

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2015/0686/F	Date of Committee: 11 December 2018
Proposal: Renewal of Z/2008/1418/F - Amended scheme. Erection of 2 blocks - 1 no. block consisting of 22 no. apartments. 1 no. block with office and community use.	Location: 56-76 Townsend Street 110-122 Peters Hill Belfast BT13 3ES
Referral Route: Housing scheme in excess of 12 units with objections	
Recommendation:	Approve
Applicant Name and Address: Andrea Gribben 48 Rhanbuoy Park Holywood BT18 0DU	Agent Name and Address:
<p>Executive Summary: This application seeks full planning permission for the erection of two blocks, one block consisting of 22 no. apartments and one block for office and community use.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of development • Design, Impact on character and appearance of the surrounding area • Access, Parking, Transport • Impact on amenity • Infrastructure Capacity • Flooding <p>The application site is on unzoned land within the development limits of Belfast as designated in the BUAP and Draft BMAP. It is adjacent to the arterial route AR1/05 at Peters Hill. The site is a vacant brownfield site, the surrounding area is characterised by a mixture of commercial and residential uses and as such there is no objection in principle.</p> <p>The site had a previous approval Z/2008/1418/F for the Erection of 2 blocks - 1 no. block consisting of 30 no. apartments with 2 no. retail units on ground floor as well as 30 basement parking spaces and 1 no. block with office use. The current application for renewal was received on 8 June 2015 well within the consent lapsing date of 10 June 2018. The previous consent forms a material consideration and the current application as originally submitted sought to replicate what had been previously approved, that consent comprised two retail units at ground floor with 30 no. apartments above in a six storey block with basement car parking alongside a 5 storey c.760sqm block to be occupied by offices and community use.</p> <p>Objections to the renewal application were received. Whilst the application was for a renewal of a previous consent it was considered that the scale proposed was excessive and the Council invited amendments from the applicant in order to address concerns. The revised scheme omitted the basement car park, the two ground floor retail units and 8 no apartments which resulted from the reduction of this block from 6 to 4 stories and the adjacent office / community building was reduced in height from 5 to 4 stories. The revised scheme was subject to re-advertisement and re-neighbour notification and no objections to the amended proposal have been received.</p>	

It is considered that the revised proposal would not cause adverse harm to the local character, environmental quality of the area and amenity of neighbouring properties. It would create a quality and sustainable mixed use environment in accordance with the main aims and objectives of the SPPS.

Transport NI, NI Water, Rivers Agency and the Council's Environmental Health Unit were consulted and have offered no objection.

22 letters of objection received (all to the renewal as originally submitted and none as a result of the re-notification on the amended scheme), summarised as:

- Large block of flats not best solution
- Welcome cleaning up land
- Different options should be investigated
- Concern accommodation is for students
- Scale and design
- Impact on Greenland Street
- Six storey block out of character
- Overshadowing properties on Greenland Street and Shankill Terrace
- Apartment block overbearing and inappropriate in design
- Overlooking of Greenland Street
- Light Pollution / Glare
- Air Quality
- Noise
- Impact on arterial route – opportunity to enhance
- Flats will lead to Vandalism / social discontent

These issues have been addressed in the main body of the report below.

The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3, PPS7, and PPS15. Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved.

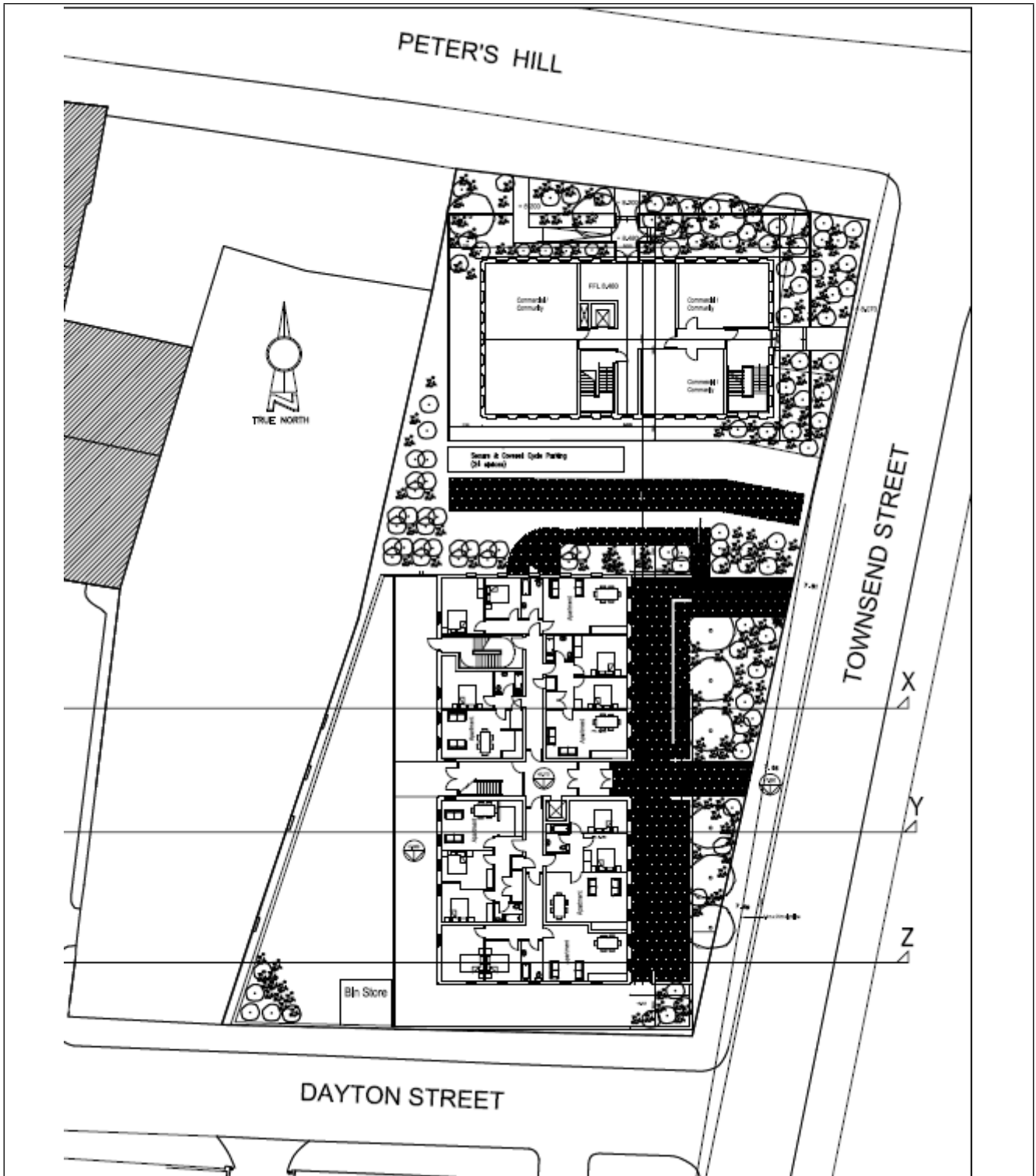
Recommendation

It is requested that committee delegate authority to the Head of Planning and Policy to grant planning permission subject to the conditions listed in Section 11 of the report.

Case Officer Report

Site Location Plan





Representations:

Letters of Support	None Received
Letters of Objection	22
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>This application seeks full planning permission for two blocks. One 4 storey Block on the corner of Peters Hill and Townsend Street will accommodate office/community use. The block has a central core and on one side the space is to be occupied by the Charity Headquarters of the applicant over four floors with the remaining space available for other office / community users.</p> <p>South of this, a 4 storey 22 no. apartment block is proposed on the corner of Dayton Street and Townsend Street. The block accommodates 18 no. 2 bedroom 4 person apartments and 4 no. 1 bedroom 2 person self-contained apartments. Both blocks are set back from the main roads with landscaped frontages and a landscaped buffer between both blocks.</p> <p>Amendments and further Information were secured during the processing of the application included the following:</p> <ul style="list-style-type: none"> • Reduction in Office block from 5 to 4 stories • Reduction in Apartment block from 6 to 4 stories • Reduction in apartment numbers from 30 to 22no. • Omission of basement car park • Omission of two ground floor retail units on to Townsend Street • Inclusion of a Drainage Assessment, Contamination Assessment & Air Quality Assessment
2.0	<p>Description of Site</p> <p>The application site fronts onto Peters Hill, Townsend Street and Dayton Street. The site has been vacant for a substantial period of time having been cleared following the demolition of the former Elim Pentecostal Church, church hall buildings, car park and retail property. The site is relatively flat with a slight incline north to south; an 1800mm ornamental galvanised steel railing defines its boundaries.</p> <p>The site is located within the development limits of Belfast. To the north of the site beyond Peters Hill the area is mixed residential; to the east, beyond Townsend Street, is car parking and the Westlink dual carriageway; to the south beyond Dayton Street lies another parcel of undeveloped vacant land, commercial units and the Townsend Presbyterian Church; to the west of the site is another parcel of undeveloped land, residential properties at Greenland Street and commercial development. The site is within a mixed use area with residential, commercial and community uses all prevailing.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2015/01266/F- Provision of a new decorative boundary fence and gate around vacant plot of land – Approved 18.02.2016</p> <p>Z/2008/1418/F - Erection of 2 blocks - 1 no. block consisting of 30 no. apartments with 2 no. retail units on ground floor as well as 30 parking spaces in basement, 1 no. block with office use – Approved 10/06/2010</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015
	Following the recent Court of Appeal decision on BMAP, the extant development plan is now

