b>Date First Advertised</b>	30th December 2016
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 2 Carnforth Street,Ballymacarret,Ballymacarret,Belfast,Down,BT5 4QA, The Owner/Occupier, Belfast City Council, Avoniel Leisure Centre, Avoniel Road, Belfast The Owner/Occupier, Connswater Ind Est,Connswater Link,Ballymacarret,Belfast,Down,BT5 4AF, The Owner/Occupier, Connswater Link,Ballymacarret,Belfast,Down,, The Owner/Occupier, LA Distriburion Centre, Bloomfield Commercial Centre,Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 1-14, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 1-2, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 11 Connswater Retail Park, Albertbridge Road, Belfast, BT5 5DL The Owner/Occupier, Unit 12 Connswater Retail Park, Albertbridge Road, Belfast, BT5 5DL The Owner/Occupier, Unit 14-15, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 15, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 15A, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 16-17, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 18-21, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 24-26, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 28, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 31-32, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 33, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW, The Owner/Occupier, Unit 4 Connswater Retail Park, Albertbridge Road, Belfast, BT5 5DL</p>	

<p>The Owner/Occupier,  Unit 5 Connswater Retail Park, Albertbridge Road, Belfast, BT5 5DL  The Owner/Occupier,  Unit 5-13, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW,  The Owner/Occupier,  Unit 5-6, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW,  The Owner/Occupier,  Unit 6 Connswater Retail Park, Albertbridge Road, Belfast, BT5 5DL  The Owner/Occupier,  Unit 7-8, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW,  The Owner/Occupier,  Unit 9-13, Bloomfield Commercial Centre, Factory Street,Ballyhackamore,Belfast,Down,BT5 5AW,</p>	
<b>Date of Last Neighbour Notification</b>	6th January 2017
<b>Date of EIA Determination</b>	N/A