

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Thursday 19 August 2021	
Application ID: LA04/2021/0789/F	
Proposal: Application under Section 54 to vary conditions applied to approval LA04/2019/1100/F to facilitate development of this proposal. Relevant conditions which require to be amended are:- Condition 2 (Landscaping, Condition 5 (public realm), Condition 25 (retail plant and associated equipment), Condition 26 (verification report for noise), Condition 28 (odour technologies). Condition to be deleted Conditions 17 (verification report for contamination), this is a duplication of Condition 15.	Location: 721-739 Lisburn Road, Belfast BT9 7GU
Referral Route: Variation/ removal of Conditions on a Major application	
Recommendation:	Approval
Applicant Name and Address: Galgorm Properties 7 Corbally Road Galgorm Industrial Estate Ballymena BT42 1JQ	Agent Name and Address: Inaltus Limited 15 Cleaver Park Malone Road Belfast BT9 5HX
<p>Executive Summary: The application seeks full planning permission for the variation of five planning conditions and the removal of one condition attached to planning permission LA04/2019/1100/F. The approved apartment building is a substantial development and the proposed changes to the wording of the conditions will enable occupation of the development before the entire building is completed.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - The acceptability of proposed amendments and impact on the quality of development and prospective amenity. <p>The purpose of the application is to facilitate the gradual and orderly construction and occupation of a substantial mixed use development on a main arterial route. Previously all 'negative' conditions would have to be discharged either prior to commencement or occupation of the entire development. The proposed rewording will enable occupation of completed parts of the building (both commercial and residential) as construction progresses to completion.</p> <p>Environmental Health Service have no objections to the revised approach to the development and the gradual approval and verification of ground floor plant and equipment. Amended wording of the conditions has been requested and the revisions are considered acceptable.</p> <p>The planting/ public realm condition has been reworded to ensure a more enforceable approach and achieve an acceptable streetscape is created as soon as possible after completion of the development.</p> <p>No third party objections received.</p>	

Recommendation

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.. Original unaltered planning conditions repeated (LA04/2019/1100/F).

Signature(s):

Case Officer Report

Site Location Plan and approved layout



1.0	Description of Proposed Development
1.1	Relevant conditions which require to be amended are:- Condition 2 (Landscaping), Condition 5 (public realm), Condition 25 (retail plant and associated equipment), Condition 26 (verification report for noise), Condition 28 (odour technologies). Condition to be deleted Conditions 17 (verification report for contamination), this is a duplication of Condition 15.

2.0	Description of Site Brownfield Site
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Planning Assessment of Policy and other Material Considerations

3.0	Planning History
3.1	LA04/2019/1100/F - Mixed use commercial and residential development providing 79 apartments with associated amenity space, c.8999 sq ft of retail floorspace in 6 units, c.6950 sq ft Gym, 67 car parking spaces, bin storage and assoc. site and access works and public realm improvements. Approved 12 th June 2020
4.0	Policy Framework
4.1	Belfast Urban Area Plan Draft Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7- Quality Residential Environments Planning Policy Statement 12- Housing in Settlements
5.0	Statutory Consultees None
6.0	Non-Statutory Consultees Environmental Health – No objections
7.0	Representations None received
8.0	Other Material Considerations NA
9.0	Assessment The key issues in the assessment of the proposed development include: - The acceptability of proposed amendments and impact on quality and prospective amenity.
9.1	The original conditions and proposed conditions (<i>Italics</i>) to the conditions are listed and considered in detail below: 2. All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 12/A bearing BCC date stamp 16th September 2019, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later. <i>2. All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 12/A bearing BCC date stamp 16th September 2019, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development.</i> 5. The proposed public realm works, as shown on approved plan No. 12/A, date stamped 16th September 2019, including fencing as shown on approved plan No. 12, uploaded to the Planning Portal on 17 th May 2019, shall be carried out prior to the occupation/ operation of any part of the development hereby approved. <i>5. The proposed public realm works, as shown on approved plan No. 12/A, date stamped 16th September 2019, including fencing as shown on plan No. 12, uploaded to the Planning Portal on 17th May 2019, shall be completed within 6 months of practical completion of the development hereby approved.</i>
9.2	The proposal has been assessed against the SPPS and Policy QD1 of PPS7. The proposed wording of Condition No. 5 is considered unacceptable given the timeframe for completion (6 months after completion). The trigger point should be linked to the commencement or

