

**Addendum Report**  
**Development Management Report**

**Committee Meeting Date: Thursday 21 October 2021**

**Application ID:** LA04/2020/1211/F

**Proposal:**  
Mixed use regeneration scheme involving: demolition of vacant buildings Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to, and subdivision of, existing supermarket building to form 4no. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses from Montgomery Road and Castlereagh Road; road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained).

**Location:**  
No 46 Montgomery Road (former Hughes Christensen site) vacant between nos 44 and 46 Montgomery Road and no 41 Montgomery Road (Lidl) Belfast.

**Referral Route:** Major application – Planning Committee

**Recommendation:**

APPROVAL

**Applicant Name and Address:**

Lidl Northern Ireland  
Nutts Corner  
Dundrod Road  
Crumlin  
BT29 4SR

**Agent Name and Address:**

MBA Planning  
4 College House  
Citylink Business Park  
Belfast  
BT12 4HQ

Background

This report should be read in conjunction with the report to the June Planning Committee and Late items report, appended.

This application was considered by the Planning Committee on 15 June 2021. The Committee resolved to grant planning permission subject to conditions and completion of a Section 76 planning agreement. The purpose of the Section 76 planning agreement is to 1) require the existing Lidl store to cease trading upon opening of the replacement Lidl store on the new site (in order to prevent two retail stores operating which would be contrary to retail planning policy); 2) require the conversion of the existing Lidl store to Use Class B4 (storage and distribution); and 3) completion of the other proposed business units to off-set the loss of overall employment land. Negotiations on the Section 76 planning agreement are at an advanced stage.

It was originally envisaged that the conversion works to the existing Lidl store would be required prior to occupation of the replacement Lidl store on the new site. However, this would be impractical because this would not allow retail to continuously operate from Montgomery Road (there would need to be a significant break as the conversion works to the existing store are completed). It is therefore proposed that the conversion works to the existing Lidl store are completed within 3 years of first occupation of the replacement Lidl Store. This is considered reasonable from a planning and commercial perspective.

The Late items report advised the Committee that completion of the other new build business units should also be secured by the Section 76 planning agreement to off-set the overall loss of employment land across the site. However, through the negotiations, the applicant has advised that delivery of the other business units will be market driven and that the requirement to complete those units is commercially unrealistic and would put the scheme at jeopardy.

Officers have therefore revisited whether this requirement is fundamentally necessary to make the proposed development acceptable.

Whilst the Council gives significant weight to dBMAP 2015 (v2014) given its very advanced stage in the plan process, as set out in the original Committee report appended, the land is technically un-zoned for employment and is "white land" in the BUAP 2001. Consequently, the site is un-zoned employment land for the purposes of Policy PED 7 of PPS 4 and therefore the second part of Policy PED 7 applies. Only one criterion in the second part of PED 7 needs to be satisfied and the proposal is considered to satisfy criteria b): *'the proposal is a specific mixed-use regeneration initiative which contains a significant element of economic development...'* This aspect of the proposal is therefore policy compliant and it is considered that there is no policy requirement for the other business units to be completed.

It is recommended that planning permission continues to be granted but that the terms of the Section 76 planning agreement are revised as follows.

- The requirement for conversion of the existing Lidl store to Use Class B4 (storage and distribution) in accordance with the approved plans within 3 years of first occupation of the replacement Lidl Store on the new site; and
- Removal of the requirement for completion of the other business units.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 planning agreement.

Late Items

Agenda Item	Application	Issues Raised	Action
<p><b>6d</b></p>	<p>LA04/2020/1211/F Mixed use regeneration scheme involving demolition of vacant buildings Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to and subdivision of existing supermarket building to form 4. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses, road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained) at No 46 Montgomery Road (former Hughes Christensen site) and between nos 44 and 46 Montgomery Road and no 41 Montgomery Road (Lidl)</p>	<p>1. Consultation Responses:</p> <p>BCC Economic Development Unit: response received advising no objections / proposal will not result in an employability and skills deficit.</p> <p>DFI Economics Branch: Response received advising (summary):</p> <p>a) Overall the ‘Development Appraisal and Viability Report’ offers a reasonable assessment of the sites economic potential, the current premises has been vacant since 2011 and the report provides evidence that it is likely to remain vacant in the long term with further economic development being unlikely due to considerable costs and lack of market demand (which I assume is even lower since covid-19). That said, it is not my area of expertise to comment on property values, refurbishment costs and market outlook for this type of project, therefore, this may require further advice from a relevant expert to comment on the specific costs and the outlook for this sector.</p>	<p>Members to note receipt of consultation responses. To note – no comments / further actions required.</p> <p>To note – no comments / further actions required. issues on property values etc considered by BCC Estates Valuer – response noted in planning report.</p> <p>Members to note. Independent review of retail figures undertaken by BCC LDP team who have no objections.</p>

Agenda Item	Application	Issues Raised	Action
		<p>b) The arguments provided in the ‘Retail impact, Need and Assessment’ do indicate there are considerable economic benefits to the local area and in many cases the rationale and figures provided are based on reasonable assumptions and calculations. However, there are aspects of the assessment that lacks detail regarding assumptions used, calculations, and sources of figures. Furthermore, there is some uncertainty about the magnitude of these benefits, as outlined in the points below.</p> <p>BCC Environmental Health: Response received advising the following in relation to the construction management:</p> <p>This Service is satisfied with the mitigation measures proposed within the report for the control of noise, artificial lighting and dust. We would however make the following comments in relation to proposed working hours: Section 3.6 advises that the typical working hours for the construction phase of the development will be:</p> <ul style="list-style-type: none"> <li>• 07:00 hours to 17:30 hours Mondays to Fridays.</li> <li>• 07:00 hours to 13:30 hours on Saturdays.</li> <li>• No or limited work will take place on Sundays and Public Holidays.</li> </ul>	<p>Members to note. Agent to update CMP in line with EH recommendations. CMP to be subject to planning condition.</p>

Agenda Item	Application	Issues Raised	Action
		<p>Noise from construction activities has the potential to impact significantly on residential amenity. There are a number residential properties located in close proximity to the proposed development site who may be impacted by construction noise. In order to provide adequate respite at these nearby residential properties this Service would request that the applicant considers amending the working hours for Saturdays to between 08:00 hours to 14:00 hours.</p> <p>DRD Roads:</p> <p>Response remains outstanding in relation to PSD drawings.</p> <p>2. para. 9.62 of the report:</p> <p><i>In order to secure the retention of business/industrial use at the site and to offset the loss of such uses in substitution for the proposed retail use, it is fundamentally necessary that the conversion works of the existing Lidl building are provided prior to the new supermarket use commencing.</i></p> <p>3. email from agent 11/06/21:</p> <p>a. Pages 3 and 23 state that it is necessary for the conversion works of the existing Lidl building to be carried out prior to the</p>	<p>Delegated authority requested to consider any matters arising as set out in the report.</p> <p>To clarify, this should also refer to/include the other business/industrial units within the northern part of the site to ensure these units are delivered and that these uses are retained at the site. This will be subject to delivery within an agreed timescale through the planning agreement. Condition 19 will not therefore be necessary.</p> <p>a. Phasing to be agreed and delivered via the Planning agreement as discussed at point 2 above;</p> <p>b. Condition 19 to be removed as discussed at point 2 above.</p>

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		<p>new supermarket use commencing. Could it be clarified prior to or at the Committee meeting that the conversion works will be carried out within an agreed timeframe subsequent to the opening of the new supermarket?</p> <p>b. querying conditions 19, 20-23. Suggested 19 is unnecessary. Suggested 20-23 to be amended to link to phasing plan</p>	<p>20-23 relate to draft Roads conditions. Awaiting final conditions from Roads and will be amended following receipt of response. Delegated authority is requested to finalise all conditions as set out in the report.</p>

## Development Management Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 15 June 2021	
<b>Application ID:</b> LA04/2020/1211/F	
<p><b>Proposal:</b> Mixed use regeneration scheme involving: demolition of vacant buildings Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to, and subdivision of, existing supermarket building to form 4no. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses from Montgomery Road and Castlereagh Road; road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained).</p>	<p><b>Location:</b> No 46 Montgomery Road (former Hughes Christensen site) vacant between nos 44 and 46 Montgomery Road and no 41 Montgomery Road (Lidl) Belfast.</p>
<b>Referral Route:</b> Major application – Planning Committee	
<b>Recommendation:</b>	APPROVAL
<p><b>Applicant Name and Address:</b> Lidl Northern Ireland Nutts Corner Dundrod Road Crumlin BT29 4SR</p>	<p><b>Agent Name and Address:</b> MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ</p>
<p><b>Executive Summary:</b></p> <p>The application seeks full permission for a mixed use regeneration scheme involving: demolition of vacant buildings Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to, and subdivision of, existing supermarket building to form 4no. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses from Montgomery Road and Castlereagh Road; road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained). A breakdown of the floorspace proposed is set out below:</p>	

Unit	Use Class	Gross Internal Floor Area
1 & 2	B2	815.65 m <sup>2</sup>
3 & 4	B2	770.02 m <sup>2</sup>
5	B4	493.45 m <sup>2</sup>
6	B4	1653.21 m <sup>2</sup>
7	B4	360.19 m <sup>2</sup>
8	B2	569.08 m <sup>2</sup>
Existing Lidl supermarket building extended & subdivided to form 4no Class B4 units	B4	1378.08 m <sup>2</sup>
Proposed Supermarket	A1	2207 m <sup>2</sup>
<b>Total proposed floorspace</b>		<b>8247 m<sup>2</sup></b>

The site comprises two sites either side of Montgomery Road and adjacent to the Castlereagh Road. The northern side of the site comprises former an industrial site / factory buildings generally single storey in height finished in brick with a flat roof. This portion of the site also includes several free-standing buildings towards the western boundary including bulk frozen food sales unit. It also includes areas of hard standing / parking. boundary treatments generally consist of typical metal fencing approximately two metres in height.

The southern part of the site consists of an existing Lidl free standing supermarket which is single Storey in height and finished in render with a mono pitch roof finished in tiles. hard standing parking areas located to the east and north of the building with a landscaped buffer area around the site periphery. Two Storey dwellings are located adjacent to the site to the south, with two storey business units adjacent to the site to the west.

Key policy considerations include the SPPS, BUAP, dBMAP, unlawfully adopted BMAP, PPS3, PPS4, PPS6, and supplementary planning guidance.

The key issues in the assessment of the proposal are as follows:

- The principle of a major foodstore at this location;
- The loss of existing industrial land;
- the principle of business units at this location;
- The economic impact of the proposal;
- Design and layout considerations;
- Impact on amenity / character of the area;
- Impact on transport and other infrastructure.
- Impact on natural environment;
- Impact on Built heritage assets.

The replacement supermarket has a gross internal floor area of 2,207sqm and a net sales area of 1,420sqm of which 1,136sqm is for the sale of convenience goods with 284sqm for the sale of comparison goods. This is an increase of 397sqm of convenience and 198sqm of comparison floorspace on the existing store which is to be relocated from its' current location to the factory site to the north. The site is outside any designated retail centres identified within both the BUAP and dBMAP. It is therefore sited in an 'out of centre' location.

At the time of writing, there are no sites available that could facilitate the proposal, largely due to the size of store proposed. The proposal therefore meets the sequential test. The findings of the RIA and associated supporting information have been fully assessed. Following assessment of the economic information, on balance, it is considered that the majority of trade will be drawn from unprotected locations and as such the scale of impact on protected centres is not likely to be significant. It is also considered that the proposal, when assessed individually and cumulatively with other extant retail permissions within the catchment, would not adversely affect the vitality and viability of protected centres within its catchment area. BCC LDP team have also reviewed the



supporting information and have no objections to the proposal on the basis that the existing store will be replaced, they are satisfied that the proposal meets the sequential test, will not prejudice protected centres, or result in an unacceptable cumulative impact. Conditions are necessary to allow the Council to retain control of the nature of retailing at this location.