	the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.1.1	Policy SETT 2 Development within the Metropolitan Development Limits, and Settlement Development Limits.
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 15 – Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	Transport NI – No objection subject to conditions
5.2	NI Water – No objection
5.3	Rivers Agency – No objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection subject to Conditions
7.0	Representations
7.1	<p>The application has been neighbour notified on the 16th November 2015 and advertised in the local press on the 7th August 2015.</p> <p>A 14-day re-notification was carried out with neighbours and objectors on the additional information and amended plans which expired on the 19th October 2018. The amended application was also re-advertised.</p> <p>22 letters of objection received (all to the renewal as originally submitted and none as a result of the re-notification on the amended scheme), summarised as:</p> <ul style="list-style-type: none"> • Large block of flats not best solution • Welcome cleaning up land • Different options should be investigated • Concern accommodation is for students <i>Officer Response: The residential element of the application is for 22 no. self-contained apartments comprising 18 no. 2 bedroom 4 person apartments and 4 no. 1 bedroom 2 person apartments. The proposal is not for student accommodation.</i> • Scale and design • Impact on Greenland Street • Six storey block out of character • Overshadowing properties on Greenland Street and Shankill Terrace • Apartment block overbearing and inappropriate in design • Overlooking of Greenland Street • Light Pollution / Glare • Air Quality • Noise • Impact on arterial route – opportunity to enhance • Flats will lead to Vandalism / social discontent <p>All other points raised have been addressed directly in the main body of the report.</p>
8.0	Other Material Considerations

8.1	Creating Places
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of development - Design, Impact on character and appearance of the area - Access, Parking, Transport - Impact on amenity - Infrastructure capacity - Flooding
9.3	<p><u>Principle of development</u></p> <p>The application site is on unzoned land within the development limits as designated in the BUAP and Draft BMAP. The site occupies a corner block with frontage onto Peters Hill which forms part of Arterial Route A1/05 Shankill Road / Woodvale Road / Ballygomartin Road. The immediate context on two sides is other undeveloped brownfield land; the surrounding area includes a mix of buildings and uses of various heights, size and design. The principle of a mixed use development with residential apartments and office use at this location is therefore considered acceptable subject to the material considerations as set out below.</p>
9.4	<p><u>Design, Impact on character and appearance of the area</u></p> <p>Given previous buildings have been demolished and sites cleared the upper part of Townsend Street lacks any defined street frontage with vacant lands and car parking straddling each side of the street and the Westlink beyond. The lower part of Townsend Street is defined by two storey red brick housing and two storey commercial premises with large footprints at Townsend Enterprise Park which in turn leads to the listed Townsend Street Presbyterian Church. The opposite side of Townsend Street is defined by parking along its length with the Westlink.</p>
9.5	<p>At the upper end of Townsend Street where the site straddles the corner with Peters Hill, again no real street frontage is present with the vacant application site on one corner and a car park on the other corner. As one travels along Peters Hill there is a mix of buildings of varying urban grain and height ranging from, two and three storey red brick houses and fine grain commercial premises to 4 storey commercial and residential properties with large footprints. A 5 storey block flanks the corresponding corner on the opposite side of the Westlink at the juncture of Peters Hill and Browns Square.</p>
9.6	<p>The proposed four storey office building with a height of 14.7 metres would be a similar height as the five storey mixed use block on the corresponding side of the Westlink fronting on to Peters Hill. Across from the application site on the other side of Peters Hill there are two storey red brick dwellings set back from the main road behind a landscape buffer; given the change of levels these houses are set at a higher ground level than the application site therefore the pitch of their roofs align with the sill level of the fourth floor of the proposed office block; given this change in levels combined with the set back of the proposed office block from its Peters Hill frontage it does not appear dominant in terms of scale when viewed contextually.</p>
9.7	<p>The proposed four storey apartment block which fronts on to Townsend Street (overall height 12.55m) has the fourth floor set back on all elevations. The block is set back from its frontage with Townsend Street (between 6 to 15m) allowing private defensible space to the apartment frontages and a landscape buffer between the frontage and the public street. The block is also set back 4m from its frontage with Dayton Street. There is little built frontage along this part of Townsend Street; the closest built form consists of two storey properties set back at Greenland Street (20m from the application site) and Cargill Street (some 50m + from the</p>

	application site) and the listed gable fronted double-height Presbyterian church (75m from the application site boundary). The proposed block sits below the eaves level of the church, which is separated from the application site by some 75m, with a second undeveloped vacant plot and commercial premises at Cargill Street in between. The proposed scale is therefore considered appropriate in the surrounding context as illustrated in the submitted sections.
9.8	The proposed density is similar to that already established in the surrounding area. In terms of roof profile there is a mix of pitched and flat roof forms throughout the surrounding area and as such the flat roof form proposed is considered appropriate within its context.
9.9	The materials proposed consist of stone cladding with hardwood window and door frames; stone pilasters are utilised in the apartment block and limestone pilasters in the office block. The materials palette for the surrounding area is varied and as such the materials proposed are considered acceptable. To ensure high quality materials are secured that respect the character and appearance of the area, it is recommended a condition be attached requiring samples of the external materials to be submitted for agreement by the Council.
9.10	At present the grounds to the site are dominated by hardstanding from the cleared building structures surrounded by unmanaged scrub vegetation. The proposed redevelopment sets both blocks back from the road and introduces soft landscaping along with new tree planting and paving to the building frontages and between each of the two blocks which will help to provide a more attractive development which also enhances the character and appearance of the area. The set back and landscaped buffers offer security and privacy to the apartments and delineate between private space and public street. It is recommended that appropriate conditions are attached to agree details of and secure the provision of hard and soft landscaping including boundary treatments.
9.11	Overall it is considered that the proposal would not cause adverse harm to the local character and environmental quality of the area in accordance with the BUAP, Draft BMAP, Policy QD1 of PPS7, Creating Places and the SPPS.
	<u>Access, Parking and Transport</u>
9.12	The planning application is supported by a Parking Report. It is proposed that the 22 apartments are to be served by on street parking in the vicinity of the site. On-street parking opportunities exist on Townsend Street and Dayton Street in the immediate vicinity to the proposed site location.
9.13	With regard to the office block the site is located in close proximity to Belfast City Centre and is highly accessible on foot and by public transport with frequent metro services along Peter's Hill.
9.14	The site is located within the Belfast City Fringe Area of Parking Restraint as identified in the draft Belfast Metropolitan Area Plan where a reduced standard of parking is applied and variations can be considered where evidence of alternative transport arrangements are clearly demonstrated. The applicant has submitted justification of the site's sustainable location in close proximity to a wide range of local amenities and public transport / cycling links which reduces the reliance on the private car in line with the main objectives of the SPPS and Draft BMAP. In addition, the Parking Report demonstrates that there is available capacity of on-street parking within the vicinity of the site to accommodate the requirements of the development without having an adverse impact on existing parking within the area. TNI have reviewed the Parking Report and are content with its findings.
9.15	Block 1 Office has a dual pedestrian ramped and stepped access off Peters Hill and a pedestrian access off Townsend Street. Block 2 Apartments also has a dual pedestrian ramped and stepped access off Townsend Street. One shared access between the two blocks

	leads to a sheltered cycle parking area.
9.16	Transport NI were consulted and have no objection to the proposed development subject to conditions. The impact of the proposal on the local road network is therefore considered to be acceptable in terms of traffic and road safety and would comply with Draft BMAP, PPS3, PPS7 and the SPPS.
9.17	There is adequate provision within the site to accommodate a communal bin storage area and bin collection point which follows the guidance contained within the Local Government Waste Storage Guide and the Council's Supplementary Guidance on Waste Storage for developments in Belfast. Conditions are recommended requiring full details of a Waste Management Plan to be provided.
9.18	<u>Impact on amenity</u> The ground and fourth floor apartments avail of an external paved terrace. A triangular external space to the rear of the apartment block provides a communal amenity space for all apartments whilst the buffer between the two blocks offers a useable hard and soft landscaped area. The future occupiers of the apartments would have access to 250m ² of communal amenity space which would exceed the minimum recommended standard set out in Creating Places. Each apartment would have satisfactory outlook from their main habitable areas over the communal amenity space or the main road which would also ensure that they receive an adequate degree of light. It is considered that the space provision within the apartments is adequate given the sites location alongside a main arterial route.
9.19	The apartments facing on to Townsend Street overlook the street and public car park / Westlink beyond therefore overlooking is not an issue. Apartment windows along the northern apartment elevation overlook the landscape buffer between the two blocks; given there is a distance of 13.2m between the northern elevation of the apartment block and the southern rear elevation of the office block the separation distance together with the intervening planting buffer is considered sufficient to ensure overlooking is not an issue.
9.20	The apartment windows on the western facing elevation outlook on to the communal open space, beyond this there is a vacant plot of land separating the site from properties at Greenland Street. Given the substantial separation distance of at least 55m at the closest point between the front elevation of the Greenland Street Properties and the west elevation of the apartment block it is considered that overlooking is not an issue. Given the separation distance the proposal would not cause an unacceptable loss of privacy to Greenland Street.
9.21	Office buildings are not afforded the same degree of amenity as residential buildings given the nature of the way they are occupied and utilised; the proposed office block outlooks on to Peters Hill and Townsend Street, its rear elevation outlooks on to the proposed apartment block, which is positioned to the south of and perpendicular to it. The new apartment building would sit to the south of the office block and as such no overshadowing would be caused by the office block on the apartment block.
9.22	The apartment block is due east of the Greenland Street properties however given the substantial separation distance overshadowing is not considered to present an issue. The amended scheme is substantially reduced from what was previously approved and which the applicant originally sought to replicate through the renewal application. It is not considered that the amended proposal at 4 stories with setback would cause an overbearing impact on surrounding properties nor is it considered unacceptable or uncommon within an urban context. There were no objections to the amended scheme.
9.23	Objectors raised concerns that the development would overshadow properties at Shankill Terrace. The development site is due south of Shankill Terrace however given the significant

<p>9.24</p> <p>9.25</p> <p>9.26</p>	<p>separation distance, change in levels and intervening boundary vegetation, as established at the front of Shankill Terrace properties and proposed to the front of Peters Hill, it is not considered that there would be any amenity impact on the properties at Shankill Terrace in terms of overshadowing or overlooking.</p> <p>In light of the above, it is considered that an adequate level of residential amenity would be maintained for future and existing occupiers in accordance with PPS7 and the SPPS.</p> <p><u>Infrastructure Capacity</u> NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised. Connections to the water and foul sewer system would be covered by separate legislation.</p> <p><u>Flooding</u> The site is not located within the fluvial or coastal flood plain; surface water run-off is recorded along Townsend Street. In line with the requirements of the SPPS and PPS15 the application is supported by a Drainage Assessment. This has been reviewed by Rivers Agency who have cited no objection. It has been demonstrated that adequate measures will be put in place to effectively mitigate the flood risk to the proposed development and from development elsewhere. As such the proposed development would comply with Policy FLD3 of PPS 15 and the SPPS</p>
<p>10.0</p>	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 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. Notwithstanding the materials outlined on the approved plans, the development hereby permitted shall not commence until sample panels and a written specification of the materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details. Reason: To protect the visual amenities of the area. 3. The development hereby permitted shall not commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of amenity and biodiversity and to preserve and enhance the

character and appearance of the area.

4. No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.

Reason: To ensure the proper management of the landscaped areas in the interests of visual amenity.

5. The development hereby permitted shall not be occupied until details of boundary walls, fences or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.

Reason: In the interests of the character and appearance of the area and residential amenity.

6. Prior to the first occupation of the development hereby permitted, details of the bin store facilities shall be agreed in writing with the Local Planning Authority and provided in accordance thereafter and shall be made available and retained for use at all times.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the character and appearance of the area.

7. The development hereby permitted shall not commence until a Waste Management Plan including details of bin collection arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and maintained thereafter for use at all times.

Reason: In the interests of amenity, to ensure the appropriate provision of infrastructure and to protect the character and appearance of the area.

8. The development hereby permitted shall not become operational until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

9. All redundant accesses from the site to public road shall be permanently closed off and the footways reinstated to the satisfaction of DfI.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

10. Prior to commencement of development, a construction dust, noise and vibration management plan shall be developed and submitted for review and approval by Belfast Planning Service. This plan should outline the methods to be employed to minimise any dust, noise and vibration impacts of construction operations demonstrating 'best

practicable means'. The plan should pay due regard to BS5228:2009 Noise and Vibration Control on Construction and open sites and the recommendations of the WYG Air Quality Assessment, 56-76 Townsend Street and 110-122 Peters Hill, Belfast (March 2018). It should include a detailed programme for the construction phase, the proposed dust noise and vibration monitoring and mitigation methods and evidence of neighbour liaison.

The construction phase must be carried out in line with the approved Construction dust noise and vibration management plan.

Reason: In the interests of public safety and amenity.

11. Prior to commencement of construction of the development, the applicant shall submit to the Belfast Planning Service for approval an updated generic quantitative risk assessment as outlined within section 7.2.2 of the WYG report Job No A107972, dated April 2018 and carried out in line with current best practice industry guidance. The risk assessment shall include an updated conceptual model and if determined necessary, a remediation strategy which demonstrates how any identified pollutant linkages are to be demonstrably broken and no longer pose a significant risk to human health.

Reason: Protection of Human Health

12. Prior to occupation of the proposed development and where a remediation strategy has been necessary, the applicant shall provide to the Belfast Planning Service for approval a verification report. This verification report must demonstrate that the contaminated land remediation measures outlined within the WYG report Job No A107972, dated April 2018 and as amended by the approved remediation strategy as required under the above condition have been implemented.

The verification report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification report must be in accordance with current best practice and guidance as outlined by the Environment Agency.

Reason: Protection of Human Health

13. No commercial deliveries or collections to or from the Block 1 Office/ Community use between 11pm and 7am

Reason: Protection of human health and Residential Amenity

14. Prior to and during the occupation of the proposal the rating level ($dB_{L_{Ar}}$) of all combined proposed building plant services shall not exceed the background sound level (for both day time and night time) as measured at the nearest proposed residential units and existing residential premises with all sound measurements made in accordance with *BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound*

Reason: Protection of human health and Residential Amenity

15. Prior to the occupation of the proposal the applicant shall ensure that the entire façade of the residential block and in particular the entire window system (including frames,

	<p>seals etc) have been so designed and installed so as to ensure that internal noise levels within any proposed residential unit shall:</p> <ul style="list-style-type: none"> • Not exceed 35 dB $L_{Aeq,16hrs}$ at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements; • Not exceed 30 dB $L_{Aeq,8hr}$ at any time between the hours of 23:00hrs and 07:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements; • Not exceed 45 dB L_{Amax} more than 10-15 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements; <p>Reason: Protection of human health and Residential Amenity</p>
12.0	<p>Informatives</p> <p>1. This planning permission includes conditions which require additional details to be submitted to and approved by the Council. Please read the conditions carefully. You should allow at least 8 weeks for the Council to assess the details and respond. This may take longer in cases which involve the submission of detailed technical reports. You should allow for this when planning your project. If you proceed without the approval of these details from the Planning Authority you do so at your own risk.</p> <p>2. The applicant's attention is drawn to the information provided on the consultee responses which are available to view on the planning portal.</p> <p>3. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.</p> <p>4. THE ENVIRONMENT (NI) ORDER 2002</p> <p>The applicant and future users are advised that the proposed development is located within an area declared as an Air Quality Management Area under the Environment (NI) Order 2002. Levels of nitrogen dioxide are predicted to exceed the annual mean concentrations as prescribed by the Government through the National Air Quality Strategy.</p> <p>The Council along with relevant partners developed a 2015 -2020 air quality action plan that stipulates how they propose to implement measures that are designed to improve air quality within AQMAs.</p> <p>The applicant and future users should be aware that the area may be subject to mitigation and control measures as part of the air quality management process</p> <p>5. Clean Neighbourhoods and Environment Act (NI) 2011</p> <p>In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature and extent of this contamination and its management must be submitted to Belfast Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.</p> <p>6. WASTE AND CONTAMINATED LAND (NI) ORDER 1997</p>

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.

7. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Section Engineer whose address is Belfast North Section Office, 148-158 Corporation Street, Belfast BT1 3DH. A monetary deposit will be required to cover works on the public road.

8. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

9. All construction plant and materials shall be stored within the curtilage of the site.

10. Provision shall be made to the satisfaction of DfI, to ensure that surface water does not flow from the site onto the public road.

ANNEX

Date Valid	8th June 2015
Date First Advertised	7th August 2015
Date Last Advertised	10th August 2018
Details of Neighbour Notification (all addresses)	
The Owner/Occupier, 10 Greenland Street Town Parks Belfast	
The Owner/Occupier, 10 Shankill Terrace Town Parks Belfast	
Robert Balmer 10, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN	
D Balmer 10, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN	
The Owner/Occupier, 11 Shankill Terrace Town Parks Belfast	
The Owner/Occupier, 12 Greenland Street Town Parks Belfast	
The Owner/Occupier, 12 Shankill Terrace Town Parks Belfast	
The Owner/Occupier, 12, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN	

The Owner/Occupier,
13 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
14 Greenland Street Town Parks Belfast
The Owner/Occupier,
14 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
15 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
16 Greenland Street Town Parks Belfast
The Owner/Occupier,
16 Shankill Terrace Town Parks Belfast
Rosemary Doherty
167, Joanmount Gardens, Belfast, Antrim, Northern Ireland, BT14 6NZ
The Owner/Occupier,
17 Greenland Street Town Parks Belfast
The Owner/Occupier,
17 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
18 Greenland Street Town Parks Belfast
The Owner/Occupier,
18 Shankill Terrace Town Parks Belfast
The Owner/Occupier,
18, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
M McCullough
18, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
19 Greenland Street Town Parks Belfast
The Owner/Occupier,
2 Greenland Street Town Parks Belfast
Evelyn Baird
2, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
20 Greenland Street Town Parks Belfast
Max Oliveira
20, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
Ryan Gilmore
20, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
22 Greenland Street Town Parks Belfast
Tom Vonier
22, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
24 Greenland Street Town Parks Belfast
Albert Lofthouse
24, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
26, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
The Owner/Occupier,
28 Greenland Street Town Parks Belfast

J McMullen
 28, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
 The Owner/Occupier,
 3 Greenland Street Town Parks Belfast
 The Owner/Occupier,
 30 Greenland Street Town Parks Belfast
 K Hayes
 30, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
 D McKee
 30, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
 Glynis Gilmore
 37, Silver Birch Courts, Belfast, Antrim, Northern Ireland, BT13 2JJ
 The Owner/Occupier,
 4 Greenland Street Town Parks Belfast
 Elizabeth Doran
 4, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
 The Owner/Occupier,
 5 Greenland Street Town Parks Belfast
 Nicole Grainger
 53, Boundary Street, Belfast, Antrim, Northern Ireland, BT13 2EJ
 The Owner/Occupier,
 6 Greenland Street Town Parks Belfast
 Vera Brown
 6, Crosby Street, Belfast, Antrim, Northern Ireland, BT13 2HJ
 Stephanie Boyd
 6, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
 John Gray
 75, Victoria Avenue, Belfast, Down, Northern Ireland, BT4 1QZ
 The Owner/Occupier,
 8 Greenland Street Town Parks Belfast
 The Owner/Occupier,
 8 Shankill Terrace Town Parks Belfast
 Paul Baxter
 8, Greenland Street, Belfast, Antrim, Northern Ireland, BT13 2EN
 The Owner/Occupier,
 9 Shankill Terrace Town Parks Belfast

Date of Last Neighbour Notification	5th October 2018
--------------------------------------------	------------------

<p>Drawing Numbers and Title</p> <p>Drawing No. 01 Type: Location Plan</p> <p>Drawing No. 02B Type: Site Plans</p> <p>Drawing No. 20A Type: Longitudinal Site Sections</p>

Drawing No. 21
Type: Building A Floor Plans

Drawing No. 22
Type: Building B Floor Plans with Typical Section

Drawing No. 23
Type: Blocks A & B East and West Elevations

Drawing No. 24
Type: Blocks A & B North and South Elevations with Typical Section