	<p>occupation of the development and should seek commencement of planting/ landscaping rather than completion, as this is more difficult to enforce.</p>
9.3	<p>Officers are of the opinion that No. 5 should be amended to require that public realm improvement/ landscaping are completed as per approved details within 24 months from first occupation of any part of the development. The planning agent was contacted with regard to the Council's position and is agreeable to amending the condition as necessary. Subsequently the condition should read as follows:</p> <p><i>The proposed public realm works, as shown on approved plan No. 12/A, date stamped 16th September 2019, uploaded to the Planning Portal on 17th May 2019, shall be completed in accordance with these details within 24 months of the first occupation of any part of the development.</i></p>
9.4	<p>Condition 17 is a duplication of Condition 15. Both seek verification that mitigation works have been completed as required and the site is fit for the approved end-use. There is therefore no objection to the removal of Condition No. 15.</p>
9.5	<p>25. Prior to the commencement of development hereby approved, excluding demolition, details of all plant and equipment associated with the development hereby permitted shall be submitted to and approved in writing by the Council. The plant and equipment shall be selected and designed so as to achieve a rating level (LAr) no greater than 50 dB LAR (45 LAeq) daytime and 40dB LAr (35LAeq) night time when measured at the nearest noise sensitive premises (existing or proposed). The plant and equipment shall be installed and retained in accordance with the approved details.</p> <p><i>25. Prior to the occupation of each commercial unit of development hereby approved, excluding demolition, details of all plant and equipment associated with the development hereby permitted shall be submitted to and approved in writing by Belfast City Council. The plant and equipment shall be selected and designed so as to achieve a rating level (LAr) no greater than 50 dB LAR (45 LAeq) daytime and 40dB LAr (35LAeq) night time when measured at the nearest noise sensitive premises (existing or proposed). The plant and equipment shall be installed and retained in accordance with the approved details.</i></p> <p>26. Prior to the occupation of the first residential unit hereby approved, a verification report shall be submitted to, and approved by the Council to demonstrate that all plant and equipment, as approved under condition No. 25 has been installed in accordance with the approved details and evidence provided to demonstrate that noise levels achieve the stated standards.</p> <p><i>26. Prior to the operation of any of the commercial/business units by a food business, details of all odour technologies to be employed to suppress and disperse odours created by cooking operations in the premises shall be submitted for approval to Belfast City Council and agreed in writing before installation. Verification of their installation shall be submitted to, and approved in writing by the Council prior to the operation of any food business unit. The approved odour abatement technology shall be retained at all times.</i></p>
9.9	<p>Environmental Health Service has offered no objection to a more flexible approach to the development allowing a gradual build out of what is a substantial built form. However they note that the proposed replacement conditions 25 and 26 do not cover the impact of plant and equipment associated with the residential element of the development. Subsequently they have suggested the following wording:</p>
9.10	<p><i>25. Prior to the commencement of each element of the development hereby approved, details of all plant and equipment associated with that element shall be submitted to and approved in</i></p>

	<p><i>writing by Belfast City Council. The plant and equipment shall be selected and designed so as to achieve a rating level (LAR) no greater than 50 dB LAR (45 LAeq) daytime and 40dB LAR (35LAeq) night time when measured at the nearest noise sensitive premises (existing or proposed). The plant and equipment shall be installed and retained in accordance with the approved details.</i></p> <p><i>26. Prior to the occupation of each element/block of the development hereby approved, a verification report shall be submitted to, and approved by the Council to demonstrate that all plant and equipment associated with that element/block of the development as approved under condition 25 has been installed in accordance with the approved details and evidence provided to demonstrate that noise levels achieve the stated standards.</i></p> <p>9.11 <i>28. Prior to the operation of any of the commercial/ business units hereby approved, the odour abatement technology approved under condition No. 28 shall be installed. Verification of their installation shall be submitted to, and approved in writing by the Council prior to the occupation of any of the commercial/ business units. The approved odour abatement technology shall be retained at all times.</i></p> <p><i>28. Prior to the operation of any of the commercial/business units by a food business, details of all odour technologies to be employed to suppress and disperse odours created by cooking operations in the premises shall be submitted for approval to Belfast City Council and agreed in writing before installation. Verification of their installation shall be submitted to, and approved in writing by the Council prior to the operation of any food business unit. The approved odour abatement technology shall be retained at all times.</i></p> <p>Environmental health is content with the proposed change of wording to condition 28 however would suggest the addition of - Reference should be made to current industry guidance for Commercial kitchens: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by DEFRA (Department for Environment Food and Rural Affairs) updated by EMAQ+ on 5/9/18. Subsequently the following wording has been suggested:</p> <p>9.12 <i>28. Prior to the operation of any of the commercial/business units by a food business, details of all odour abatement technologies to be employed to suppress and disperse odours created by cooking operations in the premises shall be submitted for approval to Belfast City Council and agreed in writing before installation. Reference should be made to current industry guidance for Commercial kitchens: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by DEFRA (Department for Environment Food and Rural Affairs) updated by EMAQ+ on 5/9/18. Verification of installation shall be submitted to and approved in writing by the Council prior to the operation of any food business unit. The approved odour abatement technology shall be retained at all times.</i></p> <p>To conclude, the proposed changes to the conditions will facilitate and enable the gradual development and occupation of what is a substantial development. The amendments are acceptable in that a quality scheme will be ensured in terms of public realm improvements and landscaping and the amenity of prospective residents will not be unduly compromised.</p> <p>The gradual approval and verification of plant and equipment, from both a noise and odour perspective, shall ensure the amenity of any residential units occupied in the vicinity of the various ground floor units will be protected.</p>
<p>10.0 10.1</p>	<p>Summary of Recommendation: Approval</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended with delegated authority given to the Director of Planning and Building Control to finalise the wording of</p>

	<p>conditions subject to no new substantive planning issues being raised by third parties. The original, unaltered planning conditions will be repeated from the original planning permission (LA04/2019/1100/F).</p>
<p>11.0 11.1</p>	<p>Conditions</p> <p>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.</p> <p>Reason: Time Limit.</p> <p>2. All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 12/A bearing BCC date stamp 16th September 2019, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development.</p> <p>Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with Planning Policy Statement 7 'Quality Residential Environments'.</p> <p>3. If within a period of 5 years from the date of the planting of any tree, that tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.</p> <p>Reason: To ensure the maintenance of a high level of landscaping.</p> <p>4. Maintenance and management of the open space and landscaped areas as shown on Plan No. 12/A date stamped 16th September 2019, shall be carried out in accordance with the Park Hood maintenance and management plan date stamped 16th April 2019, unless otherwise agree in writing by the Council.</p> <p>Reason: To ensure successful establishment and maintenance of the open space and amenity areas in the interests of visual and residential amenity.</p> <p>5. The proposed public realm works, as shown on approved plan No. 12/A, date stamped 16th September 2019, uploaded to the Planning Portal on 17th May 2019, shall be completed in accordance with these details within 24 months of the first occupation of any part of the development.</p> <p>Reason: To ensure the provision of a high quality of landscaping and public realm.</p> <p>6. The development hereby approved shall not commence until the vehicular access, including visibility splays and any forward sight distance, is provided in accordance with drawing No.5168627-ATK-LRD-XX-DR-D-0007 Rev.P02 (contained within the Atkins letter dated 14th May 2020, uploaded to the Planning Portal 18th May 2020).</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>7. The development hereby approved shall not be occupied until the area within the visibility splays and any forward sight line is cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway. The splays shall be retained and kept clear thereafter.</p>

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

8. The development hereby approved shall not be occupied until hard surfaced areas have been constructed and permanently marked in accordance with drawing No.5168627-ATK-LRD-XX-DR-D-0007 Rev.P02 (contained within the Atkins letter dated 14th May 2020, uploaded to the Planning Portal 18th May 2020) to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure adequate provision has been made for parking within the site.

9. The development hereby approved shall not be occupied until sheltered cycle parking facilities have been provided in accordance with Drawing No.02A uploaded to the Planning Portal 27th November 2019, and retained thereafter.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

10. The development hereby permitted shall operate in accordance with the Residential Framework Travel Plan dated April 2019, uploaded to the Planning Portal 17th May 2019.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

11. The development hereby permitted shall operate in accordance with the Workplace Framework Travel Plan dated November 2019, uploaded to the Planning Portal 21st November 2019.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

12. The development hereby permitted shall operate in accordance with the Service Management Plan dated November 2019, uploaded to the Planning Portal 21st November 2019.

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

13. In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease until a written report detailing the nature of this contamination and its management has been submitted to and agreed in writing by the Council. The investigation, risk assessment and if necessary remediation work, must be undertaken and verified in accordance with current best practice. In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and approved in writing by the Council and subsequently implemented to its satisfaction.

Reason: Protection of human health.

14. The development hereby approved shall not commence until all fuel storage tanks (and associated infra-structure) are fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the quality of surrounding soils and groundwater verified in writing by the Council. Should any additional contamination be identified during this process, Condition 13 will apply.

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

15. Prior to the occupation or operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the RSK Environment Ltd. report entitled 'Galgorm Properties, Environmental Site Assessment and Generic Quantitative Risk Assessment, No. 721-739 Lisburn Road, Belfast' (dated March 2019 and referenced 602257-R1 (01)) have been implemented. Should unexpected contamination be identified during the approved development of the site, the Verification Report must demonstrate that the remediation measures within the agreed documentation have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

- a) All fuel storage tanks and associated pipework have been decommissioned and removed in accordance with Pollution Prevention Guidelines (PPG) 27 (Installation, Decommissioning and Removal of Underground Storage Tanks) and Guidance for Pollution Prevention (GPP) 2 (Above ground oil storage tanks).
- b) Materials used in the landscaped areas are demonstrably suitable for use residential use.

Reason: Protection of human health.

16. No development or piling work should commence on this site until a piling risk assessment has been submitted to and approved in writing by the Council.

This Condition only applies if a piling foundation is being used at the site. 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/20140329082415/http://cdn.environmentagency.gov.uk/scho0501bitt-e-e.pdf>

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

17. After completing any remediation works required under Conditions 13 and 14, and prior to occupation of the development, a verification report must be submitted to and agreed in writing by the Council. 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.

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

18. Combustion plant shall meet the technical specification as indicated within chapter 1.5.10 of the Air Quality Impact Assessment, 721-739 Lisburn Road, SNC-LAVALIN ATKINS, April 2019. Emissions shall be released from stacks positioned to provide adequate dispersion in line with the above assessment information, with a combined extraction flue terminating 1m above the ridge of the building, and not below windows of any habitable rooms. No residential

unit hereby approved shall be occupied until a verification report has been submitted to and approved by the Council, clearly showing specification and location of combustion plant and associated extraction flues.

Reason: Protection of human health and amenity.

19. Dust management measures, as detailed within the chapter 1.7.3 of the Air Quality Impact Assessment, 721-739 Lisburn Road, SNC-LAVALIN ATKINS, April 2019 shall be implemented throughout the duration of any demolition and construction phases of the development.

Reason: Protection of human health and amenity.

20. Prior to occupation of the proposed residential element of the development, a noise Verification Report (VR) shall have been submitted to and approved in writing by the Council. The VR must demonstrate that;

- The window system (including frames, seals etc.) and attenuated ventilation systems have been installed in line with the Lester Acoustics Report entitled, 'Proposed Mixed Use Commercial and Residential Development at 721 -739 Lisburn Road, Belfast, BT9 7GU, Inward, Intra and Outward Sound Level Impact Assessment. Ref: MRL/1293/L01 March 2019', to ensure that internal noise levels within any proposed residential unit shall:
 - Not exceed 35 dB LAeq, 16hrs at any time between 07:00hrs and 23:00hrs within any habitable room.
 - Not exceed 30 dB LAeq, 1hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements; and
 - Not exceed 45 dB LAmax 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.

The building envelope of the proposed office accommodation shall be constructed so as to provide a suitable internal noise environment in line with current guidance, BS8233:2014 Guidance on Sound Insulation and Noise Reduction in Buildings.

Reason: To protect human health and amenity.

21. The sound reduction performances of the floor construction between the proposed ground floor Retail/Commercial and the first floor apartments above shall be 63dB Rw for daytime scenario and 73dB Rw for night time scenario in line with Chapter 5 of the approved Lester Acoustics Report entitled, 'Proposed Mixed Use Commercial and Residential Development at 721 -739 Lisburn Road, Belfast, BT9 7GU, Inward, Intra and Outward Sound Level Impact Assessment. Ref: MRL/1293/L01 March 2019'.

Reason: To protect human health and the amenity of nearby premises.

22. The sound reduction performances of the floor and walls of the proposed Gym shall provide a sound reduction of 73dB Rw for the daytime scenario and 83dB Rw for the night time scenario. In addition, the construction of the Gym shall provide impact isolation. The floor shall be a proprietary floating (vibration isolating) floor system in line with Chapter 5 of the approved Lester Acoustics Report entitled 'Proposed Mixed Use Commercial and Residential Development at 721 -739 Lisburn Road, Belfast, BT9 7GU, Inward, Intra and Outward Sound Level Impact Assessment. Ref: MRL/1293/L01 March 2019'.

Reason: To protect human health and the amenity of nearby premises.

23. The outer ends of the proposed courtyard external amenity areas shall incorporate acoustic barriers at the positions identified in Figure N of the approved Lester Acoustics Report entitled 'Proposed Mixed Use Commercial and Residential Development at 721 -739 Lisburn Road, Belfast, BT9 7GU, Inward, Intra and Outward Sound Level Impact Assessment. Ref: MRL/1293/L01 March 2019'.

Reason: To protect human health and outside amenity.

24. The design of the barriers shall be as outlined within the approved Lester Acoustics Report entitled 'Proposed Mixed Use Commercial and Residential Development at 721 -739 Lisburn Road, Belfast, BT9 7GU, Inward, Intra and Outward Sound Level Impact Assessment. Ref: MRL/1293/L01 March 2019', being of solid construction with no holes or gaps, and of an appropriate mass (at least 6kg/m²).

Reason: To protect human health and outside amenity.

25. Prior to the commencement of each element of the development hereby approved, details of all plant and equipment associated with that element shall be submitted to and approved in writing by Belfast City Council. The plant and equipment shall be selected and designed so as to achieve a rating level (LAR) no greater than 50 dB LAR (45 LAeq) daytime and 40dB LAr (35LAeq) night time when measured at the nearest noise sensitive premises (existing or proposed). The plant and equipment shall be installed and retained in accordance with the approved details.

Reason: To protect human health and the amenity of nearby premises.

26. Prior to the occupation of each element/block of the development hereby approved, a verification report shall be submitted to, and approved by the Council to demonstrate that all plant and equipment associated with that element/block of the development as approved under condition 25 has been installed in accordance with the approved details and evidence provided to demonstrate that noise levels achieve the stated standards.

Reason: To protect human health and the amenity of nearby premises.

27. No development shall commence until a Noise Management Plan has been submitted to and approved in writing by the Council. The plan should outline the methods to be employed to minimise any noise and vibration impact from demolition and construction operations and demonstrate 'best practicable means'. The Plan should pay due regard to the current BS 5228-1:2009+A1:2014: Noise and Vibration Control on Construction and Open Sites and include a detailed programme for the demolition/construction phases, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of community liaison. The development shall not be carried out unless in accordance with the approved Noise Management Plan.

Reason: To protect human health and the amenity of nearby premises.

28. Prior to the operation of any of the commercial/business units by a food business, details of all odour abatement technologies to be employed to suppress and disperse odours created by cooking operations in the premises shall be submitted for approval to Belfast City Council and agreed in writing before installation. Reference should be made to current industry guidance for Commercial kitchens: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by DEFRA (Department for Environment Food and Rural Affairs) updated by EMAQ+ on 5/9/18. Verification of installation

	<p>shall be submitted to and approved in writing by the Council prior to the operation of any food business unit. The approved odour abatement technology shall be retained at all times.</p> <p>Reason: To protect the amenity of nearby premises.</p> <p>29. No development shall be carried out unless sample panels and samples of the following external materials and elements of the building have been provided on site for inspection and agreed in writing by the Council:</p> <ul style="list-style-type: none"> - Red/buff brick, - Zinc cladding, - Juliette balcony materials, - PPC aluminium windows/panels/canopies, - precast concrete lintels, - vehicular access gates, - steel balustrades, - climber/screenings and render. <p>The approved sample panel shall be retained on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure the development is in keeping with the character of the area and to ensure the provision of a high quality mixed use development.</p> <p>30. The development shall not be occupied until the refuse and recycling storage area has been provided in accordance with the approved plans and shall thereafter be retained as such at all times.</p> <p>Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.</p>
	<p>Neighbour Notification Checked Yes</p>
	<p>Signature(s)</p>

ANNEX	
Date Valid	30th March 2021
Date First Advertised	16th April 2021
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>1,428 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN 2 Maryville Park,Belfast,Antrim,BT9 6LN 2,428 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN 418 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN 424 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN 426 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN 428 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN 428 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN 430 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN 432 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GR 713a ,Lisburn Road,Belfast,Antrim,BT9 7GU 715 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 7GU 717 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 7GU 741 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 7GW Apartment 1,428a ,Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Apartment 2,428a ,Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Apartment 3,428a ,Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat 1,416 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat 1,717 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 7GU Flat 1,Osborne Court,1 Osborne Park,Belfast,Antrim,BT9 6JN Flat 2,416 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat 2,422 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat 2,717 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 7GU Flat 2,Osborne Court,1 Osborne Park,Belfast,Antrim,BT9 6JN Flat 3,416 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat 3,422 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat 3,717 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 7GU Flat 3,Osborne Court,1 Osborne Park,Belfast,Antrim,BT9 6JN Flat 4,717 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 7GU Flat A,420 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat B,420 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat C,420 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat D,420 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Flat E,420 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Offices,422 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 6GN Unit 2,715 Lisburn Road,Malone Lower,Belfast,Antrim,BT9 7GU</p>	
Date of Last Neighbour Notification	28th April 2021

Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	