The site comprises a redundant 1950s factory (with associated office and storage) extending to approximately 11775 sqm / 126,750 sqft set on a site of 2.19 hectares/5.4 acres. The proposal includes the erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to, and subdivision of, existing supermarket building to form 4no. Class B4 units with associated access and parking infrastructure and landscaping areas. The proposal comprises a total of 8247sqm of which 2207sqm would be for retail/supermarket use. The proposal would therefore result and a net loss of approximately 5735 sqm of industrial floor space.

The proposal will result in the loss of c. 6000sqm of industrial lands/use, however the Business/Industry uses will be retained at the site with c.6000sqm of Class B uses proposed within new buildings. The viability arguments set out by the applicant must be accepted in the absence of advice/evidence to the contrary. PED 7 loss of unzoned land does not include a stipulation that retail use is unacceptable within such areas, unlike the policy text for zoned sites. As BMAP has reverted to draft status following the successful legal challenges, the policy relevant context therefore reverts to unzoned status. The simplified planning zone policy/legislative direction as set out in BUAP was not published and is therefore silent in relation to the proposal. It is agreed that the proposal would provide regeneration benefits in terms of restoring a vacant site to active economic uses. This may provide substantial community benefits, including in terms of job creation and improved built form and associated public realm, if all the business units become operational on an ongoing basis.

In order to secure the retention of business/industrial use at the site and to offset the loss of such uses in substitution for the proposed retail use, it is fundamentally necessary that the conversion works of the existing Lidl building are provided prior to the new supermarket use commencing. As highlighted in the BCC LDP response, it is necessary to secure this by planning agreement under Section 76 of the Planning Act. It is also considered necessary to restrict permitted development use rights for the business/industrial units in order that the Council can retain control of operations at the site and to maintain appropriate amenity via planning condition. The design and layout of the development is considered acceptable, and adequately respects the existing context in terms of building locations and set-backs. The landscaped areas will positively contribute to local townscape and assist in mitigating the visual impact of hard-surfacing of the site. Materials and detailing are also considered acceptable taking account of built form within the locality of the site.

All consultees have responded with no objections, save for Invest NI and DFI Economic Unit who have not responded despite numerous reminders being issued. Environmental Health are considering a Construction Management Plan. Roads are still considering final technical details in relation to Private Streets layout drawings. Both consultees, however, have advised that they have no objections to all other technical issues. BCC Economic Development Unit are considering employability and skills impacts.

The agent indicates that the proposal would result in regeneration of this key site and the following economic impacts:

- the construction costs of the entire project will be c. £8m, which will be a significant benefit to the local construction industry;
- the proposed Lidl store will support 35 jobs (22 existing + 13 new jobs);
- the proposed Class B2 & B4 units have the potential to create 87 full time equivalent positions;
- there will be an increase in rates revenue for Belfast City Council of c. £300,000+ per annum.

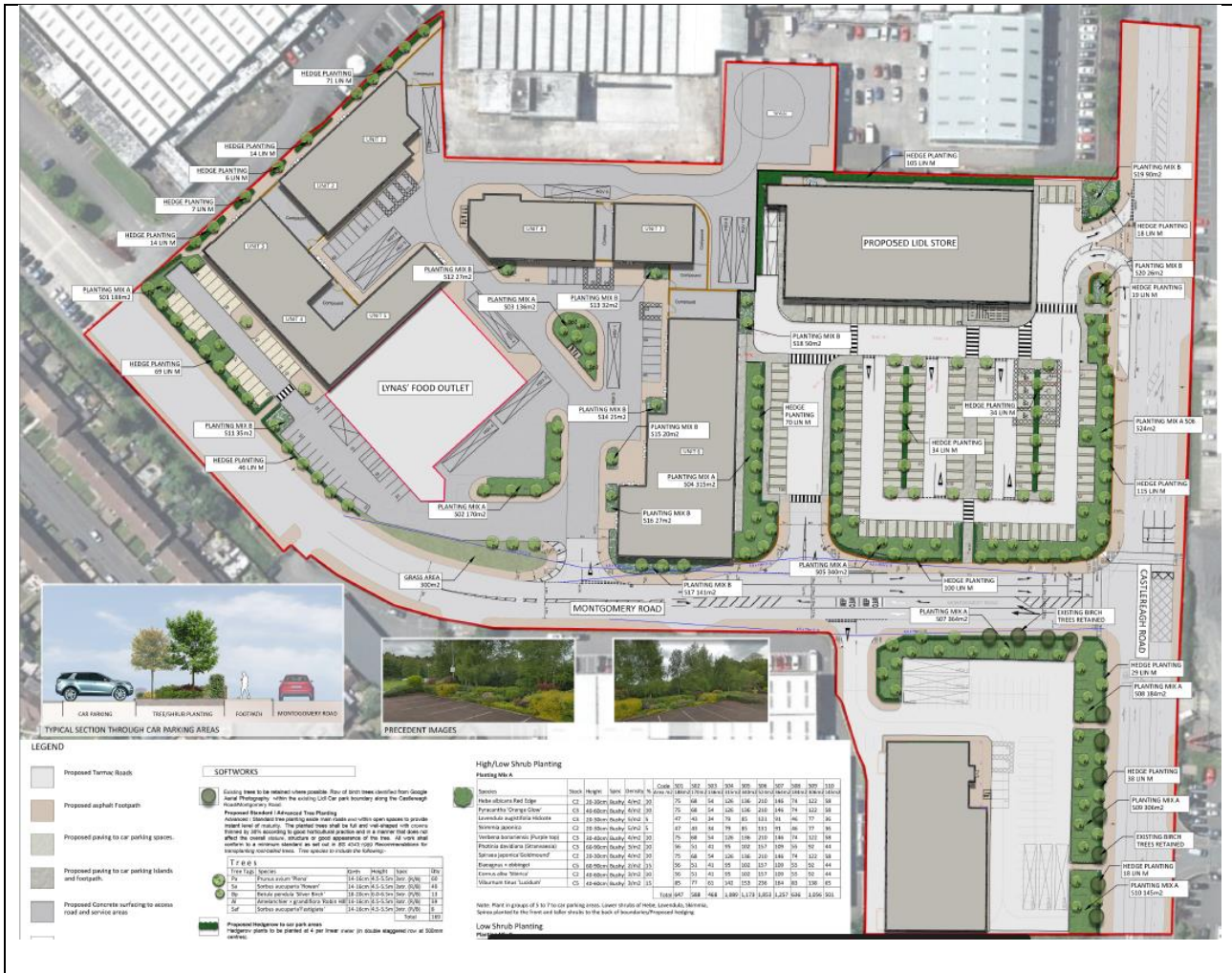
1 objection has been received in relation to traffic and associated issues. DFI Roads have no objections in relation to these issues and accordingly any impacts are considered acceptable.

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 Chief Executive, or her nominated officer to finalise the wording of conditions and enter into a planning agreement under S76 of the Planning Act, subject to no new substantive planning issues being raised by consultees and third parties.

# Case Officer Report

## Site Location Plan





<b>Representations:</b>	
Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	None received

1.0	Description of Proposed Development
1.1	Mixed use regeneration scheme involving: demolition of vacant buildings Hughes Christensen site; erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to, and subdivision of, existing supermarket building to form 4no. Class B4 units (existing retail use to be discontinued); erection of replacement supermarket; provision of new accesses from Montgomery Road and Castlereagh Road; road improvements; car parking, landscaping and associated site works. (Lynas Food Outlet building to be retained). A breakdown of the floorspace proposed is set out below:

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	Proposed Supermarket	A1	2207 m <sup>2</sup>
	<b>Total proposed floorspace</b>		<b>8247 m<sup>2</sup></b>
2.0	Description of Site		
2.1	<p>The site comprises two sites either side of Montgomery Road and adjacent to the Castlereagh Road. The northern side of the site comprises former an industrial site / factory buildings generally single storey in height finished in brick with a flat roof. This portion of the site also includes several free-standing buildings towards the western boundary including bulk frozen food sales unit. It also includes areas of hard standing / parking. boundary treatments generally consist of typical metal fencing approximately two metres in height.</p>		
2.2	<p>The southern part of the site consists of an existing Lidl free standing supermarket which is single Storey in height and finished in render with a mono pitch roof finished in tiles. hard standing parking areas located to the east and north of the building with a landscaped buffer area around the site periphery. Two Storey dwellings are located adjacent to the site to the south, with two storey business units adjacent to the site to the west.</p>		
<b>Planning Assessment of Policy and other Material Considerations</b>			
3.0	Site History		
3.1	<p>Ref ID: Y/2014/0227/F          Proposal: Proposed change of use to Class B4 storage or distribution with associated trade counter/cash and carry sales, minor alterations/extension, realigned car parking, landscaping and all other associated works (Amended Plans)          Address: Former Hughes Christensen Site, Montgomery Road, Castlereagh, Belfast, BT6,          Decision: Permission Granted          Decision Date: 01.12.2014</p>		
4.0	Policy Framework		
4.1	<p>Belfast Urban Area Plan;          Draft Belfast Metropolitan Area Plan 2004;          Draft Belfast Metropolitan Area Plan 2015;          Draft Belfast Local Development Plan Draft Plan Strategy 2035;</p>		
4.2	<p>Regional Development Strategy (RDS);          Strategic Planning Policy Statement (SPPS);          PPS2: Planning and Natural Heritage;          PPS4: Planning and Economic Development;          PPS6: Planning, Archaeology and Built Heritage;</p>		

	PPS3: Roads Considerations; Development Control Advice Note 15 Vehicular Access Standards;
5.0	<b>Statutory Consultee Responses</b>
	Transport NI – no objections subject to conditions (tbc); DEARA – no objections subject to conditions; Rivers agency - no objections subject to conditions; HED - no objections; NI Water- no objections; Health and safety executive- no objections; DFI economic unit - no response; Invest NI – no response;
6.0	<b>Non-Statutory Consultee Responses</b>
	BCC Development Plan – no objections subject to conditions; BCC Economic Development Unit – response outstanding; BBC Parks / Landscape: no objections; Environmental Health - no objections subject to conditions (considering construction management plan details); Shared environmental services- no objections subject to conditions;
7.0	<b>Representations</b>
	The application has been neighbour notified and advertised in the local press.  1 representation objecting to the application has been received.
8.0	<b>Other Material Considerations</b>
	BCC Belfast Agenda BCC Developer Contributions Framework The agent indicates that the proposal would result in regeneration of this key site and the following economic impacts: <ul style="list-style-type: none"> <li>• the construction costs of the entire project will be c. £8m, which will be a significant benefit to the local construction industry;</li> <li>• the proposed Lidl store will support 35 jobs (22 existing + 13 new jobs);</li> <li>• the proposed Class B2 &amp; B4 units have the potential to create 87 full time equivalent positions;</li> <li>• there will be an increase in rates revenue for Belfast City Council of c. £300,000+ per annum.</li> </ul>
9.0	<b>Assessment</b>
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> <li>- The principle of a major foodstore at this location;</li> <li>- The loss of existing industrial land;</li> <li>- the principle of business units at this location;</li> <li>- The economic impact of the proposal;</li> <li>- Design and layout considerations;</li> <li>- Impact on amenity / character of the area;</li> <li>- Impact on transport and other infrastructure.</li> <li>- Impact on natural environment;</li> <li>- Impact on Built heritage assets;</li> </ul> Policy Considerations:

9.2	Policy SFG3 of the RDS seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities. This policy states <i>'Belfast City Centre has developed its regional shopping offer. A precautionary approach needs to be continued in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area'</i> .
9.3	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3, remain applicable under 'transitional arrangements'.
9.4	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.
9.5	The SPPS introduces new retail policy under 'town centres and retailing' at pages 101-105, replacing previous considerations within Planning Policy Statement 5. Paragraph 6.270 states that <i>'the aim of the SPPS is to support and sustain vibrant town centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location of retailing and other complementary functions, consistent with the RDS.'</i>
9.6	Paragraph 6.273 states planning authorities must adopt a town centre first approach for retail and main town centre uses. Paragraph 6.280 states that a sequential test should be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date LDP. Where it is established that an alternative sequentially preferable site or sites exist within a proposal's whole catchment, an application which proposes development on a less sequentially preferred site should be refused.
9.7	Paragraph 6.281 requires applications for main town centre uses to be considered in the following order of preference (and consider all of the proposal's catchment): <ul style="list-style-type: none"> <li>- primary retail core;</li> <li>- town centres;</li> <li>- edge of centre; and</li> <li>- out of centre locations, only where sites are accessible by a choice of good public transport modes.</li> </ul>
9.8	No guidance has been published to date by DFI to assist in interpretation and application of SPPS policy.
	Economic Development considerations:
9.9	Paragraph 6.97 of the SPPS states that "planning authorities should generally adopt a positive and constructive approach to determining applications for appropriate sustainable economic development informed by the provisions of the LDP, the SPPS and all other material planning considerations. Where proposals come forward on land not identified for economic development through the LDP, the planning authority must consider and assess the proposal against a wide range of policy considerations relevant to sustainable development, such as integration with transportation systems (particularly



	<p>public transport), synergy with existing economic development uses, and use of previously developed land or buildings.”</p>
	<p>PPS4:</p>
<p>9.10</p>	<p>PPS4 policy is retained as a material consideration as set out at paragraph 1.13 of the SPPS. Policy is relevant to the application include Policy PED 1 - Economic Development in Settlements, Policy PED 7 - Retention of Zoned Land and Economic Development Uses, Policy PED 8 - Development incompatible with Economic Development Uses, and Policy PED 9 - General Criteria for Economic Development.</p>
	<p>Development Plan Considerations</p>
<p>9.11</p>	<p>Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
<p>9.12</p>	<p>Following the May 2017 Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan (BUAP). The application site is located within a simplified planning zone in the BUAP 2001. The plan states that legislation is being prepared which will provide for the establishment of Simplified Planning Zones (SPZ) within which certain planning controls will be removed and that the main purpose of SPZs is to allow greater freedom of action in stimulating and encouraging development. However, no further advice or legislation was ever provided on these.</p>
<p>9.13</p>	<p>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.</p>
<p>9.14</p>	<p>BMAP 2015 reached an adopted stage and was subject to legal challenge in relation to the policies regarding Sprucefield Shopping Centre. BMAP 2015 is therefore considered to hold significant weight. The weight to be afforded is a matter of judgement for the decision maker.</p>
	<p>Part of the application site is zoned in the 2004 version of draft BMAP 2015 as an area of Existing Employment/Industry under designation MCH 13 (see Figure 2). Employment policy contained within the draft plan states “lands for employment/industry are zoned to facilitate the needs of industry and business enterprises over the plan period. The zoning of land provides a basis for rational and consistent decisions on planning applications and provides a measure of certainty about which types of development will and will not be permitted”. It further states that, “development proposals will be considered in accordance with prevailing regional policy and relevant plan proposals”. The application site fronts onto an arterial route. Policy MCH 22 states that on designated arterial routes planning permission will only be granted for proposals which meet the following criteria:</p> <ul style="list-style-type: none"> <li>- Development shall be aligned with the prevailing building line. Exceptions to this may be permitted where the development creates significant public space;</li> <li>- 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; and</li> <li>- Building height and massing shall be appropriate to the scale of the street and shall generally be 2 to 3 storeys.</li> </ul>



	<p>It further states, "Development should form an edge to the street and follow a common building line without major setbacks. Land uses that would conflict with this objective such as car sales with hard surfaced forecourt display areas along the road frontage will not be permitted".</p>
9.15	<p>The report by the Planning Appeals Commission (PAC), following the Public Local Enquiry into objections to BMAP 2015, records a general objection to the Arterial Routes policy and design criteria in the 2004 version of draft BMAP. The PAC considered that this objection was of a general nature and no specific arguments were presented that would enable further considerations of the matter. The PAC recommended no change to the plan. However, the Arterial Routes policy and design criteria has not been included in the 2014 version of draft BMAP.</p>
9.16	<p>Part of the application site is zoned in the 2014 version of draft BMAP 2015 as an area of Existing Employment under designation MCH 10 (see Figure 2). Employment policy contained within the draft plan states that proposals within these sites will be determined in accordance with prevailing regional planning policy. Acceptable Uses on employment zonings based on the Planning (Use Classes) Order (Northern Ireland) 2004 are:</p> <ul style="list-style-type: none"> <li>- Class B1: Business (b) as a call centre;</li> <li>- Class B1: Business (c) for research and development;</li> <li>- Class B2: Light Industrial;</li> <li>- Class B3: General Industrial; and</li> <li>- Class B4: Storage or Distribution.</li> </ul>
9.17	<p>The application site fronts also onto an arterial route. The plan states that as arterial routes provide local and neighbourhood reference points, an important aim of the plan is to promote and develop these routes.</p>
9.18	<p>BMAP strategic retail policy for Belfast is set out at pages 54-58 Part 3 volume 1 and page 28 part 4 volume 2. The BMA retail strategy seeks to:</p> <ul style="list-style-type: none"> <li>- promote Belfast City Centre as the leading shopping centre in the Plan Area and Northern Ireland;</li> <li>- Outside City and Town Centres the nature and scale of retail development is to be controlled in order to protect the vitality and viability of the city and town centres and retail development to be focused on designated District Centres, Shopping / Commercial Areas and Designated Commercial Nodes on designated Arterial Routes and designated Local Centres.</li> </ul> <p>Two other elements are cited, however these relates to areas outside of Belfast and are therefore not applicable.</p>
9.19	<p>Policy R1 states that <i>'primary retail cores will be the preferred location for new comparison and mixed retail development...(and)...outside designated Primary Retail Cores, planning permission will only be granted for comparison and mixed retail development where it can be demonstrated that there is no suitable site within the primary retail core'</i>. The supplementary note goes on to say that <i>'the plan seeks to support the vitality and viability of city and town centres by ensuring that they are the main focus for all retail developments including convenience, non-bulky comparison and bulky comparison retailing.'</i></p>
9.20	<p>Policy R2 states planning permission will not be granted for proposals for retail development where it would be likely to result in an adverse impact on the distinctive role of Belfast City Centre as the leading regional shopping centre. It refers to the Regional Development Strategy 2035 which states it <i>'supports and strengthens the</i></p>

	<i>distinctive role of Belfast City Centre as the primary retail location in Northern Ireland. It urges a precautionary approach in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area.'</i>
9.21	A list of district centres is designated on page 57 part 3 volume 1. Centres designated within the Belfast City Council Area include Connswater, Dairyfarm, Hillview, Kennedy Centre, Park Centre, Westwood Centre, and Cityside (formerly Yorkgate). Forestside is also a designated centre and is located adjacent to BCC boundary within Lisburn and Castlereagh Council. The supplementary text refers to the findings of the retail study for Belfast stating they concluded that there were planning reasons for redirecting any identified need to nearby city and town centres where the case for retail investment is stronger.
9.22	Page 28 part 4 volume 2 refers to retailing in the city centre and designates the Primary Retail Core and Primary Retail Frontage under CC05 and CC06.
9.23	Pages 105-106 part 4 volume 2 refers to retailing in outer Belfast. This designates the District Centres under BT010. The supplementary text states ' <i>these centres co-exist with the City Centre and should fulfil a complementary role. It is recognised that whilst Belfast City Centre is under-performing as a regional centre, many of the out-of-town centres are overtrading and are attracting trade away from the City Centre. In order to help redress this imbalance, boundaries are delineated for all of the District Centres.'</i>
9.24	Belfast Local Development Plan Draft Plan Strategy 2035 which will guide future investment and development decisions to enable the sustainable spatial growth of the city up to 2035, has now been published and has been subject to examination by the Planning Appeals Commission. Accordingly, this is now a material consideration. This includes strategic policy on creating a vibrant economy at page 143.
	Consideration
9.25	The proposal is a mixed-use scheme, and comprises a retail element, business, and industrial units. The scheme proposes to relocate an existing supermarket store from its current position in the southern section of the site, to the northern portion of the site replacing an existing factory building. The proposal also includes revisions to existing road infrastructure, in addition to internal access facilities on circulation space and parking areas. Areas of landscaping are also proposed. Each element will be assessed in turn.
	Replacement Supermarket
9.26	The replacement supermarket has a gross internal floor area of 2,207sqm and a net sales area of 1,420sqm of which 1,136sqm is for the sale of convenience goods with 284sqm for the sale of comparison goods. This is an increase of 397sqm of convenience and 198sqm of comparison floorspace on the existing store which is to be relocated from its' current location to the factory site to the north. The table below sets out the floorspace details for ease of reference:

	Existing store	Proposed store	Increase
<b>Gross floor area (sqm)</b>	1,184	2,207	1,023
<b>Net floor area (sqm)</b>	825	1,420	595
<b>Convenience floorspace (sqm)</b>	739	1,136	397
<b>Comparison floorspace (sqm)</b>	86	284	198

9.27 The proposal relates to a named operator Lidl, who are already operating at the site and from other locations within East Belfast. It should be noted however, that any planning permission cannot be linked to an operator, rather the scale and nature of retailing can only be linked to the site. Thus, if permission was granted, any operator could trade from the retail unit subject to compliance with any conditions deemed appropriate.

9.28 The site is outside any designated retail centres identified within both the BUAP and dBMAP. It is therefore sited in an 'out of centre' location.

The agent submitted a retail impact, need and sequential assessment with the application. Paragraph 6.283 of the SPPS states all applications above 1000 sqm...should be required to undertake a full assessment of retail impact.

Catchment

9.29 The agent has argued that the catchment area (or area from which people/expenditure will be drawn/ attracted to the proposal) for the proposal would be 10 minutes from the site but has altered this to take account of the proximity of other Lidl stores. The RIA states that a catchment area has been adopted in a predominantly south-easterly direction that includes Ballyhanwood, Upper Braniel and the settlement of Moneyreagh. In a westerly direction the catchment also includes the wards of Ravenhill, Ballynafeigh, Rosetta, Newtownbreda, Galwally, Beechill, Cairnshill, Minnowburn and Knockbracken. However, the catchment does not extend to a 10-minute drive from the site in a northerly direction given the presence of existing Lidl stores at Belfast City Centre, Connswater and Castlereagh Road.

9.30 The agent asserts than a 10-minute catchment is appropriate. This is considered overly restrictive given the size and scale of this major retail development. Foodstores of this scale would normally be subject to a minimum 15-minute catchment area. It is considered erroneous to exclude areas of the catchment on the basis of existing Lidl foodstores. Given that a named operator cannot be secured by condition, assessment must be undertaken on the basis of all convenience operators within the catchment. Furthermore, given the competitive nature of retailing, it is a reasonable assumption that a new store would influence shopping habitats/trade on all stores, including those of the same operator, within a catchment to a varying degree. In addition, a new store at this location would increase the range of goods available and thus likely increase the attractiveness of this out of centre location and associated linked trips. On this basis it is therefore reasonable to assume that shoppers could switch preferred destinations for supermarket shopping. It is considered in this urban location that influence within the 10-15-minute drive time in some areas will be diminished due to closer proximity of other retail stores/centres.

Sequential Test / Available sites

9.31 The SPPS introduces a town centre first approach and a sequential assessment to town centre uses that are not in an existing centre, taking account of the catchment area of

	<p>the proposal. Accordingly, primary retail core, city centre, and edge of city centre vacant sites must be considered for suitability followed by those in other designated centres, in this case district and local centres designated by BMAP, before out of centre locations. Out of centre locations must also be accessible by a choice of good public transport modes.</p>
9.32	<p>Paragraph 6.289 require applicants to ‘...<i>identify and fully demonstrate why alternative site are not suitable, available and viable</i>’. There is no further direction or discussion within the SPPS as to the definition or interpretation of <i>suitable, available and viable</i>. To date no guidance has been published by DFI to assist in the interpretation and implementation of the sequential test and associated policies within the ‘Town Centres and Retailing’ section. Accordingly, consideration of practice / guidance in England has been taken into account. The document ‘Planning for Town Centres - Guidance on need, impact, and the sequential approach’ (Department for Communities and Local Government, December 2009) sets out three criteria in the assessment of the sequential testing of sites:</p> <ul style="list-style-type: none"> <li>(a) Suitable: When judging the suitability of a site it is necessary to have a proper understanding of scale and form of development needed, and what aspect(s) of the need are intended to be met by the site(s). It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make, either individually or collectively, to meeting the same requirements.</li> <li>(b) Available: A site is considered available for development, when, on the best information available, there is confidence that there are no insurmountable legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.</li> <li>(c) Viable - whether there is a reasonable prospect that development will occur on the site at a particular point in time.</li> </ul>
9.33	<p>A degree of caution also must be taken in regard to the above, as these predate the new National Planning Policy Framework (in effect the English equivalent to the SPPS) published in December 2012. This retains application of the sequential test, but now reads as follows (paragraph 24):</p> <p><i>“Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.”</i></p>
9.34	<p>Also of importance is the legal case of <i>Tesco Stores v Dundee City Council</i> [2012], the Court held that the question of suitability was to be interpreted objectively in accordance with the language used, read in its proper context. In summary, the judgement indicates that the Council was correct in interpreting “suitable” to mean “suitable for the development proposed by the applicant”.</p>
9.35	<p>In applying the sequential test, the nature of the developer’s proposal must be taken into account. Paragraph 6.289 of the SPPS states that <i>‘flexibility may be adopted to</i></p>

	<p><i>accommodate developments onto sites with constrained footprints...applicants will be expected to identify and fully demonstrate why alternative sites are not suitable, available and viable.'</i></p>
<p>9.36</p>	<p>The agent has stated that they do not consider any suitable site exists within the catchment area of the proposal. However, it is considered that the catchment is larger than that suggested by the developer. Protected centres within the catchment would include, based on drivetimes from the site, Connswater (9mins), Kings Square (7 mins), Holywood (12 mins), Forestside (7mins), and Moneyreagh (10 mins). The primary retail core of the city centre would fall outside of the catchment, however the eastern area between primary retail core the city centre and the River Lagan would be located within the 15-minute drivetime. Cityside also falls within the 15-minute drivetime. A number of local linear centres would also fall within the catchment area, including Cregagh Road, Castlereagh Road, Ormeau Road, Ravenhill Road, Newtownards Road, Holywood Road, Ballyhackamore, Belmont, and Cherryvalley. Dundonald is located just outside the 15-minute drivetime.</p>
<p>9.37</p>	<p>A review of vacant sites within the city centre, district centres, and local centres within the catchment area has therefore been undertaken, using site surveys supplemented with property website searches, with availability confirmed with property companies. It is acknowledged, that the property market is a dynamic sector by nature, with site availability changing on an almost daily basis. It should also be noted that a business model operated by retailers is not justification for discounting sequentially preferable sites, the public interest is to ensure that city and other protected centres are vibrant and viable as articulated in the aim and objectives of the SPPS and dBMAP.</p> <p>City Centre</p>
<p>9.38</p>	<p>There are a number of small sites available within the city centre, however these would not be suitable for the proposal by virtue of their size.</p> <p>There are a number of development opportunity sites identified within the city centre in dBMAP. Many of these could easily accommodate the proposal, such as at the former Sirocco Works site. These sites have been discounted by the agent as being too close to the existing Lidl stores are not viable or available. The Sirocco site has an extant outline planning permission that includes a supermarket, however this is discounted on grounds that a more recent redevelopment scheme has been approved by the Council which indicates that the extant permission is unlikely to be implemented / available (ref: LA04/2018/0811/O).</p> <p>Other Centres</p>
<p>9.39</p>	<p>All other locations listed above, at 9.36, that would be located within the catchment have been reviewed for available sites. At the time of writing, there are no sites available that could facilitate the proposal, largely due to the size of store proposed. The proposal therefore meets the sequential test.</p> <p>Retail Impact</p>
<p>9.40</p>	<p>With the introduction of the SPPS in September 2015, paragraph 6.283 stipulates that a full assessment of retail impact is required for development exceeding 1000sqm not proposed in a town centre.</p> <p>Retail Impacts cited by the Agent:</p>

9.41	<p>The applicant estimates that the proposed store will have a turnover of £9.93m in the design (store opening) year of 2022. This is an increase of £2.9m over the existing store. £8.53m of the total turnover will be from the sale of convenience goods. They estimate that this will result in an increase in turnover (as a percentage of their identified catchment spending) of 1.2% The proposed store's comparison floorspace turnover is estimated to be £1.4m. The agent estimates that this will result in an increase in turnover (as a percentage of their identified catchment spending) for comparison goods of 0.4%. The overall increase in store turnover is estimated at 0.7%.</p> <p>(i) Retail impact on convenience goods shops</p>
9.42	<p>The RIA argues that the majority of the design year turnover would be drawn from out of centre/unprotected locations with 87.7% of the turnover drawn from within 5 mins of the store (76.5% from the existing store turnover at design year), with the remainder principally from Tesco Castlereagh Road (1.4% impact, £421K) with the remaining 6.1% drawn from other convenience retailers within this drivetime. The various retailers would see estimated impacts of between 1.4% and 3.3%.</p> <p>The RIA estimates that 2.5% of the turnover will be redirected from Forestside (c.£210K). this equates to an impact of 0.4%.</p> <p>Within the 5-10-minute drive time, the RIA estimates that trade will be diverted from Dunnes Annadale (0.7% of turnover), Tesco Newtownbreda (1.2%), and 'other' stores (0.7%). This equates to impacts of 1.1%, 0.3%, and 0.2% respectively. It also estimates spending growth of 1.9% within this drivetime of the catchment.</p> <p>Lidl Connswater falls outside the catchment identified in the RIA, however it identifies that 3.1% of turnover will be drawn from this store, equating to an impact of 3.4%.</p> <p>2.3% of turnover is estimated to be derived from 'clawback' of spending from outside the catchment or inflow.</p> <p>(ii) Impact on comparison goods shops</p>
9.43	<p>The RIA argues that Lidl is not a comparison goods destination given that comparison items are typically sold on a promotional basis and tend to be purchased by customers who are visiting the store for convenience goods.</p> <p>Within that catchment, that other than the existing Lidl store, the highest impact will be on Tesco at Castlereagh Rd at 2.4%. the next highest impact is Sainsburys Forestside at 1.3%. It is argued that the proposal's total retail impact on Forestside DC will be 0.25%</p> <p>Outside the RIA catchment, 7.7% of the turnover is identified as being redirected from Lidl Connswater, with 15.4% derived from 'clawback' of spending from outside the catchment or inflow.</p> <p>Belfast City Centre, Connswater District Centre and Kings Square</p>
9.44	<p>The RIA states that Belfast City Centre, Connswater DC and King's Square are retail centres in close proximity to the proposal's catchment, but provides a broad assessment on likely impacts on these centres.</p> <p>The RIA considers that "the diversion to the proposal is less than 0.1% of Belfast City Centre's turnover, less than 1% of Connswater's turnover and c. 6% of King's Square's</p>

	<p>turnover. Therefore, there would not be a significant adverse effect given that it would be such a low proportion of the centre's turnover... and so impacts on them will be extremely low."</p> <p>Consideration:</p> <p>9.45 The findings of the RIA and associated supporting information have been fully assessed. Council would not agree with the majority of diversions cited within the RIA and has undertaken assessment of impacts based on its' own assumptions and testing of the information presented.</p> <p>Following assessment of the economic information, on balance, it is considered that the majority of trade will be drawn from unprotected locations and as such the scale of impact on protected centres is not likely to be significant.</p> <p>It is also considered that the proposal, when assessed individually and cumulatively with other extant retail permissions within the catchment, would not adversely affect the vitality and viability of protected centres within its catchment area.</p> <p>Need</p> <p>9.46 The SPPS states that an assessment of need should be "proportionate" to the development proposed and may include a quantitative and qualitative assessment taking account of the needs of the town. The RIA states that:</p> <p>"in this case the application site was occupied by Hughes Christensen who had been a major employer in east Belfast but it has now been vacant for 9 years despite attempts to sell or let it. This is a key site along an arterial route and continued vacancy and dereliction is not desirable from a planning or economic perspective – there is a need for regeneration.</p> <p>9.47 Redevelopment involving Class B uses alone is not economically viable and so a higher value use is required. The existing Lidl supermarket is directly opposite the former factory site and...there is a qualitative need for a replacement supermarket.</p> <p>9.48 While the existing store trades well (which clearly demonstrates that there is a demand for a supermarket at this location), it is too small and this has a detrimental impact on business efficiency and the shopping and working environment. Customers at the community consultation event commented that a larger store is needed. The proposed replacement store will improve efficiency while the working environment will be enhanced though the provision of improved staff welfare facilities including showers, a locker room and canteen. The store will provide a better shopping experience for customers in that it will be a larger, modern building with good levels of natural light, it will be easier to get around and products will be more accessible.</p> <p>9.49 In terms of quantitative need, Tables 2 and 3 at Appendix 2 show that there will be increase in spending in the catchment of around £10.9m between 2020 and 2022. Furthermore, Table 6.12 of the aforementioned Belfast Retail Study concludes that under there is a need for 10,105sqm of convenience floorspace and 49,437sqm of comparison floorspace in Belfast to 2035 in accordance with the growth proposals under the Council's draft LDP. The proposed uplift in floorspace is a very small proportion of this."</p> <p>9.50 In considering need for the proposal, it is agreed that the site requires regeneration for the reasons set out in the RIA/above and it is considered that there is a public interest</p>
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	<p>in an appropriate redevelopment of the site. In addition, the RIA identifies a need for additional floorspace within the Retail Study for the draft LDP. This, however, remains in draft form, and accordingly determining or significant weight cannot be afforded to it. The qualitative issues set out in the RIA are noted, however these matters are not, in themselves, sufficient justification for need for a new store. The existing store can function adequately as currently arranged. An improved customer/user experience is not a matter of public interest.</p>
<p>9.51</p>	<p>BCC LDP team have also reviewed the supporting information and have no objections to the proposal on the basis that the existing store will be replaced, they are satisfied that the proposal meets the sequential test, will not prejudice protected centres, or result in an unacceptable cumulative impact. Conditions are necessary to allow the Council to retain control of the nature of retailing at this location.</p> <p>Business / Industrial uses</p>
<p>9.52</p>	<p>The site comprises a redundant 1950s factory (with associated office and storage) extending to approximately 11775 sqm / 126,750 sqft set on a site of 2.19 hectares/5.4 acres. The proposal includes the erection of 8No. Class B2 (light industrial) and Class B4 (storage/distribution) unit; extension to, and subdivision of, existing supermarket building to form 4no. Class B4 units with associated access and parking infrastructure and landscaping areas. The proposal comprises a total of 8247sqm of which 2207sqm would be for retail/supermarket use. The proposal would therefore result and a net loss of approximately 5735 sqm of industrial floor space. Conversion of the existing building to B4 use was previously approved in 2014. This has expired, but remains a consideration.</p>
<p>9.53</p>	<p>As set out in paragraphs 9.9 to 9.14 above, the main policy considerations are set out in PPS4, BUAP, and BMAP. The BUAP identifies the site as falling within a simplified planning zone, whilst both BMAP plans identify the site as exiting employment/industrial use. PED 7 of PPS4 relates to loss of industrial land, whilst PED9 sets out general criteria against which proposals will be assessed.</p>
<p>9.54</p>	<p>PED7 (clarification) states the following in relation to zoned sites identified in development plans:</p> <p><i>Development that would result in the loss of land or buildings zoned for economic development use in a development plan (either existing areas or new allocations) to other uses will not be permitted, unless the zoned land has been substantially developed for alternative uses.</i></p> <p><i>An exception will be permitted for the development of a sui generis employment use within an existing or proposed industrial/employment area where it can be demonstrated that: the proposal is compatible with the predominant industrial use; it is of a scale, nature and form appropriate to the location; and provided approval will not lead to a significant diminution of the industrial/employment land resource in the locality and the plan area generally. Retailing or commercial leisure development will not be permitted except where justified as acceptable ancillary development.</i></p> <p>PED 7 goes on to discuss considerations for unzoned land within settlements:</p> <p><i>On unzoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, to other uses will only be permitted where it is demonstrated that:</i></p>



9.55	<p>(a) redevelopment for a Class B1 business use or other suitable employment use would make a significant contribution to the local economy; or</p> <p>(b) the proposal is a specific mixed-use regeneration initiative which contains a significant element of economic development use and may also include residential or community use, and which will bring substantial community benefits that outweigh the loss of land for economic development use; or</p> <p>(c) the proposal is for the development of a compatible sui generis employment use of a scale, nature and form appropriate to the location; or</p> <p>(d) the present use has a significant adverse impact on the character or amenities of the surrounding area; or</p> <p>(e) the site is unsuitable for modern industrial, storage or distribution purposes; or</p> <p>(f) an alternative use would secure the long-term future of a building or buildings of architectural or historical interest or importance, whether statutorily listed or not; or</p> <p>(g) there is a firm proposal to replicate existing economic benefits on an alternative site in the vicinity.</p> <p><i>A development proposal for the re-use or redevelopment of an existing Class B1 business use on unzoned land will be determined on its merits.</i></p> <p>The applicants' response to these issues are set out in the Planning, Access and Design report and states the following:</p> <p>48. PAC decision 2018/A0070 indicates that regional policy relating to designations or zonings do not apply if that zoning is only included in a draft plan – it is only a proposal while the plan is in draft form (Appendix 2). BMAP remains a draft plan and the extant plan is the BUAP where the whole site is unzoned whiteland. Accordingly, it is the second part of Policy PED7 and the last sentence of para 6.89 that are relevant in this case.</p> <p>49. The proposal would result in the loss of 1.1ha of land forming part of the former Hughes Christensen factory site. However, Policy PED7 sets out a number of circumstances in which alternative uses will be permitted and points (b), (e) and (g) are relevant in this case.</p> <p>50. In relation to point (e), the Market Testing and Viability Reports confirm that the existing building on the site is unsuitable for modern employment uses in that:</p> <ul style="list-style-type: none"> <li>• it has a low eaves height of just 4.2m whereas modern requirements are for 8m+;</li> <li>• there are no dock levellers;</li> <li>• there is limited circulation space;</li> <li>• due to the position of the building on the site there are limited access points into the production areas making it difficult to sub-divide.</li> </ul> <p>51. The building's unsuitability is confirmed by the unsuccessful marketing for sale/ let for 9 years.</p> <p>Furthermore, redevelopment involving economic development uses alone is not viable and so the site is unsuitable from both a physical and financial perspective. A higher value use for which there is a demand is required.</p> <p>52. In relation to point (b), the proposal involves Class B2, B4 and A1 uses and so it is a mixed-use scheme. It contains a significant element of economic development use in that, of the net area of the application site (within proposed site curtilages), 69% of it is proposed for economic development uses (2.4ha out of 3.5ha) and there will be 6,040sqm of new employment floorspace.</p>
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53. While such schemes 'may also include residential or community use' (emphasis added), there is no requirement to include such uses. Nor is there any stipulation that the mix of uses cannot include A1.

54. The final test is that the proposal will bring substantial community benefits that outweigh the loss of land for economic development use. The context in which the proposal's benefits should be weighed up is that the existing vacant factory is an aging, nondescript building that has provided no employment for 9 years and this will continue to be the case without the proposal.

55. The proposal would bring substantial community benefits in that:

- it is an investment of c. £8m – a significant boost to the local construction industry that will contribute to economic growth consistent with Outcome 1 of the NI Executive's Draft Programme for Government;
- the proposed business units will be suitable for (inter alia) start up business ventures and the proposal has the potential to create 100 new jobs;
- it will increase rates revenue for Belfast City Council by c. £300,000 + pa;
- the proposed replacement supermarket will be a significantly improved facility for local shoppers including mobility impaired customers given that it will have wider aisles and will generally be much more accessible, while the working environment for staff will be enhanced with the provision of improved staff welfare facilities;
- the proposal will regenerate a vacant brownfield site consistent with RG7 of the RDS (support urban renaissance). Its environmental quality will be significantly improved through the removal of the existing factory building with asbestos roof and the erection of attractive new commercial buildings with landscaped areas.

56. Point (g) is that there is a firm proposal to replicate existing economic benefits on an alternative site in the vicinity. As noted above, the vacant factory delivers no economic benefits. The proposal involves the extension and conversion of the existing Class A1 Lidl building to form 4no Class B4 units. They would support 18no new jobs – compared to zero jobs in the existing factory and no prospect of job creation at it for a long time if an alternative viable use is not permitted.

57. Therefore, the proposal accords with Policy PED7 and para 6.89 of the SPPS. The benefits of the proposal outweigh the loss of a small portion of land last used for economic development purposes.

58. The dBMAP employment zoning is a material consideration. Even if this was confirmed in an adopted plan and the first parts of Policy PED7 and para 6.89 were applicable, material considerations would justify approval of the proposal:

59. First, there is no market for the existing building and redevelopment comprising only economic development uses is not viable.

60. Second, the proposal involves substantial benefits as outlined at para 55 above.

61. Third, the portion of land lost to an alternative use (the proposed supermarket) only accounts for a very small proportion of the dBMAP zoning (3% – 1.1ha / 32.7ha) and it is located on its periphery. It would not prejudice future redevelopment of the wider employment area.

62. Fourth, the dBMAP zoning already has a wide mix of uses (as identified in Section 2) and the proposed supermarket is compatible with these. A Lidl supermarket has been trading at the application site for 20 years and is a complementary facility to the

employment uses in the area in that it is a convenience shop that caters for the day to day needs of local employees.

63. Fifth, the proposal involves a significant element of economic development use.

64. Sixth, the proposal will not affect the City's capacity to meet future demand for employment space. The SPPS indicates that the purpose of zoning land is to ensure a sufficient ongoing supply and in Belfast there is an oversupply of employment floorspace in the order of 612,000sqm – without taking account of sites suitable for both housing or employment (see para 8.1.18 of the Council's Draft Plan Strategy).

65. The site of the proposed supermarket is only 1.1ha and has a floorspace potential of 4,400sqm (applying the modern standard of 40% building to plot ratio). This equates to only 0.7% of the oversupply. The net loss of land taking account of the fact that existing Lidl site would be converted to employment use would only be 0.5ha. This has a floorspace potential of 2,000sqm and equates to only 0.3% of the oversupply. Therefore, even with the proposal there would still be a huge oversupply of employment land in Belfast.

66. The proposed mixed-use development including the replacement supermarket accords with point (b) of Policy PED7 as demonstrated above. Policy PED1 of PPS4 is also relevant to the Class B2 and B4 uses and indicates that on unzoned sites within settlements, such uses will be determined on their individual merits.

67. Having regard to the existing mix of uses in the surrounding area, the compatibility of the proposed uses, the design of the proposed units (that will enhance the local townscape) and the fact that they would not cause any environmental harm, these uses should be considered acceptable.

68. Notably the Department has already permitted Class B4 use at this location in approving the Lynas application (ref: Y/2013/0173/F).

69. Policy SETT2 of dBMAP is also a material consideration. It relates to development proposals on zoned sites and states (among other things) that planning permission will only be granted for proposals that comply with the specified use. Section 2.3 of the PAC Report on dBMAP notes that at the public inquiry the Department provided clarification that reference to proposals that 'comply' with the specified use was intended to include complementary uses. The PAC then recommended that this Policy be amended to allow for the inclusion of complementary uses.

70. The majority of the part of the site within the dBMAP employment zoning will be put to Class B2 or B4 use. These uses are noted as being acceptable on employment zonings – see page 85 of the PAC BMAP Report.

71. The remainder of this part of the site is for the proposed supermarket. A supermarket has been trading at the application site for 20 years and is complementary to the employment and other uses within the dBMAP zoning in that it provides convenience goods meeting the day-to-day needs of employees in the area.

72. Therefore, the proposed uses accord with the current LDP and planning policy as well as the PAC's recommendations for dBMAP.

Consideration

9.56	<p>In considering the arguments made by the applicant, the Council has undertaken consultation with BCC Estates, DFI Economic Unit, and Invest NI. BCC Estates surveyor advises that:</p> <p><i>In my view, the information provided by LSH and Kenneth Crothers provides evidence that the subject property has been actively marketed for a period of around 10 years with very limited interest and that on-going demand for employment uses at the subject property in its current state and configuration is also very limited.</i></p> <p>DFI Economic Unit were first consulted on 21/07/2020. Further consultations 'chasing' their response were issued via the planning portal on 14/09/20, 09/11/20, 01/12/20, 01/02/21, 01/03/21, 30/03/21, 21/04/21, 21/04/21, and 19/05/21. No response has been received.</p> <p>Invest NI were also consulted on 01/03/21, with reminder consultation sent on 30/03/21, 21/04/21, and 19/05/21. No response has been received.</p> <p>BCC Development Plan advise in their consultation response:</p>
9.57	<p><i>An analysis of the employment monitor has identified approximately 9000 sq. metres of land suitable for employment use, assuming the best practice standard of 40% building to plot ratio, within a 3km distance (30-minute walk) of the application site. However, this figure may be subject to refinement and is issued without prejudice to the Employment Land Monitor which will be published later in the year. It should also be noted that this figure does not include vacant buildings which are currently advertised for sale or for rent.</i></p>
9.58	<p><i>Development Management is advised that consideration should also be given the implications of losing a greater amount of employment land than that being put back especially given the level of available employment land within a 3km radius (9,000 sq. metres) of the application site and the need to ensure an adequate supply in the general locality.</i></p>
9.59	<p><i>If Development Management are minded to approve this planning application then Development Plan and Policy would recommend that a Section 76 legal agreement is entered with the applicant to ensure that the existing Lidl store is converted into the four no. B4 units to ensure that the loss of existing employment land is adequately offset.</i></p>
9.60	<p>On the basis of the BCC estates surveyor and BCC LDP team response, and the lack of response from DFI Economic Unit and Invest NI to the contrary, it is considered that the arguments as set out by the applicant are reasonable and therefore acceptable in terms of the relevant policy considerations stipulated in the SPPS, PPS4, and Development Plans.</p>
9.61	<p>The proposal will result in the loss of c. 6000sqm of industrial floorspace, however the Business/Industry uses will be retained at the site with c.6000sqm of Class B uses proposed within new buildings. The viability arguments set out by the applicant are accepted in the absence of advice/evidence to the contrary. PED 7 loss of unzoned land does not include a stipulation that retail use is unacceptable within such areas, unlike the policy text for zoned sites. As BMAP has reverted to draft status following the successful legal challenges, the policy relevant context therefore reverts to unzoned status. The simplified planning zone policy/legislative direction as set out in BUAP was not published and is therefore silent in relation to the proposal. It is agreed that the proposal would provide regeneration benefits in terms of restoring a vacant site to active economic uses. This may provide substantial community benefits, including in terms of</p>

