

Development Management Officer Report Committee Application

| Summary | |
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| Committee Meeting Date: Thursday 19 th August 2021 | |
| Application ID: LA04/2021/0244/F | |
| Proposal: Demolition of existing building and erection of 8-storey building with retail/coffee shop at ground floor and 45No serviced apartments for both long- and short-term occupancy on the floors above. | Location: 52-54 Dublin Road, Belfast BT2 7HN |
| Referral Route: Over 12 units | |
| Recommendation: | Approval subject to S76 Agreement |
| Applicant Name and Address: CHJ (133) Limited Jefferson House 42 Queen Street Belfast BT1 6HL | Agent Name and Address: O'Toole & Starkey Ltd Arthur House 41 Arthur Street Belfast BT1 4GB |
| <p>Executive Summary: This application seeks full permission for the Demolition of existing building and erection of 8-storey building with retail/coffee shop at ground floor and 45No serviced apartments for both long- and short-term occupancy on the floors above at 52-54 Dublin Road. The site is located within the development limits of Belfast within the city centre.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - Principle of use on the site - Demolition - Access, movement and parking - Design and layout - Open space and landscaping - Flood risk - Waste water treatment - Impact on natural heritage - Other environmental matters - Developer Contributions <p>Two objections were received from local residents raising the following issues (summarised):</p> <ul style="list-style-type: none"> - Lack of parking - Noise during construction and parking obstructions - Noise from prospective residents - Loss of light - Loss of privacy - Height and density disproportionate to the area <p>The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement 2, Planning Policy Statement 3, Planning Policy Statement 8, Planning Policy Statement 13, Planning Policy</p> | |

Statement 15, Planning Policy Statement 16, Parking Standards, The Belfast Agenda (Community Plan), Developer Contribution Framework, and Creating Places.

BCC Environmental Health, Northern Ireland Water, DFI Roads Service, DFI Rivers Agency, DAERA Water Management Unit, DAERA Regulation Unit and DAERA Natural Environment Division have raised no objections subject to conditions and the proposal is considered acceptable.

On this basis, it is recommended that planning permission is granted subject to conditions with delegated power given to the Director of Planning and Building Control to finalise the Section 76 planning agreement and wording of conditions subject to no new substantive planning issues being raised by third parties.

Case Officer Report

Site Location Plan



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| Representations: | |
| Letters of Support | None Received |
| Letters of Objection | 2 |
| 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 | |
| <p>1.0 Description of Proposed Development The application seeks full planning permission for the demolition of an existing building and erection of 8-storey building with retail/coffee shop at ground floor and 45 serviced apartments for both long- and short-term occupancy on the floors above.</p> <p>1.1 The application follows a lengthy Pre-Application Discussion (PAD) process with officers.</p> <p>2.0 Description of Site The site measures 0.06 hectares located on the corner of Salisbury Street and Dublin Road. The site is also bounded by Salisbury Lane to the rear (residential three storey dwellings here mainly). It is currently occupied by an Oxfam retail unit which is three storey fronting onto Dublin Road with pitched roof, and two storey rear return with flat roof. The area is largely characterised by shops, restaurants/hot food takeaways and apartments. The site is located within the development limits of Belfast on the (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP). It is also located within BMAP's designated Shaftesbury Square Character Area (CC013).</p> | |
| Planning Assessment of Policy and Other Material Considerations | |
| <p>3.1 There is no relevant recent planning history on the site. Whilst this proposal does not fall under the category of Major Development, Pre-Application Community Consultation was carried out under the planning reference LA04/2019/1492/PAN (it was initially proposed for greater than 50 apartments). Feedback given was generally positive.</p> <p>4.0 Policy Framework</p> <p>4.1 Belfast Urban Area Plan 2001 (BUAP)</p> <p>4.2 (Draft) Belfast Metropolitan Area Plan (BMAP) 2004</p> <p>4.3 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015</p> <p>4.4 Strategic Planning Policy Statement (SPPS)</p> <p>4.5 Planning Policy Statement (PPS) 2: Natural Heritage</p> <p>4.6 Planning Policy Statement (PPS) 3: Access, Movement and Parking</p> <p>4.7 Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation</p> <p>4.8 Planning Policy Statement (PPS) 13: Transportation and Land Use</p> <p>4.9 Planning Policy Statement (PPS) 15: Planning and Flood Risk</p> <p>4.10 Planning Policy Statement (PPS) 16: Tourism</p> <p>5.0 Statutory Consultees</p> <p>5.1 DFI Roads – No objection subject to conditions</p> <p>5.2 Northern Ireland Water Ltd – No objection subject to conditions</p> <p>5.3 DFI Rivers Agency – No objection subject to conditions</p> <p>5.4 DAERA Natural Environment Division – No objection</p> <p>5.5 DAERA Regulation Unit – No objection subject to conditions</p> <p>5.6 DAERA Water Management Unit – No objection</p> | |

6.0 Non-Statutory Consultees

6.1 Belfast City Council (BCC) Environmental Health – No objection subject to conditions

6.2 BCC Urban Design Officer – No objection subject to conditions

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. Additional information/amendments have been received during the processing of the application in response to requests for clarification from consultees. Re-notification of objectors and neighbours was undertaken in accordance with standard procedures following receipt. Two responses have been received from residents at 4 Salisbury Street and 4 Ashburne Place.

7.2 Two objections were received raising the following issues (summarised):

- Lack of parking
- Noise during construction and parking obstructions
- Noise from prospective residents
- Loss of light
- Loss of privacy
- Height and density disproportionate to the area

These issues will be considered within the written assessment however parking obstructions during construction is not a planning consideration and outside the remit of planning legislation and guidance. The Agent for the Application also submitted comments in response to these points, dated 20th July 2021. Re-notification of neighbours and objectors was carried out and no further comments were received.

8.0 Other Material Considerations

8.1 Parking Standards

8.2 The Belfast Agenda (Community Plan)

8.3 BCC Developer Contribution Framework (adopted January 2020)

8.4 Creating Places

9.0 Assessment

9.1 Section 6(4) of the Planning Act (Northern Ireland) 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

9.2 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. 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. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious). The site is within the development limits of Belfast within (Draft) Belfast Metropolitan Area Plan (BMAP) 2004; BMAP 2015 and, the Belfast Urban Area Plan 2001 (BUAP). It is also located within BMAP's designated Shaftesbury Square Character Area (CC013).

9.3 The proposed development is for "Demolition of existing building and erection of 8-storey building with retail/coffee shop at ground floor and 45 serviced apartments for both long- and short-term occupancy on the floors above."

9.4 The key issues are:

- Principle of use on the site
- Demolition
- Access, movement and parking

- Design and layout
- Open space and landscaping
- Flood risk
- Waste water treatment
- Impact on natural heritage
- Other environmental matters
- Developer Contributions

9.5 Principle of use

The site is within the development limits and city centre boundary of Belfast in BUAP, Draft BMAP and the unlawfully adopted version of BMAP and is not subject to any zonings. The area is characterised by a mix of uses as stated previously. The proposed mixed-use development comprising a cafe at ground floor level with serviced apartments located on upper floors is considered acceptable in principle at this city centre location and in keeping with the mix of existing uses in the locality, subject to the consideration and resolution of other planning and environmental matters. The café and entrance to the apartments on the ground floor will ensure animation at street level.

9.6 Demolition

The development proposes the demolition of an existing 3 storey retail building. The building is considered to be of no architectural or historic interest, is not listed or located in an Area of Townscape Character or Conservation Area. The proposed demolition is considered by officers as acceptable in principle.

9.7 Access, movement and parking

The proposed development does not include car park provision. The site is located on an arterial route and within the city centre and is well served by public transport with good access to the bus and railway stations/stops. The applicant has also agreed to provide 20 cycle parking spaces internally at ground floor level for the proposed residents.

9.8 A Transport Assessment Form, Parking and Accessibility Statement, Travel Plan and Service Management Plan were submitted. Green travel measures are proposed within the Travel Plan including: -

- Cycle User Group Annual Membership, such as the Belfast Bikes Scheme, (at 100% subsidy for each apartment) for a period of 3 years, at a rate of 1 Cycle User Group Membership per apartment;
- Car Club membership (at 50% subsidy for each apartment) for a period of 3 years, at a rate of 1 Car Club membership per apartment; and,
- Translink Travel Cards supplied (at 100% subsidy for each apartment) for a period of 3 years, at a rate of 1 Travel Card per apartment.

9.9 Whilst objectors raised concerns regarding the lack of parking, the scale of development and transport implications of the proposal were assessed by DFI Roads Service, the authoritative body on road safety and parking. Having considered the Travel Plan and proposed green travel measures they have no objections to the development proposal on road safety and traffic progression grounds subject to conditions and securing the proposed green travel measures.

9.10 Design and layout

The proposal was subject to a lengthy and detailed PAD process, much of which focused on the design and internal layout of the building. The proposed building is eight storeys with a coffee/retail shop at ground floor and 45 serviced apartments above, all one bedroom. The apartments range in size from 35 sqm to 57.58 sqm and they meet the space standards as set out in the Addendum to PPS7, although it is not applicable on this site. The main entrance is from Dublin Road, with a separate access adjacent to the retail/coffee unit.

9.11 The proposed building displays seven storeys with an additional storey at the top, set back within a chamfered frame. This set back will reduce the scale of the building when viewed from the street level. Whilst this is a considerable increase in height from what is existing on the site there are a number of tall buildings (six and eight storey) located within the same urban block further north towards the junction of the Dublin Road and Marcus Ward Street opposite the former Dublin Road Movie House, while 'The Gallery' apartment complex diagonally opposite to the south is nine storeys. The proposed height (excluding plant and rooftop elements) will match that of the ridge height of 32 – 42 Dublin Road. The Dublin Road has been subject to significant change in both building height and scale in recent years. The proposed height is considered acceptable in the context of existing developments in the immediate area which exhibit a variety in terms of building heights and designs. The proposal therefore also satisfies BUAP Policy CC12 in that It is sympathetic to the urban structure and the immediate surroundings; does not dominate the Belfast Hill, or views of Belfast, and there are no buildings of architectural and historic interest in the immediate area.

9.12 The building is of a modern design with the façade on Dublin Road broken into three framed bays of equal width with each bay containing a lessening degree of articulation as you move across the façade. A similar but simplified treatment is applied to the side elevation along Salisbury Street. The BCC Urban Design Officer stated this approach was “visually interesting with an attention to detail being paid in the round to both the lower and setback upper floor and narrow bays helping to introduce a sense of verticality to the building. At shoulder level, a horizontal banding of offset brick detailing runs across the façade as a nod to some of the eaves level detailing of surrounding buildings, which is welcomed.”

9.13 The rear return directly facing Salisbury Lane is three storey where window openings have been minimised to protect the amenity of neighbouring residents. Bedroom windows of apartments at the rear, adjacent to Salisbury Lane, are recessed and set at an angle towards the street to protect amenity of residential properties to the rear of the site. The terrace to the rear will be fitted with a balustrade setback 2.0m from the rear wall and will also be obscured to prevent overlooking. A detailed Daylight and Sunlight Assessment was submitted, which includes a consideration of the impact on the properties fronting onto Salisbury Lane. The report demonstrates that the development will not result in any unacceptable reduction in the amount of either daylight or sunlight enjoyed by the neighbouring buildings.

9.14 The proposed materials are buff brick, ppc aluminium curtain walling and cladding in grey and bronze respectively. The proposed materials are considered acceptable for the area which is characterised by a variety of building types and elevation treatment, however samples of these should be submitted and agreed in writing with the Council prior to work commencement.

9.15 Open Space and landscaping

The proposed development has been assessed against the SPPS, Policy QD 1 of PPS7, Policy OS 2 of PPS 8 (Open Space, Sport and Recreation) and Creating Places. Recessed balconies are provided for 33 of the proposed apartments. Two private external terraces are provided on the top floor also for 2 apartments (8 and 9 sqm). Private communal areas of open space are proposed on the rooftop terrace (approx. 186 sqm) and the third floor to the rear (approx. 83 sqm). Overall an average of 6.87 sqm of amenity provision per unit has been proposed which, whilst below the recommended minimum standard of 10 sqm it is comparable to other developments within the city centre and on balance it is considered acceptable.

9.16 Policy OS 2 of PPS 8 states that proposals for new residential development of 25 or more units will only be permitted where public open space is provided as an integral part of the development. An exception to this requirement is in the case of apartment developments where a reasonable level of private communal open space is provided. The level of private open space

is comparable with other developments in the area. The site is also in close proximity to existing areas of open space including Botanic Gardens. Taking account of the level of private amenity space proposed and accessibility to a number of existing areas of open space within reasonable walking distance the proposal is on balance considered acceptable.

9.17 The proposed roof terrace indicates landscaping but no landscaping plan has been submitted. Should approval be granted, a landscaping plan should be conditioned to be submitted and agreed in writing with the Council prior to commencement of works. An arboricultural report was submitted outlining the methods to be used to ensure the protection of two existing street trees adjacent to the site which are within influencing distance of the proposal during construction. At the time of writing a response is outstanding from BCC Tree Officers to confirm wording of Conditions relating to this should approval be granted.

9.18 Flood Risk

Since the proposal is for development of more than 10 units FLD 3 of PPS 15 applies. A Drainage Assessment was submitted and forwarded to DfI Rivers Agency for comment. They responded on 18th March 2021 stating whilst the Applicant had received consent from NI Water to discharge a maximum of 6.5 l/s of storm water discharge from the proposed site to the existing combined sewer on Salisbury Street, they had not provided detailed calculations to support their proposals. They requested that should Approval be granted a Condition is included stating a final Drainage Assessment must be submitted to and agreed in writing with the Council prior to work commencing.

9.19 Waste Water Treatment

DAERA Waste Management Unit has expressed concern that the sewage loading associated with the proposal has the potential to cause an environmental impact if transferred to Belfast Waste Water Treatment Works (WWTW) and recommended that the Case Officer consult with Northern Ireland Water Limited (NIW) to determine if the WWTW will be able to cope with the additional load or whether the existing WWTW would need to be upgraded. NI Water Limited confirmed that waste water treatment capacity is not available at present for the proposed development.

9.20 NI Water confirmed that they have a programme for WWTW improvements which will increase capacity over the coming years. These works are estimated to be completed within 2.5 years – well within the five-year lifespan of planning permission were it to be granted. Moreover, NI Water makes allowance for existing significant committed development across the city including extant planning permissions. Such development will not all come forward at once which means in practical terms it would be unreasonable to withhold planning permission in relation to these issues.

9.21 In light of the NI Water response a negative planning condition shall be included in any approval to require full details of the how foul/waste water is to be disposed of prior to commencement of the development, such as *“No development shall commence on site until details of waste water disposal have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.*

Reason: To ensure appropriate foul drainage of the site”.

As this matter can be addressed by a suitably worded planning condition this issue is not considered to be a refusal reason.

9.22 Impact on Natural Heritage

With respect to the natural heritage on the site the proposed roof plan as well as a Bat Survey were considered by Natural Environment Division (NED). They responded with no objections to the proposal. The Bat Survey Report concluded that the site currently has low potential to host a

bat roost and low/negligible value to foraging and/or commuting bats. It was noted that whilst the roof plan shows areas of landscaping it is unlabelled and NED encourage the applicant to include some or all of the measures for biodiversity enhancement detailed in the Bat Survey Report, including areas of planting and installation of bat boxes and bird boxes. In addition to this they would advise the applicant to ensure that any external lighting, especially at roof level is directed so as to minimise light spill to avoid potential impacts on protected species. These points can be added as informatives at the time of determination.

9.23 Other Environmental Matters

BCC Environmental Health reviewed a number of documents submitted relating to air quality, noise, odour and contaminated land. A Preliminary Environmental Site Assessment was submitted and comments were invited from both BCC Environmental Health and DEARA's Regulation Unit. BCC and DEARA both responded with no objections, suggesting conditions to be included should approval be granted.

9.24 The development proposal includes a retail/coffee shop on the ground floor and residential on the upper floors. There is an existing Thai restaurant adjacent to the site, which has the potential to adversely impact on the amenity of surrounding sensitive receptors in terms of odour. The report notes the mitigation has been incorporated into the development, since the wall facing the Thai restaurant has no openings and mechanical ventilation is to be incorporated into the design with the inlet located at high level. The adjacent Thai restaurant should not adversely impact the amenity of the proposed apartments following the incorporated mitigation. With respect to the proposed coffee shop on the ground floor, EHO have noted no tenant has been identified, and therefore have suggested Conditions should they wish to provide hot food in the retail/coffee shop, additional odour assessment information should be submitted and agreed in writing with the Council.

9.25 An Air Quality Assessment was submitted, as well as Travel Plan and Transport Assessment Form and as a result BCC EPU has no objection to the proposal from an air quality perspective subject to the request for an updated AGA to be submitted and agreed should any centralised combustion sources (boilers/CHP, biomass), where the single or combined NOx emission rate is more than 5mg/sec be proposed as part of the development.

9.26 A Noise Impact Assessment, and subsequent updated version were submitted and although the findings did not raise concern for BCC EPU they stated predictions within the report showed that one of the external amenity areas on the proposed development will not meet the outdoor amenity noise levels recommended within WHO Guidance, BS8233: 2014 and Pro.PG. This is however the 7th floor private terrace and given its urban location is acceptable. They suggested 2 conditions to be attached should be approval granted relating to all noise mitigation measures being installed and retained thereafter prior to occupation of the approved development.

9.27 The issue of noise was raised in the representations, both as a result of demolition and construction work, and also prospective residents enjoying nearby nightlife. The Agent confirmed the development will be operated by a management company and therefore residents will not be permitted to cause disturbance. In addition, all construction work will be undertaken in line with best practice guidelines.

9.28 Developer Contributions

It is considered appropriate that should planning permission be granted it should be subject to the developer entering a Section 76 legal agreement with Belfast City Council to secure green travel measures.

9.29 Conclusion

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. Should members agree with the recommendation to approve, it is recommended that planning permission is granted subject to conditions with delegated power given to the Director of Planning and Building Control to finalise the Section 76 planning agreement and wording of conditions subject to no new substantive planning issues being raised by third parties.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to Conditions

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans.

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

3. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure.

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.

4. The development shall operate in accordance with the Service Management Plan.

Reason: In the interests of road safety and the convenience of road users.

5. The development shall operate in accordance with the Travel Plan.

Reason: To encourage alternative modes of transport to the private car.

Reason:

6. Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 must be submitted to, and agreed in writing with the Planning Authority.

Reason: To safeguard against flood risk to the development and elsewhere.

7. The approved scheme for the control of odours associated with the cooking and frying of foods shall be installed in line with the approved details and shall be cleaned and maintained in accordance with the manufacturer's instructions to ensure compliance with the above condition.

Reason: Protection of residential amenity and adverse odour impact.

8. No cooking / frying of foods shall be permitted in the ground floor retail/coffee shop unless an updated odour risk assessment report with details of the proposed odour abatement technology to control cooking odours emanating from the premises is submitted to the Planning Authority and agreed in writing before installation. Externally located extraction flue(s) and termination point(s) shall be depicted on elevation drawings. The report shall demonstrate that the proposed scheme for the control of odours has been designed in accordance with industry guidance EMAQ "Control of Odour and Noise from Commercial Kitchen Exhaust Systems" issued September 2018.

Reason: Protection of residential amenity and adverse odour impact.

10. Prior to occupation of the development, the noise mitigation measures relating to the development facades, ceiling, glazing and ventilation systems as recommended in the submitted Irwin Carr Consultants Noise Impact Assessment, Dublin Road Apartments, Belfast, Report No. RP001N 2019164, dated 4th March 2021, Appendix E, shall be installed and retained thereafter to ensure that internal noise levels within habitable rooms do not exceed:

- 35dB LAeq,16 hr between 07.00hrs and 23.00hrs within any habitable room, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements
- 30 dB LAeq,8hr within bedrooms between 23.00hrs and 07.00hrs, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.
- 45dB LAFmax, by more than 10 single sound events in any proposed bedrooms, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.

Reason: Protection of public health and residential amenity.

11. Prior to occupation of the development, the recommended noise mitigation measures specified within the Irwin Carr Consultants Noise Impact Assessment, Dublin Road Apartments, Belfast, Report No. RP001N 2019164, dated 4th March 2021, for the external terrace shall be installed and retained thereafter. These measures shall include a glazing barrier of at least 1.2m in height, with no gaps between the glazing panes.

Reason: Protection of public health and residential amenity.

12. In the event that any centralised combustion sources (boilers/CHP, biomass), where the single or combined NO_x emission rate is more than 5mg/sec are proposed as part of this development, this Service would request that a revised Air Quality Impact Assessment be carried out and submitted to the Planning Authority. Information submitted must be sufficient to demonstrate that there will be no adverse impact on human health due to emissions. In accordance with the Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017)

Reason:

13. Following demolition and prior to construction, no development shall commence until the Planning Authority has received in writing and agreed that suitable risk assessments and supporting data have been provided. These should identify all unacceptable risks to health and the water environment. The investigations should include, but not be restricted to:

- Identifying all potential contaminant sources within the planning boundary;
- Site investigations and groundwater monitoring designed and implemented in accordance with British Standard BS BS10175:2011+A2:2017 'Investigation of potentially contaminated sites' to identify the contamination risks associated with the potentially contaminating activities which took place at this site or in the surrounding area;

- Provision of risk assessment(s) in accordance with the guidance on Land Contamination: Risk Management (LCRM) to identify all unacceptable risks to health and the water environment and provision of remedial criteria to be met through a remedial strategy.

<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

These works are required to ensure that the land will be in a condition suitable for the development.

Reason: Protection of environmental receptors to ensure that the site is suitable for use.

14. Following demolition and prior to construction, development works shall not commence until a detailed remediation strategy to address all unacceptable risks to environmental receptors identified at Condition 13 has been submitted in writing and agreed with the Planning Authority. This should identify all unacceptable risks, the remedial objectives / criteria and the measures which are proposed to mitigate them (including maps / plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program etc.).

Reason: Protection of environmental receptors to ensure that the site is suitable for use.

15. No piling work should commence until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention', available at:

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/scho0202bisw-e-e.pdf>

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.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

16. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure shall be fully decommissioned in line with Pollution Prevention Guidance No. 2 (PPG2) and No. 27 (PPG27). Soil and groundwater sampling shall be undertaken for a suitable analytical suite. Should contamination be identified the requirements of Condition 17 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

17. If during the development works, new contamination and risks to the water environment are encountered which has not previously been identified, works within the immediate area of the find should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

18. After completing any remediation works required under Conditions 13 - 17, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance. 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.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

19. No development shall commence on site until details of waste water disposal have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure appropriate foul drainage of the site.

20. The development hereby permitted shall not commence until details and samples and a written specification of the materials to be used in the external elevations, have been submitted to and have been approved in writing by the Council. These include brick, PPC aluminium cladding, PPC aluminium curtain walling, aluminium frame surround, spandrel panels, balustrades and steel balcony. The development shall not be carried out unless in accordance with the approved details.

Reason: To protect the visual amenities of the area.

21. The external roof terrace of the building hereby permitted shall not be used as a roof garden or amenity area unless the privacy screen has been provided in accordance with the approved plans. The privacy screen shall be retained at all times in accordance with the approved plans.

Reason: To safeguard the amenities of the adjacent property.

| ANNEX | |
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| Date Valid | 1st February 2021 |
| Date First Advertised | 12th February 2021 |
| Date Last Advertised | N/A |
| Details of Neighbour Notification (all addresses) | |
| 10 Ashburne Place, Belfast | |
| 12 Ashburne Place, Belfast | |
| 2 Ashburne Place, Belfast, Antrim, BT7 1SE | |
| 2 Salisbury Lane, Belfast | |
| 2 Salisbury Street, Belfast, Antrim, BT7 1AH | |
| 29 Salisbury Court, Belfast, Antrim, BT7 1DD | |
| 31 Salisbury Court, Belfast, Antrim, BT7 1DD | |
| 4 Ashburne Place, Belfast, Antrim, BT7 1SE | |
| 4 Salisbury Street, Belfast, Antrim, BT7 1AH | |
| 50 Dublin Road, Belfast, Antrim, BT2 7HN | |
| 55 Dublin Road, Belfast, Antrim, BT2 7HE | |
| 57-59 , Dublin Road, Belfast, Antrim, BT2 7HE | |
| 6 Ashburne Place, Belfast, Antrim, BT7 1SE | |
| 6 Salisbury Street, Belfast | |
| 6 Salisbury Street, Belfast, Antrim, BT7 1AH | |
| 60-66 Dublin Road, Belfast | |
| 61-63 , Dublin Road, Belfast, Antrim, BT2 7HE | |
| 65-69 , Dublin Road, Belfast, Antrim, BT2 7HG | |
| Flat 1 – 33 Hartington Court, Salisbury Street, Belfast | |
| Date of Last Neighbour Notification | 21/07/21 |
| Date of EIA Determination | N/A |

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|---|----|
| ES Requested | No |
| <p>Planning History</p> <p>Ref ID: LA04/2021/0244/F Proposal: Demolition of existing building and erection of 8-storey building with retail/coffee shop at ground floor and 45No serviced apartments for both long- and short-term occupancy on the floors above. Address: 52-54 Dublin Road, Belfast, BT2 7HN., Decision: Decision Date:</p> <p>Ref ID: Z/1992/2277 Proposal: Erection of advertisement hoarding Address: 52/54 DUBLIN ROAD BELFAST Decision: Decision Date:</p> <p>Ref ID: LA04/2019/1059/PAN Proposal: Demolition of existing building and mixed-use development comprising a retail unit and apartments. Address: 52-54 Dublin Road, Belfast, BT2 7HN., Decision: PANACC Decision Date:</p> <p>Ref ID: LA04/2016/0435/A Proposal: Convert existing paper poster scroller display with a digital display Address: Existing Adshel bus shelter outside, Oxfam Shop, Dublin Road, Belfast, Decision: CG Decision Date: 02.06.2016</p> <p>Ref ID: LA04/2018/0915/F Proposal: 1No. InLink kiosk Address: Dublin Road outside the Five Points Bar, Belfast, BT2 7HN, Decision: PG Decision Date: 08.08.2018</p> <p>Ref ID: LA04/2018/0913/A Proposal: Double sided digital displays Address: Dublin Road outside the Five Points Bar, Belfast, BT2 7HN, Decision: CG Decision Date: 08.08.2018</p> <p>Ref ID: LA04/2019/1492/PAN Proposal: Demolition of existing building and erection of serviced apartment building for both short- and long-term occupancy. Address: 52-54 Dublin Road, Belfast, BT2 7HN, Decision: PANACC Decision Date:</p> <p>Ref ID: Z/1986/0546 Proposal: HOUSING DEVELOPMENT Address: LAND BOUNDED BY SALISBURY STREET, SALISBURY LANE, HARDCASTLE STREET AND MARY</p> | |

Decision:
Decision Date:

Ref ID: Z/1984/2031

Proposal: NEW RESIDENTIAL DEVELOPMENT OF HOUSES AND FLATS

Address: 2-36 SALISBURY STREET, 60-64 HARDCASTLE STREET, 1-36 ASHBOURNE STREET, 61-75

Decision:
Decision Date:

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: