

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 June 2019	
Application ID: LA04/2018/2464/F	
Proposal: Alteration and extension of existing listed building including change of use from retail (all floors) to café/restaurant at ground floor and office at first and second floors with all associated site works.	Location: Former Butchers Building 108 North Street and 1 Gresham Street Belfast and adjacent lands to the North West.
Referral Route: Linked to major application LA04/2018/2470/O	
Recommendation:	Approval
Applicant Name and Address: Bywater and Ashmour 46 James Street Marylebone London W1U 1EZ	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
<p>Executive Summary: Executive Summary: The application seeks planning permission for the alteration and extension of existing listed building including change of use from retail (all floors) to café/restaurant at ground floor and office at first and second floors with all associated site works. The proposed extension is approximately 3.25m wide and 12.2m high.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of change of use to café and offices - Impact on Built Heritage - Scale, Massing and Design - Traffic and Parking - Contamination - Other Environmental Issues <p>The site lies within the northern part of the city centre, poorly defined in terms of land use and built form, characterised by dereliction and inactive ground floor frontages.</p> <p>The change of use to café at ground floor and office above will create a mix of uses entirely suitable for this city centre location and will contribute to an active ground floor frontage which this area is very much in need of.</p> <p>The extension will provide a lightweight built link to a 6 storey block on North Street, part of the wider redevelopment proposal for the site subject to outline planning application LA04/2018/2470/O.</p>	

Historic Environment Division has objected in relation to the width of the proposal on the basis that it is too narrow to provide a suitable built buffer onto the proposed adjoining block to the immediate west (subject to parallel outline application LA04/2018/2470/O for wider redevelopment of adjoining car park). However the predominantly glazed link, with a strong vertical emphasis will appear similar to the width of a traditional alleyway and create a lightweight contemporary link between the listed 'Butchers Building' and the traditionally styled new build, which has been modelled on an old mill building. The extension in itself, given its lightweight and passive architectural style, should not harm the character of the listed building, which previously had an adjoining terrace of equal or greater height and of a more solid built form. Further information has been submitted in an attempt to address HED concerns, HED have yet to comment on this information. However given that the width of the extension has remained unaltered it is not likely that this aspect of their objection will change.

Consultees & Environmental Matters

Environmental Health – Further information requested

DFC Historic Environment Division – Await response. Likely to object

DFI Roads – No objection

NI Water – No Objections

Recommendation

Having had regard to the extant development plan, the draft development plan, relevant planning policies, planning approvals in the area, economic benefits and other material considerations the proposed development is considered on balance acceptable.

Given the proposal is linked to a larger redevelopment scheme, it is essential that both the proposed extension, and the adjoining scheme (LA04/2018/2470/O) are delivered in tandem. This will be secured via condition. Alternatively, should outline permission for the wider site not be granted, delegated authority is requested to agree details of the gable elevation of the proposed extension, in consultation with Historic Environment Division.

It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission with conditions subject to notification to the Department for Infrastructure (DfI).

Case Officer Report

Site Location Plan



- | | |
|-----|--|
| 1.0 | Description of Proposed Development |
| 1.1 | Alteration and extension of existing listed building including change of use from retail (all floors) to café/restaurant at ground floor and office at first and second floors with all associated site works. |

1.2	The proposed extension is approximately 3.2m wide and 12.2m high with a flat roof. It will result in a building with approximately 120 sqm of café/ restaurant space and approximately 318 sqm of office space.
2.0 2.1	<p>Description of Site</p> <p>Established three storey traditional building. Western part of site falls within existing surface level car park.</p> <p>The following zonings apply to the site:</p> <ul style="list-style-type: none"> - Belfast Urban Area Plan – Located within Main Office Area - Draft Belfast Metropolitan Area Plan (2004) – - Draft Belfast Metropolitan Area Plan (2015) – Site located within a larger development opportunity site (CC016)
Planning Assessment of Policy and other Material Considerations	
3.0 3.1	<p>Planning History</p> <p>LA04/2018/2470/O</p> <p>Proposal: Mixed use regeneration and development of vacant surface level car park and refurbishment of existing listed Butchers building, with erection of new fixed use buildings (heights varying between 3-9 storeys). Proposal to comprise basement level car parking, ground floor retail/restaurant/coffee shop/workspace uses, with Grade A and SME offices above. Provision of new pedestrian accesses from Gresham and Winetavern Street; associated public realm, landscaping, associated plant, and all site and access works. Address: Vacant lands at existing, level Carpark bounded by, Winetavern Street, Gresham Street and, North Street, including, 108 North Street and, 1 Gresham Street, Belfast.</p> <p>Decision: Current application</p>
3.2	<p>LA04/2018/2445/LBC</p> <p>Proposal: Internal and external alterations to existing building to facilitate a change of use and extension.</p> <p>Address: Former Butchers Building, 108 North Street and, 1 Gresham Street, Belfast, and adjacent lands to the North-West.</p> <p>Decision: Current application</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001</p> <p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Public Local Inquiry into Objections to the Belfast Metropolitan Area Plan 2015 Part 2 'Report on Belfast City Council Area'</p>
4.2	<p>Regional Development Strategy</p> <p>Strategic Planning Policy Statement for Northern Ireland</p> <p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 4 – Planning and Economic Development</p> <p>Policy Statement 6 - Planning, Archaeology and the Built Heritage</p> <p>Planning Policy Statement 13 – Transportation and Land use</p> <p>Development Control Advice Note 4 - Restaurants, Cafes and Fast Food Outlets</p>
5.0	<p>Statutory Consultees</p> <p>Historic Environment Division – Await Response. Objection anticipated</p> <p>DFI Roads – Approval subject to conditions</p> <p>NI Water – No objection</p>
6.0	<p>Non-Statutory Consultees</p> <p>Environmental Health BCC – Further information requested</p>

7.0	Representations No public objections have been received.
8.0	Other Material Considerations The Belfast Agenda Inner North West (INW) Masterplan
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - Principle of change of use from café to offices - Proposed Extension and Impact on Built Heritage - Traffic and Parking - Impact on Amenity - Contaminated Land - Other Environmental Issues
9.2	Following the recent Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan. However, given the stage at which the Draft Belfast Metropolitan Area Plan (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. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.
9.3	The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.
9.4	Given the advanced stage that BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the only areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
	Belfast Urban Area Plan (BUAP)
9.5	The site is located on unzoned whiteland within the development limits of Belfast. The eastern part of the site is located within the Main Office Area.
	Draft BMAP (2004 and 2014 versions) designations
9.6	In the draft Belfast Metropolitan Area Plan 2015 (2014 version) the site lies within a Development Opportunity site (C0016) and within the Old City Character Area (CC009). In the 2004 version of Draft BMAP, the site is also located within a development opportunity site (CC035) and Old City Character Area (CC012).
9.7	Although no key site requirements are set out for the site within the 2014 draft BMAP as far as the development opportunity site is concerned, in the 2004 Plan one of the key site requirements is that ground floor uses shall only be retail.
9.8	Draft BMAP 2015 sets out a number of Urban Design Criteria for the Old City Character Area: <ul style="list-style-type: none"> - The density of development in the area shall be maintained and increased where appropriate, through high site coverage and high plot ratio; - <i>The extension is in keeping with the scale and depth of the existing Butchers Building.</i> - Development proposals shall take account of the height of adjoining buildings; - <i>The proposed extension is the same height as the existing Butchers Building.</i>

	<ul style="list-style-type: none"> - New development shall respect the established building line; - <i>The proposed extension sits flush with the established building line of the Butchers Building along North Street.</i> - Building heights shall be a minimum of 3 storeys and a maximum of 5 storeys with use of articulated roof forms reinforcing traditional character. Consistent cornice lines should be respected; - <i>At three storeys the height of the extension is in keeping with the three storey minimum.</i> - Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units; - <i>The introduction of a more contemporary interpretation of the established proportions and verticality helps break up the North Street façade, particularly when viewed alongside the proposed block on the wider redevelopment scheme (LA04/2018/2470/O). The width of the extension reflects the grain of the surrounding area.</i> - Within the area bounded by North Street, Millfield, Berry Street and Royal Avenue, comprehensive development proposals will be acceptable subject to an enhanced public realm and the creation of streets which reinstate the historic urban grain and secure east/west and north/south linkages, including links through Castlecourt. - <i>This is not relevant to this proposal as such but to the associated redevelopment scheme (LA04/2018/2470/O), and will be discussed further under the consideration of that application.</i>
9.9	<p>Objections to Designations in Draft BMAP 2015 <i>Offices</i></p>
	<p>The PAC concluded in their report that there is no need for a Main Office Area in Belfast and that offices should be allowed throughout the defined City Centre. This does not affect the proposal in that it is located in the defined City Centre and as such the presumption remains in favour of office development at this location.</p>
9.10	<p>Character Areas</p> <p>There were both general and more specific objections raised in relation to the draft Character Areas. The PAC recommended no change to the Plan as a result of the general objections. In terms of the specific objections to the Old City Character Area, within which the site is located, they commented that the Department (DoE) were willing to amend the second bullet point (minimum height of 3 storeys and maximum of 5 storeys) to allow departure from specified heights in exceptional circumstances, where a design statement and visual impact assessment were submitted. The PAC recommended that under the 'Elsewhere' Key Site Requirements the following should be added:</p>
9.11	<p><i>'Within the area bounded by North Street, Millfield, Berry Street and Royal Avenue, comprehensive development proposals will be acceptable subject to an enhanced public realm and the creation of streets which reinstate the historic urban grain and secure east/west and north/south linkages, including links through Castlecourt.'</i></p>
9.12	<p><i>As discussed this does not affect this proposal as such and will be examined under the associated Outline application for the redevelopment of the adjoining car park.</i></p>
9.13	<p>Development Opportunity Sites</p>

	<p>In terms of the Development Opportunity Site designation relating to this application (CC035) the PAC recommended that Castle Court be removed on the basis of an objection. It was also recommended that the Key Site Requirement relating to retail development be removed as the site lies within the Primary Retail Core and that buildings along North Street are included within the Development Opportunity Site.</p> <p>Draft Belfast Local Development Plan Strategy (Draft LDP)</p> <p>9.14 The recently published draft Belfast Local Development Plan Strategy does not include site specific requirements and is currently subject to public consultation. Accordingly, little weight can be attributed to its policies, as they may be subject to revision following consultation and independent examination.</p> <p>Prematurity to the emerging BMAP and Local Development Plan</p> <p>9.15 As a result of the aforementioned Judicial Review (para 9.2) the pre-adopted version of BMAP 2015 is an emerging plan. As a result Belfast now has two emerging Area Plans, the draft BMAP and the Draft Local Development Plan Strategy. In light of this any planning decision made at the moment has the potential to be premature to these two emerging plans.</p> <p>9.16 For example such a course of action would be appropriate where development proposals, either individually or cumulatively:</p> <ul style="list-style-type: none"> - would prejudice the ability of the emerging new or replacement development plan to achieve or retain general conformity with the RDS; or - would prejudice the outcome of the plan process by predetermining decisions that ought properly to be taken following full consideration of the relevant issues in the context of a public inquiry. <p>9.17 Where a plan is at the draft plan stage but no objections have been lodged to relevant proposals then considerable weight should be attached to those proposals because of the strong possibility that they will be adopted and replace those in the existing plan.</p> <p>9.18 In terms of the emerging Local Development Plan the argument is more straight forward. Where an LDP is at the consultation stage with no early prospect of submission for examination, then refusal on prematurity grounds would be seldom justified.</p> <p>Inner North West Masterplan</p> <p>9.19 The site sits within the heart of the Inner North West (INW) Masterplan area and with the accompanying Outline proposal (LA04/2018/2470/O) for the wider redevelopment of the adjoining surface level car park, would serve as a catalyst for future development. The INW Masterplan seeks to create a high quality built environment to foster a mixed use neighbourhood with both residential and employment uses.</p> <p>Principle of Café and Office Uses</p> <p>9.20 <i>Office Use</i> The main use within the building is offices, which occupy the first and second floors. The thrust of the Strategic policy within the SPPS BUAP and the draft BMAPs is to direct office development towards the city centre, thus strengthening the city centre economy and ensuring accessible employment. The eastern part of the wider site, within which the 'Butchers Building' is located, lies within the 'Main Office Area' in the BUAP and the site lies within the defined City Centre in draft BMAP, and as such the presumption is in favour of office development at this location. The proposal is also consistent with Policy PED1 of PPS4, Planning and Economic Development.</p>
--	--

9.21	<p>Restaurants and Cafes</p> <p>The proposed cafe/ restaurant at ground floor level will enhance the diversity of the area and further ensure the active ground floor frontage. This use is obviously common within the city centre and its mix with retail units should ensure that any proliferation of cafes/ hot food units should not be so significant as to become a problem in terms of potential amenity issues. In terms of any potential impact on the amenity of the offices above, Environmental Health have not raised any significant objections, and it should be noted that this is an outline application and the detail, in terms of end user and specific cooking/ ventilation arrangements,.</p>
9.22	<p>Proposed Extension and Impact on Built Heritage</p> <p>The proposal has been assessed against the Strategic Policy Planning Statement for Northern Ireland (SPPS): Planning for Sustainable Development, specifically paragraphs:</p> <ul style="list-style-type: none"> - 6.12 Development proposals impacting on Setting of Listed Buildings; - 6.13 Change of Use, Extension or Alteration of a Listed Building; <p>Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, specifically policies:</p> <ul style="list-style-type: none"> - BH 7 (Change of Use of a Listed Building) - BH 8 (Extension or Alteration of a Listed Building); and - BH 11 (Development affecting the Setting of a Listed Building).
9.23	<p>Historic Environment Division have advised that the proposed alterations to the listed building itself appear to comply with policy because the majority of the west gable was abutted by a terrace that has since been demolished, and in principle welcome the re-use of the listed building. They have however raised concerns in relation to the proposals link with the proposed redevelopment of the adjoining site (subject to LA04/2018/2470/O), in particular in relation to the width of the extension. They have advised that <i>'Given that this scheme is associated with a much larger scale development, a 6m wide building of same height as the former butcher's shop is requested to respect the listed building'</i>.</p>
9.24	<p>However it is important to look at the proposal as a standalone extension to the listed building. Although it will inevitably be read with the adjoining built form the extension in itself must be considered in terms of its scale, massing and design. It is worth pointing out that the existing setting can be viewed as somewhat negative, with the listed building appearing isolated, which in turn accentuates its narrow plan form.</p>
9.25	<p>HED have noted the revised design of the proposed extension, from solid form to glazing and recognise the references to the historic fabric and detailing of the Listed Building and agree that the style is acceptable. The simplistic design of the extension, heavily glazed with its nod to the more traditional vertical emphasis of the Butchers Building, ensures that it will be subservient to the strong character of the listed building and will ensure it retains its integrity and dominance. The extension also serves to increase the presence of the listed building, currently isolated, whilst at the same time separating it from its proposed neighbouring buildings (LA04/2018/2470/O), providing a suitable buffer from the larger building and integrating it into the new street frontage along North Street and Gresham Street. Given the proposal is intrinsically linked to this larger redevelopment scheme, it is essential that both are delivered in tandem (should outline permission be granted), particularly given the lack of detail on the exposed western elevation of the extension. To ensure this comprehensive redevelopment of the site a condition will be attached, as detailed below at 11.11. Alternatively, should outline permission not be granted, delegated authority is requested to agree details of the gable elevation of the proposed extension, in consultation with Historic Environment Division.</p>

9.26	The proposed extension, adding a bay to the North Street elevation, is a crucial part of establishing the integrity of the listed building as part of the new urban block, stepping up to 6 storeys and then 9 storeys on the North Street Winetavern Street corner.
9.27	Further detailed and supporting information has been submitted in an attempt to address HED's concerns. However given their view in relation to the width of the proposed extension it is likely that that they will retain their objection.
9.28	<p>Archaeology</p> <p>HED Historic Monuments (HED: HM) has considered the impacts of the proposal. HED: HM is content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6. The conditions are detailed below at 11.9 and 11.10.</p>
9.29	<p>Traffic and Parking</p> <p>A Travel Plan and Service Management Plan have been submitted in support of the application. DFI Roads have reviewed all supporting documentation and have offered no objections to the proposal, recommending a number of planning conditions be attached should permission be granted. These are detailed below at 11.2-11.3.</p>
9.30	<p>Impact on Amenity</p> <p><i>Odour</i></p> <p>As the proposal includes a café/restaurant use to the ground floor with offices above, Environmental Health Department has concerns regarding the potential impact of odours associated with this proposal on the offices.</p>
9.31	<p>Details include a low level ventilation louvre below the proposed offices. It is unclear if this ventilation louvre is associated with the kitchen extraction flue. If this is the proposed discharge point for the kitchen extractor flue details of the proposed odour abatement technology are required. Environmental Health would normally expect a higher level odour abatement technology employed where low level extraction is proposed and have requested that details are provided of the location and height of discharge of the proposed kitchen extractor flues. A condition will be attached should approval be granted to ensure these details are submitted to the Council for approval prior to commencement of development, as detailed below at 11.8.</p>
9.32	<p>Contamination</p> <p>Environmental Health (EH) Service has commented that the proposed development is located in close proximity to land use types that would have the potential to contaminate land and pose a risk to human health (Printing works, textile works)). Furthermore EH would have concerns that made ground of unknown quality is present on the site.</p>
9.33	<p>Subsequently there exists the possibility that this land may present a risk to human health if the development proceeds without proper consideration of these risks. EH has requested that the applicant submits a Contaminated Land Risk Assessment that addresses these concerns in full. Given the presence of a building on part of the site and an existing surface level car park on part of the site, a condition should be added, should approval be granted, that a suitable Contaminated Land Risk Assessment is submitted prior to commencement of development. This condition is detailed below at 11.4.</p>
9.34	<p>Other Environmental Issues</p> <p>Environmental Health has queried if a substantial combustion system is proposed. If so please provide details of the proposed plant. Given the end user is not known at this</p>

	<p>stage, these details would be subject to a condition, that should it be required, the details would be submitted for approval by the Council prior to commencement of development. Such a condition is detailed below at 11.7.</p>
10.0	<p>Summary of Recommendation:</p>
10.1	<p>The mixed of uses – café/ restaurant at ground floor and offices above is appropriate to the city centre location and will encourage an active ground floor frontage whilst the office space above complies with strategic planning policy which directs new offices to the city centre.</p>
10.2	<p>The proposed extension is appropriate to the scale of the Butchers Building and will assist in the enhancement of its setting, which at the moment sees it isolated in the corner of a surface level car park. The width and design of the extension, with a lightweight glazed structure will ensure that the listed building retains its primacy and dominance, whilst also providing a buffer between the proposed redevelopment scheme (LA04/2018/2470/O), stepping up to a 6 storey building on North Street.</p>
11.0	<p>Conditions</p>
11.1	<p>As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p>
11.2	<p>The development hereby permitted shall operate in accordance with the approved Travel Plan within Appendix D of the Transport Assessment Form bearing the Belfast City Council Planning Office date stamp 03 December 2018. This must be made available as a standalone document to any tenants and must include provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures to encourage sustainable travel by staff and visitors, to be agreed by DfI Roads.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
11.3	<p>The development hereby permitted shall operate in accordance with the approved Service Management Plan within Appendix E of the Transport Assessment Form bearing the Belfast City Council Planning Office date stamp 03 December 2018. This must be made available as a standalone document to any tenants.</p> <p>Reason: In the interests of road safety and traffic progression.</p>
11.4	<p>No development shall be undertaken unless a Preliminary Risk Assessment (often referred to as a Phase I) has been submitted to, and approved in writing by the Council. This should include a full description of the site and its surroundings, a determination of the history of the site and its surroundings, identification of the current and past land uses and a Preliminary Conceptual Site Model outlining all potential Source-Pathway-Receptor pollutant linkages.</p> <p>Should the Revised Preliminary Risk Assessment demonstrate that potential pollutant linkages exist on the site then a Quantitative Risk Assessment (often referred to as a Phase II) that addresses these issues should be submitted to the Council, and approved, prior to commencement of development. This must incorporate:</p> <p>A detailed site investigation in line with British Standards BS10175:2011. Any ground gas investigations should be conducted in line with BS8485;</p>

	<p>A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and Environment Agency guidance; and the revised soil quality standards – LQM/CIEH S4ULs for Human Health Risk Assessment. In addition, risks associated with ground gases should be assessed under the methodology outlined in CIRIA C665; Based on the outcome of this risk assessment, a Remediation Strategy (often referred to as a Phase III) may be required. If found to be necessary, this Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and no longer pose a potential risk to human health.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.5	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.6	<p>After completing the remediation works under Condition 11.4; and prior to occupation of the development, a verification report shall be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.7	<p>Prior to the installation of the combustion system within the proposed development details of the proposed heating systems must be provided and an additional air quality report must be submitted to the Council for review and written approval. This report must include details of the specification(s) of the heating systems, the number of units proposed, their exact location and emission points/ vent locations. The report must demonstrate that the cumulative impact of the boiler emissions and the traffic emissions will not have an adverse impact on air quality.</p> <p>Reasons: Protection of adverse air quality impacts.</p>
11.8	<p>Prior to commencement of development odour abatement details shall be submitted to the Council for approval. Prior to the operation of the development hereby approved, a proprietary odour abatement system shall be installed in accordance with the approved details, and shall be retained in accordance with these plans. The installed odour extraction and ventilation system must be cleaned and maintained to the satisfaction of Belfast City Council thereafter.</p> <p>Reason: In the interests of amenity.</p>
11.9	<p>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</p>

<p>11.10</p> <p>11.11</p>	<p>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.</p> <p>Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p> <p>Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.</p> <p>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.</p> <p>The extension hereby approved shall not be constructed unless a contract has been signed for the redevelopment of the adjoining site in accordance with outline planning permission LA04/2018/2470/O.</p> <p>Reason: To ensure the comprehensive development of the site and in the interests of visual amenity.</p>
<p>12.0</p>	<p>Notification to Department (if relevant) Yes. Objection from a statutory consultee – Historic Environment Division</p>
<p>13.0</p>	<p>Representations from elected members: None received</p>
<p>Neighbour Notification Checked Yes</p>	
<p>Signature(s)</p>	
<p>Date:</p>	

ANNEX	
Date Valid	8th October 2018
Date First Advertised	2nd November 2018
Date Last Advertised	2nd November 2018
Details of Neighbour Notification (all addresses) 1/2 Price Carpets,103 North Street,Belfast,Antrim,BT1 1ND, 10-14 Gresham Street,Belfast,Antrim,BT1 1JN, 101 North Street,Belfast,Antrim,BT1 1ND, 107 North Street,Belfast,Antrim,BT1 1ND, 110 North Street,Belfast,Antrim,BT1 1LE, 112 North Street,Belfast,Antrim,BT1 1LE, 116 North Street,Belfast,Antrim,BT1 1LE, 118 North Street,Belfast,Antrim,BT1 1LE, 138 North Street,Belfast,Antrim,BT1 1LE, 16 Gresham Street,Belfast,Antrim,BT1 1JN, 4-8 Gresham Street,Belfast,Antrim,BT1 1JN, 95 North Street,Belfast,Antrim,BT1 1ND, 97 North Street,Belfast,Antrim,BT1 1ND, 97a ,North Street,Belfast,Antrim,BT1 1ND, 99 North Street,Belfast,Antrim,BT1 1ND, 99 North Street,Belfast,Antrim,BT1 1ND, Andrew Crowe,108 North Street,Belfast,Antrim,BT1 1LE, Bigg Life Arts Centre,93 North Street,Belfast,Antrim,BT1 1ND, E & G Stores,93 North Street,Belfast,Antrim,BT1 1ND, Gerard Mckeown Shoe Repair,Unit 7,The Haymarket,84 Royal Avenue,Belfast,Antrim,BT1 1DJ, Gresham Tapes,25 Gresham Street,Belfast,Antrim,BT1 1JL, Gresham Tattoo Studio,A,25 Gresham Street,Belfast,Antrim,BT1 1JL, Nobletts Of North Street,118 North Street,Belfast,Antrim,BT1 1LE, The Alambra,114 North Street,Belfast,Antrim,BT1 1LE, The Gresham Bookshop,Unit 1,2 Gresham Street,Belfast,Antrim,BT1 1JN,	
Date of Last Neighbour Notification	26th October 2018
Date of EIA Determination	N/A

ES Requested	No
Drawing Numbers 09/B, 10/B, 11/B, 12/B, 13/B, 14/B, 15/A, 16/A, 17/A, 18	
Notification to Department (if relevant) – Yes. Objection from Statutory consultee (Historic Environment Division)	