	<p>job creation and improved built form and associated public realm, if all the business units become operational on an ongoing basis. The proposal will also provide purpose designed/built units for modern business and industrial purposes which would allow and provide flexibility for these uses and their associated accommodation requirements. It is considered that the proposal will provide modern business accommodation replacing floorspace within a redundant out-dated factory unit and this helps off-set the net loss of floorspace.</p>
<p>9.62</p>	<p>In order to secure the retention of business/industrial use at the site and to offset the loss of such uses in substitution for the proposed retail use, it is fundamentally necessary that the conversion works of the existing Lidl building are provided prior to the new supermarket use commencing. As highlighted in the BCC LDP response, it is necessary to secure this by planning agreement under Section 76 of the Planning Act.</p> <p>Layout and Design</p>
<p>9.63</p>	<p>The proposed layout of the northern/larger portion of the site, locates the supermarket along/adjacent to the northern boundary of the site, with parking, access and landscaping between the building and Montgomery Road. Public elevations of the business/industrial units are orientated around/towards the access road into the site. Servicing areas are located largely to the rear of the new buildings which will assist in screening of these areas. New soft landscaped areas are located throughout the development within the areas subject to public views. The design and materials are considered acceptable given the context of the area.</p>
<p>9.64</p>	<p>Alterations to the exiting Lidl building are largely internal, with further landscaped areas provided in lieu of existing parking spaces. This is possible due to a lower standard of parking provision necessary for the new business/industrial uses.</p> <p>The design and layout of the development is considered acceptable, and adequately respects the existing context in terms of building locations and set backs. The landscaped areas will positively contribute to local townscape and assist in mitigating the visual impact of hard-surfacing of the site. Materials and detailing are also considered acceptable taking account of built form within the locality of the site.</p>
<p>9.65</p>	<p>The proposal is therefore considered to be compliant with the policy requirements of PPS 4, including the general criteria as set out at PED 9. It is also considered that the proposal would not compromise existing business/industrial uses adjacent to the site as they of similar uses.</p> <p>Amenity</p>
<p>9.66</p>	<p>Taking account of the response from BCC Environmental Health, and the existing use rights on both sections of the site, it is considered that the proposal will not result in any detriment to amenity of existing properties adjacent to the site. It is necessary however, to control the operating hours of the existing Lidl section of the site by planning condition in order to protect the amenity of adjacent dwellings.</p> <p>Access, Parking and Transport:</p>
<p>9.67</p>	<p>In relation to traffic, access, and parking issues, DFI Roads was consulted and is satisfied with the parking and access arrangements, however they are still considering technical details on revised Private Streets Drawings. These technical matters do not go to the principle of the development and Roads have no objection subject to the matters</p>

	<p>being resolved. Accordingly, the proposal is considered compliant with requirements in PPS3 and associated guidance.</p> <p>Natural Heritage Impacts</p>
9.68	<p>The site is not located in close proximity to protected habitats, however a biodiversity assessment has been provided in support of the proposal. NED and SES have reviewed these details and have no objections to the application. This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.</p>
9.69	<p>Having considered the nature, scale, timing, duration and location of the project it is concluded that, provided the following mitigation is conditioned in any planning approval, the proposal will not have an adverse effect on site integrity of any European site. The proposal is therefore considered to comply with PPS2 subject to a condition requiring submission of a site-specific Construction Method Statement (CMS) Plan.</p> <p>Water Management</p>
9.70	<p>Water Management Unit has considered the impacts of the proposal on the water environment and have no objection subject to conditions.</p> <p>Contamination:</p>
9.71	<p>A Preliminary Construction Method Statement has been provided by RSK Ireland Ltd (RSK) in support of this planning application. Regulation Unit Land and Groundwater team and Environmental Health have no objections to the content of the Construction Method Statement subject to conditions and informatives.</p> <p>Noise</p>
9.72	<p>Environmental Health have no objections subject to conditions in relation to noise impact considerations. They suggest hours of operation and deliveries are restricted to between 07:00 and 23:00. However, as discussed above, it is considered that hours of operation and deliveries to the business units within the converted Lidl building are further restricted due to the proximity of adjacent residential buildings. They are still considering detailed within a Construction Management Plan, however it is not anticipated that this will likely result in any fundamental issues. Delegated authority is sought to resolve this outstanding issue.</p> <p>Flooding and Drainage</p>
9.73	<p>Schedule 6 consent to discharge 179 l/s surface has been agreed 20/6/2019. The proposal to attenuate surface water within oversized pipes and limit/restrict the discharge rate to 179 l/s is a significant improvement from the current existing pre-development calculated rate of 476 l/s (for a 1 in 2-year storm event).</p>
9.74	<p>Drainage design has been supplied within the Drainage Assessment which is deemed to comply with NI Water Sewer for adaption standards. Evidence has been provided that the drainage will be installed within tolerance to meet the standards of the NI Water Sewers for Adaption 1st Edition for a 30-year storm events including an allowance for climate change. For storm events greater than this exceedance flow paths have been</p>

	<p>identified showing that no properties will flood and all exceedance flows are retained and effectively managed within the site boundaries so as not to cause and flood risk elsewhere.</p>
<p>9.75</p>	<p>DfI Rivers have no objections to the proposal. A condition is necessary to ensure provision and retention of drainage mitigation measures.</p> <p>HSE</p>
<p>9.76</p>	<p>After applying PADHI (Planning Advice for Developments near Hazardous Installations) Guidelines based on the information provided in this application, HSENI have no objections to this planning application.</p> <p>HED</p>
<p>9.77</p>	<p>HED (Historic Buildings) have reviewed the submission with regard to SPPS (NI) 6.12, and consider the proposal does not exert any demonstrable harm on the setting of Orangefield Presbyterian Church (HB26/05/003).</p> <p>BCC Parks and Recreation Landscape:</p>
<p>9.78</p>	<p>We are supportive of landscape proposals outlined on Dwg. 7120-L-101, which seek to visually integrate the development, thereby mitigating any potential visual impact on adjacent areas. We are content that proposed boundary treatments and hard and soft landscape proposals to the car park are likely to achieve this objective. In addition to improving the aesthetic value we feel they also help create safer pedestrian permeability to the proposed store. In general terms we are satisfied with landscape proposals for the wider site.</p> <p>We can confirm that the information provided in the Landscape Management and Maintenance Plan is acceptable.</p> <p>Conditions are necessary to secure the provision and maintenance of the landscaped areas.</p> <p>NIW</p>
<p>9.79</p>	<p>NIW have no objections to the application. In relation to foul sewerage they state the following:</p>
<p>9.78</p>	<p>Foul sewer within 20m of your proposal. As this proposal is located within a sub drainage area catchment where there is downstream incapacity, Developer's drainage consultant has entered into discussions with NI Water to develop a foul sewerage solution based on betterment (reduced hydraulic loading), confirmed by relevant hydraulic calculations. Note: NI Water will permit new connections within sub drainage area catchments with incapacity on the basis of betterment (reduced hydraulic loading). Application to NIW is required to obtain approval to connect.</p> <p>Representations</p> <p>1 objection has been received in relation to traffic and associated issues. DFI Roads have no objections in relation to these issues and accordingly any impacts are considered acceptable.</p> <p>Pre-Community Consultation</p>

9.79	For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicants for planning permission to consult the community in advance of submitting an application.
9.80	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
10.0	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 Chief Executive, or her nominated officer to finalise the wording of conditions and enter into a planning agreement under S76 of the Planning Act, subject to no new substantive planning issues being raised by consultees.

Draft Planning Conditions (delegated authority requested to the Chief Executive, or her nominated officer, to finalise 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. a. The opening hours for the hereby permitted supermarket shall be restricted to 08:00 to 21:00 Monday to Saturday and 13:00 to 18:00 Sunday, as per Section 2.0 of the Irwin Carr Consulting report entitled 'Noise Impact Assessment. Mixed Use Regeneration Scheme, Montgomery Road, Belfast.' dated 6 May 2020 and referenced Rp002 2019050 (Castlereagh Lidl).

b. The hours of operation for the hereby permitted industrial units and storage and distribution units shall be restricted to 07:00 to 23:00 Monday to Saturday and 12:00 to 18:00 Sunday, except for units 9, 10, 11 as shown on the Masterplan drawing 15A each of which shall be operational between the hours of 07:00 to 21:00 hours Monday to Saturday, and 12:00 to 18:00 hours on a Sunday.

c. Deliveries, servicing and/or vehicle movements shall be permitted in association with the hereby permitted development between the hours of 07:00 to 21:00 Monday to Saturday and 13:00 to 18:00 Sunday and at no other times.

d. Service deliveries to the hereby permitted supermarket shall only occur via the designated delivery bay, as shown on drawing from CLARMAN entitled 'Master plan', dated February 2020 and referenced Drawing No. 01-04 Rev I.

e. HGV and fork lift truck access to the hereby permitted light industrial units 3, 4 and 5 shall only be permitted via the service compound to the rear of the units, as shown in Figure 1 of letter from Irwin Carr Consulting to MBA Planning, dated 22 October 2020 and referenced Lt001 2019050 (Castlereagh Lidl).

f. The external plant associated with the hereby permitted development shall be limited to that presented in Section 5.2, subsections 5.2.1, 5.2.2 and 5.2.3 of the Irwin Carr Consulting report entitled 'Noise Impact Assessment. Mixed Use Regeneration Scheme, Montgomery Road, Belfast.' dated 6 May 2020 and referenced Rp002 2019050 (Castlereagh Lidl).

g. External plant associated with the hereby permitted development shall not exceed the sound power levels presented in Section 5.2, subsections 5.2.1, 5.2.2 and 5.2.3 of the Irwin Carr Consulting report entitled 'Noise Impact Assessment. Mixed Use Regeneration Scheme,



Montgomery Road, Belfast.' dated 6 May 2020 and referenced Rp002 2019050 (Castlereagh Lidl).

h. All external plant associated with the hereby permitted development shall be located within the designated plant areas, as shown on drawing from CLARMAN entitled 'Master plan', dated February 2020 and referenced Drawing No. 01-04 Rev I.

Reason: Protection of residential amenity

3. Prior to the operation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Authority, a Verification Report. This report must demonstrate that the remediation measures outlined in the RSK Ireland report entitled 'LIDL NI and Heron Bros / Heron Property, Environmental Site Assessment and Generic Quantitative Risk Assessment, Mixed Use Regeneration Scheme, Montgomery Road, Belfast' dated October 2020 and referenced 602253-R2(02), have been implemented.

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

- a) All above ground and underground fuel storage tanks and associated infrastructure have been fully decommissioned and removed from the site in line with Guidance for Pollution Prevention (GPP2) and the Pollution Prevention Guidance (PPG27).
- b) The ground underlying the tanks has been proven to be suitable to remain in-situ through validation sampling.

Reason: Protection of human health.

4. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

5. No development or piling work should commence on this site 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.environment-agency.gov.uk/scho0202bisw-e-e.pdf>.

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

6. No demolition works or tree/vegetation clearance, shall take place between the 1st of March and 31st of August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests in the hedgerows, trees, or bramble scrub, immediately before works commence and provided written confirmation that no nests are present/birds will be harmed and there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing. Feral pigeons must be removed and excluded from buildings, under licence from the NIEA Wildlife Officer, before demolition commences.

Reason: To protect breeding birds.

7. No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by the Planning Authority. Such measures should be incorporated in method statements which should identify the perceived risks to the aquatic environment, identify potential pollution pathways, and the mitigation measures to be employed which will negate the risk to any aquatic environment. The CEMP shall include the following:

- a) Details of all proposed excavations and construction areas;
- b) Details of pollution prevention measures to be employed during the construction and operational phases.
- c) Site Drainage Management Plan, including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures.
- d) Emergency spill procedures in place.
- e) This list is not exhaustive but should merely be used as starting point for considerations to made.

Reason: To protect natural heritage assets.

8. No part of the development hereby permitted shall become operational until all drainage mitigation measures have been installed in accordance with the submitted drainage assessment and a report verifying that these measures have been installed has been submitted to and approved in writing by the Council. These measures shall be permanently retained and maintained thereafter in accordance with the approved arrangements and shall not be altered or removed without the prior consent of the Council in writing.

Reason: To ensure adequate drainage arrangements are provided for the development and in the interests of public amenity and safety.

9. The landscaping shall be carried out in the first planting and seeding season following occupation of the building(s) or the completion of the development, whichever is the sooner within that particular phase as indicated in the phasing drawing number 18A.

All hard and soft landscape works shall be completed in accordance with the approved drawing no date stamped received the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any part of the development hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

Reason: To ensure the provision, establishment, and maintenance of a high standard of landscape.

10. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Council seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

Reason: To ensure the provision, establishment, and maintenance of a high standard of landscape.

11. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and any further changes agreed with the Local Planning Authority in writing prior to implementation.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design.

12. Trees and vegetation to be retained within the site and proposed planting as indicated on drawing number ? date stamped received ?, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the prior written approval of the Council. All arboricultural work shall be carried out in accordance with the approved details, BS 3998, 2010 'Recommendations for Tree Work' (or equivalent British Standard current at time of works).

Reason: To ensure the continuity of amenity afforded by existing trees and vegetation.

13. No internal operations, including the construction of or extension to mezzanine floors, increasing the floor space available for retail use or subdivision to form additional units shall be carried out without the prior written consent of the Council.

Reason: To control the nature, range and scale of the retail activities to be carried out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

14. No internal operations, including the construction of or extension to mezzanine floors, increasing the floor space available for business or industrial use or subdivision to form additional units shall be carried out without the prior written consent of the Council.

Reason: To control the nature, range and scale of the business and industrial activities to be carried out at this location.

15. Of the net retail floor space of the retail unit hereby approved, no less than 1136 square metres shall be used for the sale and display of the items listed hereunder and for no other purpose, including any other purpose in Class A1 of the Planning (Use Classes) Order (Northern Ireland) 2015

- (a) food non-alcoholic beverages, alcoholic drink;
- (b) tobacco, newspapers, magazines, confectionery;
- (c) stationery and paper goods;
- (d) toilet requisites and cosmetics;
- (e) household cleaning materials; and
- (f) other retail goods as may be determined in writing by the Council as generally falling within the category of 'convenience goods'.

Reason: To control the nature, range and scale of the retail activities to be carded out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

16. Of the net retail floor space not more than 284 square metres of the sales area shall be used only for the retail sale of comparison goods and for no other purpose.

Reason: To control the nature, range and scale of the retail activities to be carded out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

17. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building[s] hereby approved.

Reason: In the interests of visual amenity.

18. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Council.

REASON: In the interests of the appearance of the site and the amenities of the area.

19. The development hereby permitted shall be carried out in accordance with the approved phasing plan and no subsequent phase shall commence until works comprised in the previous phase are completed in accordance with the approved plans.

REASON: To ensure the orderly development of the site.

20. No part of the development hereby permitted shall be first brought into use/occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

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

21. The development hereby permitted shall not become operational until cycle parking facilities have been provided in accordance with the approved plan. These facilities shall be permanently retained.

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

22. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Council/Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawings No... bearing the date stamp...

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

23. The vehicular accesses, including visibility splays any forward sight line, shall be provided in accordance with the approved plans prior to the commencement of any works or other development hereby permitted and retained in accordance with the agreed details thereafter.

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

24. The construction management plan shall be carried out in accordance with the agreed arrangements and variations shall be implemented without the prior consent of the Council in writing.

Reason: In the interests of amenity and public safety.

Neighbour Notification Checked	Yes
Signature(s)	
Date:	

<b>ANNEX</b>	
<b>Date Valid</b>	6th July 2020
<b>Date First Advertised</b>	24th July 2020
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b>	
The Owner/Occupier, 1 Clonduff Drive,Belfast,Down,BT6 9NR	
The Owner/Occupier, 101 Clonduff Drive,Belfast,Down,BT6 9NS	
The Owner/Occupier, 103 Clonduff Drive,Belfast,Down,BT6 9NS	
The Owner/Occupier, 11 Clonduff Drive,Belfast,Down,BT6 9NR	
The Owner/Occupier, 13 Clonduff Drive,Belfast,Down,BT6 9NR	
The Owner/Occupier, 15 Clonduff Drive,Belfast,Down,BT6 9NR	
The Owner/Occupier, 17 Clonduff Drive,Belfast,Down,BT6 9NR	
The Owner/Occupier, 1a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 1b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 1c ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 1d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 2 Marshalls Road,Belfast,Down,BT5 6SR	
The Owner/Occupier, 2 Marshalls Road,Belfast,Down,BT5 6SR	
The Owner/Occupier, 2a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 2a ,Marshalls Road,Belfast,Down,BT5 6SR	
The Owner/Occupier, 2b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 2c ,Castlereagh Business Park,Belfast,Down,	
The Owner/Occupier, 2d,Castlereagh Business Park,478 Castlereagh Road,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 3 Clonduff Drive,Belfast,Down,BT6 9NR	
The Owner/Occupier, 37 Montgomery Road,Belfast,Down,BT6 9HL	
The Owner/Occupier, 37 Montgomery Road,Belfast,Down,BT6 9HL	
The Owner/Occupier, 3a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 3b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 3c ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 3d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 4 Marshalls Road,Belfast,Down,BT5 6QU	
The Owner/Occupier, 4 Prince Regent Road,Belfast,Down,BT5 6QR	
The Owner/Occupier, 41 Montgomery Road,Belfast,Down,BT6 9HL	
The Owner/Occupier, 415 Castlereagh Road,Belfast,Down,BT5 6QP	
The Owner/Occupier, 44 Montgomery Road,Belfast,Down,BT6 9HL	
The Owner/Occupier, 46 Montgomery Road,Belfast,Down,BT6 9HQ	
The Owner/Occupier, 466 Castlereagh Road,Belfast,Down,BT5 6BH	
The Owner/Occupier, 466 Castlereagh Road,Belfast,Down,BT5 6RG	
The Owner/Occupier, 468-472 ,Castlereagh Road,Belfast,Down,BT5 6RG	
The Owner/Occupier, 474-476 ,Castlereagh Road,Belfast,Down,	
The Owner/Occupier, 478 Castlereagh Road,Belfast,Down,	
The Owner/Occupier, 478 Castlereagh Road,Belfast,Down,BT5 6QA	
The Owner/Occupier, 4a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	
The Owner/Occupier, 4b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ	

The Owner/Occupier, 4c-4d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ  
 The Owner/Occupier, 4d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ  
 The Owner/Occupier, 5 Clonduff Drive,Belfast,Down,BT6 9NR  
 The Owner/Occupier, 5b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ  
 The Owner/Occupier, 5c ,Castlereagh Business Park,Belfast,Down,BT5 6BQ  
 The Owner/Occupier, 5d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ  
 The Owner/Occupier, 5e ,Castlereagh Business Park,Belfast,Down,  
 The Owner/Occupier, 5f ,Castlereagh Business Park,Belfast,Down,  
 Scott Egerton, 63 Sunderland Road Belfast Down  
 Scott Egerton, 63, Sunderland Road, Belfast, Down, Northern Ireland, BT6 9LY  
 The Owner/Occupier, 7 Clonduff Drive,Belfast,Down,BT6 9NR  
 The Owner/Occupier, 73 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 75 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 77 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 79 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 81 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 83 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 85 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 87 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 89 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 9 Clonduff Drive,Belfast,Down,BT6 9NR  
 The Owner/Occupier, 91 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 93 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 95 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 97 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, 99 Clonduff Drive,Belfast,Down,BT6 9NS  
 The Owner/Occupier, Castlereagh Road,Belfast,Down,  
 The Owner/Occupier, Castlereagh Road,Belfast,Down,  
 The Owner/Occupier, Orangefield Presbyterian Church,464 Castlereagh  
 Road,Belfast,Down,BT5 6BH  
 The Owner/Occupier, Prince Regent Retail Park,Prince Regent Road,Belfast,Down,BT5  
 6QR  
 The Owner/Occupier, Stirling House,5a ,Castlereagh Business Park,Belfast,Down,BT5  
 6BQ  
 The Owner/Occupier, The Gift Shop,Montgomery Road,Belfast,Down,  
 The Owner/Occupier, Unit 1,Prince Regent Retail Park,Prince Regent  
 Road,Belfast,Down,BT5 6QR  
 The Owner/Occupier, Unit 2,Prince Regent Retail Park,Prince Regent  
 Road,Belfast,Down,BT5 6QR  
 The Owner/Occupier, Unit 4,39 Montgomery Road,Belfast,Down,BT6 9HL  
 The Owner/Occupier, Unit 4,Locksley Business Park,Montgomery  
 Road,Belfast,Down,BT6 9UP  
 The Owner/Occupier, Unit 4,Locksley Business Park,Montgomery Road,Locksley  
 Business Park,Belfast,Down,BT6 9HL  
 The Owner/Occupier, Unit 4,Prince Regent Retail Park,Prince Regent  
 Road,Belfast,Down,BT5 6QR  
 The Owner/Occupier, Unit 4,Prince Regent Retail Park,Prince Regent  
 Road,Belfast,Down,BT5 6QR  
 The Owner/Occupier, Unit 5,Locksley Business Park,Montgomery  
 Road,Belfast,Down,BT6 9HL

<p>The Owner/Occupier, Unit 5,Prince Regent Retail Park,Prince Regent Road,Belfast,Down,BT5 6QR  The Owner/Occupier, Unit 5,Prince Regent Retail Park,Prince Regent Road,Belfast,Down,BT5 6QR  The Owner/Occupier, Unit 6,Locksley Business Park,Montgomery Road,Belfast,Down,BT6 9HL  The Owner/Occupier, Unit 6,Prince Regent Retail Park,Prince Regent Road,Belfast,Down,BT5 6QR  The Owner/Occupier, Unit 7,Prince Regent Retail Park,Prince Regent Road,Belfast,Down,BT5 6QR  The Owner/Occupier, Units 1-3,Locksley Business Park,39 Montgomery Road,Belfast,Down,BT6 9UP</p>	
<b>Date of Last Neighbour Notification</b>	28th July 2020
<b>Date of EIA Determination</b>	26 <sup>th</sup> July 2020
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: LA04/2019/1243/PAN  Proposal: Mixed use regeneration scheme involving demolition of vacant buildings on former Hughes Christensen site, erection of Class B2 (light industrial) and class B4 (storage/distribution) units, change of use of existing supermarket to class B4 use, erection of replacement supermarket, provision of new accesses from Montgomery Road and Castlereagh Road, road improvements, car parking, landscaping and associated site works (Lynas Food Outlet building to be retained).  Address: 46 Montgomery Road (former Hughes Christensen site), vacant site between Nos 44 and 46 Montgomery Road and, 41 Montgomery Road, Belfast,  Decision: PANACC  Decision Date:</p> <p>Ref ID: Y/2002/0408/F  Proposal: Proposed new canopy and enclosure of existing canopy for storage purposes  Address: Victor Stationery, Marshalls Road, Castlereagh.  Decision:  Decision Date: 29.08.2002</p> <p>Ref ID: Y/2001/0295/F  Proposal: Alterations and extension to existing factory/office to form additional office/storage space and the creation of a new access onto Montgomery Road.  Address: 44 Montgomery Road, Castlereagh.  Decision:  Decision Date: 31.10.2001</p> <p>Ref ID: Y/1994/0469</p>	



Proposal: Refurbishment of factory, offices and former canteen block with additional canteen building. Change of use of former canteen to visitor's centre.  
Address: 44 MONTGOMERY ROAD, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/1980/0221

Proposal: EXTENSION TO FACTORY

Address: HUGHES TOOL CO. MONTGOMERY ROAD, CASTLEREAGH

Decision:

Decision Date:

Ref ID: Y/2005/0158/F

Proposal: Change of use from Light Industrial (class B2) to storage and distribution (class B4)

Address: 2-4 Marshalls Road, Castlereagh Industrial Estate, Castlereagh

Decision:

Decision Date: 08.08.2006

Ref ID: Y/1995/6013

Proposal: HIGH BAY WAREHOUSE 4, MARSHALLS ROAD CASTLEREAGH BT5 6QU

Address:

Decision:

Decision Date:

Ref ID: Y/2014/0227/F

Proposal: Proposed change of use to Class B4 storage or distribution with associated trade counter/cash and carry sales, minor alterations/extension, realigned car parking, landscaping and all other associated works (Amended Plans)

Address: Former Hughes Christensen Site, Montgomery Road, Castlereagh, Belfast, BT6,

Decision: PG

Decision Date: 01.12.2014

Ref ID: Y/2003/0238/F

Proposal: Construction of a bonded warehouse and extension to existing high bay warehouse with associated sprinkler tank and pumphouse

Address: 468-472 Castlereagh Road, Castlereagh. BT5 6RG

Decision:

Decision Date: 07.10.2003

Ref ID: Y/2002/0060/F

Proposal: Replacement cladding to the roof and walls of fire damaged existing garage to match existing.

Address: Cantrell and Cochrane (Belfast), 468 Castlereagh Road, Belfast

Decision:  
Decision Date: 05.04.2002

Ref ID: Y/2001/0663/F  
Proposal: Replacement cladding to the roof and walls of fire damaged high bay warehouse to match existing and replacement cladding to front of picking warehouse to match existing.  
Address: Cantrell and Cochrane (Belfast) Ltd.,468 Castlereagh Road, Castlereagh.  
Decision:  
Decision Date: 27.02.2002

Ref ID: Y/1987/0397  
Proposal: Erection of engineer's workshop and store  
Address: CANTRELL AND COCHRANE LTD. 468/472 CASTLEREAGH ROAD, BELFAST  
Decision:  
Decision Date:

Ref ID: Y/1981/0038  
Proposal: EXTENSION TO SECURITY HUT  
Address: 468 CASTLEREAGH ROAD  
Decision:  
Decision Date:

Ref ID: Y/1974/0219  
Proposal: ERECTION OF TEMPORARY CANTEEN AND KITCHEN.  
Address: CASTLEREAGH ROAD, BELFAST (CANTRELL AND COCHRANE LTD).  
Decision:  
Decision Date:

Ref ID: Y/1980/0312  
Proposal: EXTENSION TO BOILER HOUSE FOR ADDITIONAL PLANT  
Address: CANTRELL & COCHRANE, 468 CASTLEREAGH ROAD, BELFAST  
Decision:  
Decision Date:

Ref ID: Y/1992/0306  
Proposal: Two Storey extension to existing factory premises to provide storage and mixing room.  
Address: 468 CASTLEREAGH ROAD, CASTLEREAGH.  
Decision:  
Decision Date:

Ref ID: Y/1977/0186

Proposal: EXTENSION TO CANOPY  
Address: 468 CASTLEREAGH ROAD, CASTLEREAGH  
Decision:  
Decision Date:

Ref ID: Y/1986/0078  
Proposal: CONSTRUCTION OF OFFICE, CANTEEN AND WORKSHOP  
Address: 468-472 CASTLEREAGH ROAD, BT15  
Decision:  
Decision Date:

Ref ID: Y/1976/0351  
Proposal: DISPLAY OF 6 NO. SINGLE SIDED BOX SIGNS  
Address: 468-472 CASTLEREAGH ROAD  
Decision:  
Decision Date:

Ref ID: Y/1974/0240  
Proposal: PETROL FILLING STATION  
Address: 468-472 CASTLEREAGH ROAD  
Decision:  
Decision Date:

Ref ID: Y/1974/0143  
Proposal: EXTENSION TO FACTORY BOILER-HOUSE FOR COOLING PLANT  
Address: 468-472 CASTLEREAGH ROAD  
Decision:  
Decision Date:

Ref ID: Y/1981/0249  
Proposal: WATER TREATMENT PLANT ROOM, WATER AND OIL TANKS  
Address: 468 CASTLEREAGH ROAD  
Decision:  
Decision Date:

Ref ID: Y/1999/0414  
Proposal: Construction of local neighbourhood food store, associated car parking and boundary treatment.  
Address: 415 Castlereagh Road, Castlereagh  
Decision:  
Decision Date: 24.01.2000

Ref ID: Y/2010/0456/F

Proposal: Erection of single storey extension to existing supermarket to provide ancillary storage plus alterations and recladding to elevations  
Address: Lidl Store,41 Montgomery Road,Belfast,BT6 9HL,  
Decision:  
Decision Date: 13.04.2011

Ref ID: Y/2006/0451/F  
Proposal: 22 no. own door office units 200sqm each (amendment to elevations approved under Y/2001/0620/F)  
Address: 478 Castlereagh Road, Carnamuck, Belfast, BT5 6QA  
Decision:  
Decision Date: 14.11.2006

Ref ID: Y/1977/0351  
Proposal: ERECTION OF LOADING DOCK TO EXISTING WAREHOUSE  
Address: CASTLEREAGH ROAD BELFAST W D & H O WILLS  
Decision:  
Decision Date:

Ref ID: Y/1979/0006  
Proposal: CONSTRUCTION OF CAR PARKING AREA  
Address: 478 CASTLEREAGH ROAD  
Decision:  
Decision Date:

Ref ID: Y/2001/0620/F  
Proposal: Office park comprising 22 own door office units of 200sq.m. each with associated access, parking and landscaping  
Address: 478 Castlereagh Road, Castlereagh.  
Decision:  
Decision Date: 14.03.2003

Ref ID: Z/2007/2408/F  
Proposal: Erection of bus shelter on public footpath  
Address: Outside 478 Castlereagh Road, Belfast, BT5 6QA.  
Decision:  
Decision Date: 20.11.2007

Ref ID: Y/1995/0309  
Proposal: Extension to existing warehouse and construction of new service yard.  
Address: CANTRELL AND COCHRANE LTD.,468-472 CASTLEREAGH ROAD, CASTLEREAGH.  
Decision:  
Decision Date:

Ref ID: Y/1994/6036  
Proposal: Retail or Retail Warehousing Castlereagh Road  
Address: Castlereagh Road  
Decision:  
Decision Date:

Ref ID: Y/1992/0335  
Proposal: Change of use of factory to storage and distribution depot  
Address: 2 MARSHALL'S ROAD, CASTLEREAGH  
Decision:  
Decision Date:

Ref ID: Y/2008/0552/F  
Proposal: Demolition of existing vacant warehouse and construction of new extension to existing Sangers (NI) Ltd distribution warehouse; to provide additional storage capacity and improve dispatch logistics.  
Address: 2 Marshalls Road, Lisnasharragh, Belfast, BT05 6SR  
Decision:  
Decision Date: 08.04.2009

Ref ID: Z/2005/2016/F  
Proposal: Demolition of church halls, alterations and extension to existing listed church building to accommodate a three storey worship and community centre.  
Address: Orangefield Presbyterian Church, 464 Castlereagh Road, Multyhogy, Belfast, BT05 6BH  
Decision:  
Decision Date: 20.06.2006

Ref ID: Z/2008/0233/F  
Proposal: Amendment to previous approval (Z/2005/2016/F); installation of air handling ventilation grilles and condenser units.  
Address: 464 Castlereagh Road, Carnamuck, Belfast, BT05 6QQ  
Decision:  
Decision Date: 30.06.2008

Ref ID: Y/1990/0148  
Proposal: Additional storey and extensions to printing factory.  
Address: MINPRINT BUSINESS FORMS, CASTLEREAGH INDUSTRIAL ESTATE, MONTGOMERY ROAD, CASTLEREAGH.  
Decision:  
Decision Date:

Ref ID: Y/1995/0355  
Proposal: Construction of a pitched roof and dormers to provide

office space above existing flat roof.  
Address: RADIO CONTACT LTD., CASTLEREAGH INDUSTRIAL  
ESTATE, MONTGOMERY ROAD, CASTLEREAGH.  
Decision:  
Decision Date:

Ref ID: Y/1980/0141  
Proposal: ERECTION OF PRINTING WORKS  
Address: MONTGOMERY ROAD  
Decision:  
Decision Date:

Ref ID: Y/1995/0026  
Proposal: Proposed first floor pitched roof extension to accommodate office space.  
Address: RADIO CONTACT LTD, CASTLEREAGH INDUSTRIAL ESTATE,  
MONTGOMERY ROAD, CASTLEREAGH.  
Decision:  
Decision Date:

Ref ID: Y/1978/0385  
Proposal: PROPOSED PERMANENT DRIVING TEST CENTRE  
Address: MONTGOMERY ROAD, BELFAST  
Decision:  
Decision Date:

Ref ID: Y/1991/0201  
Proposal: Workshop and office extension to electronic engineering premises.  
Address: RADIO CONTACT LTD., CASTLEREAGH INDUSTRIAL ESTATE,  
MONTGOMERY ROAD, CASTLEREAGH.  
Decision:  
Decision Date:

Ref ID: Y/2003/0623/F  
Proposal: Demolition of existing building containing offices, sales, marketing suite and  
erection of replacement office building.  
Address: 44 Montgomery Road, Castlereagh, BT6 9QZ  
Decision:  
Decision Date:

Ref ID: Y/2000/0037/F  
Proposal: Erection of Royal Mail sorting office and associated works.  
Address: Montgomery Road, Castlereagh.  
Decision:  
Decision Date: 31.03.2000

Ref ID: Y/1998/0089

Proposal: Demolition of existing buildings and construction of a light industrial business park with a local centre comprising retail units and hot food outlet.

Address: 415 CASTLEREAGH ROAD, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/1995/0312

Proposal: Construction of retail shopping development including restaurant, bank and hot food take away.

Address: 415 CASTLEREAGH ROAD, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/2001/0460/F

Proposal: Alterations and improvements to existing entrance to facilitate construction of business park.

Address: Locksley Business Park, 39 Montgomery Road Castlereagh.

Decision:

Decision Date: 05.03.2002

Ref ID: Y/2001/0545/F

Proposal: Erection of consulting engineer's premises (including offices, drawing offices, storage and ancillary uses) as an amendment of planning permission Y/2000/0164/F (Construction of light industrial business park).

Address: Locksley Business Park, 39 Montgomery Road, Castlereagh.

Decision:

Decision Date: 18.04.2002

Ref ID: Y/2000/0164/F

Proposal: Construction of light industrial business park.

Address: 415 Castlereagh Road, Castlereagh.

Decision:

Decision Date: 10.08.2000

Ref ID: Y/2000/0317/F

Proposal: Extension to LIDL neighbourhood food store.

Address: 415 Castlereagh Road/ Montgomery Road, Castlereagh.

Decision:

Decision Date: 13.10.2000

Ref ID: Y/1999/0415

Proposal: Residential development.

Address: 415 Castlereagh Road with access off Montgomery Road, Castlereagh.  
(Readvertisement)

Decision:

Decision Date: 21.01.2000

Ref ID: Y/1985/0048

Proposal: ALTERATIONS AND EXTENSION TO PREMISES

Address: HUGHES TOAL CO LTD, MONTGOMERY ROAD, BELFAST

Decision:

Decision Date:

Ref ID: Y/2003/0337/F

Proposal: Extension of existing store housing skip for disposal of scrap metal and replacement on underground oil interceptor tanks.

Address: Montgomery Road, Belfast.

Decision:

Decision Date: 09.10.2003

Ref ID: Y/1982/0100

Proposal: ERECTION OF WATER TREATMENT ROOM

Address: HUGHES TOOL CO LTD, MONTGOMERY ROAD

Decision:

Decision Date:

**Notification to Department (if relevant) – N/A**

Date of Notification to Department:

Response of Department: