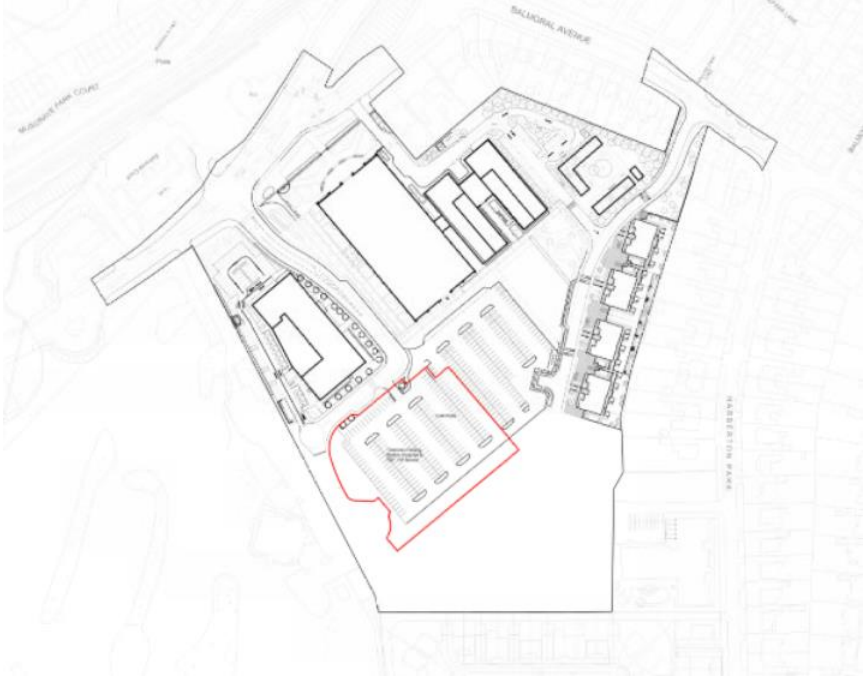


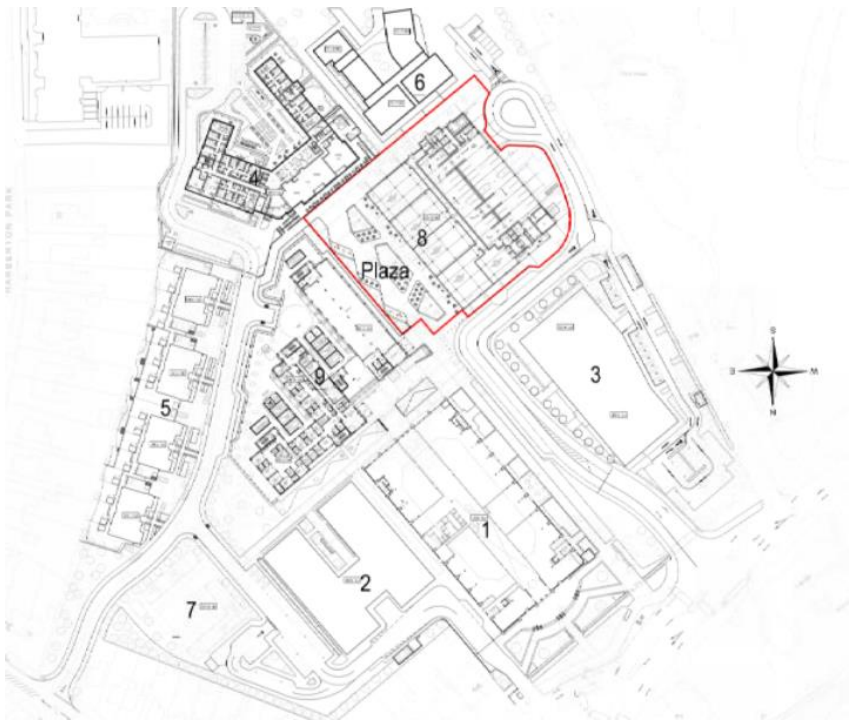
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 th May 2025	
Application Ref: LA04/2024/2026/RM	Target Date:
Proposal: Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses, leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	Location: Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW
Referral Route: The Committee previously agreed that Reserved Matters applications pursuant to outline permission LA04/2020/0845/O would be considered by the Committee.	
Recommendation:	Approve subject to conditions
Applicant Name and Address: KH (Balmoral) Developments Ltd Crobane Enterprise Park 25 Hilltown Road Newry BT34 2LJ	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast
Date Valid: LA04/2024/2026/RM	
Target Date: 27 th June 2025	
Contact Officer: Ciara Reville, Principal Planning Officer	
Executive Summary: Outline planning permission was granted in December 2021 for a mixed-use regeneration of lands at the Kings Hall (Ref: LA04/2020/0845/O). This included, amongst other wider ranging development, a multi storey car park with commercial/retail units to ground floor at plot 8 and a central plaza. This application seeks approval of the following reserved matters for Plot 8: <ul style="list-style-type: none"> siting, design: including height, scale, massing, form of buildings and floor plans; external appearance; means of access; and landscaping. <p>The principle of development is established by the outline planning permission and only the above issues are to be considered in the assessment of this application.</p> <p>The design of the building and plaza complies with the approved Design Code. It would be in keeping with the character and appearance of the area. The setting of the listed Kings Hall would be safeguarded. There is no objection from DfC HED.</p> <p>There are no objections from statutory and non-statutory consultees.</p> <p>No representations have been received from third parties.</p>	
Recommendation	

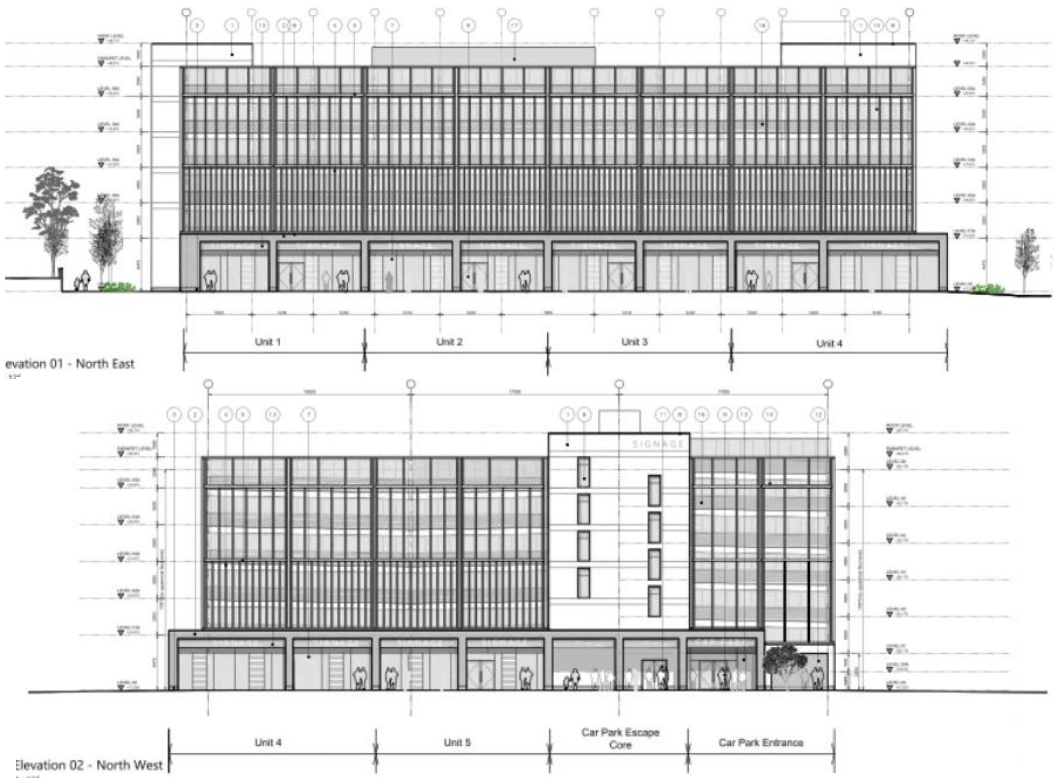
Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that the reserved matters application is granted permission subject to conditions.

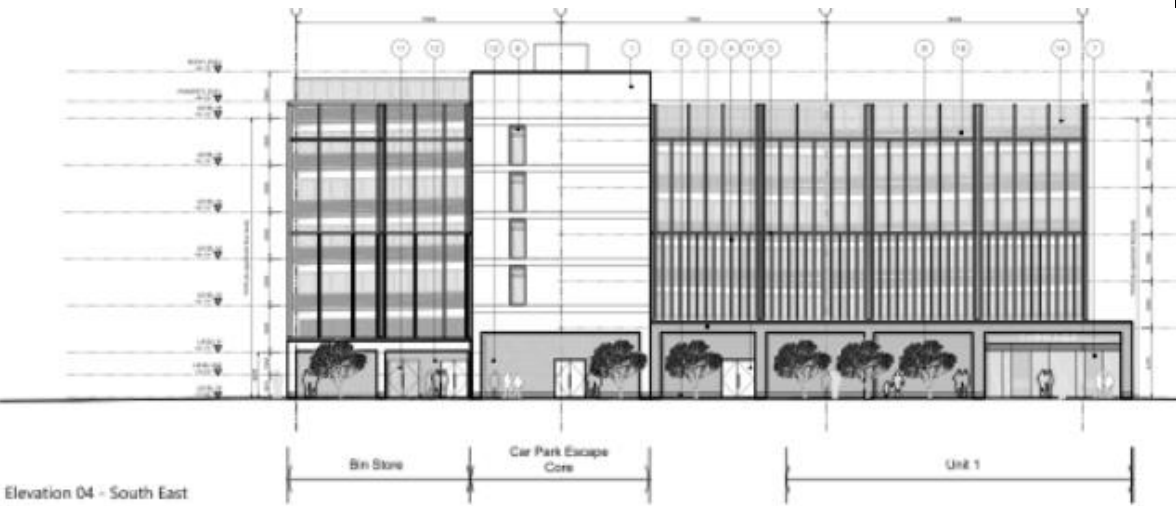
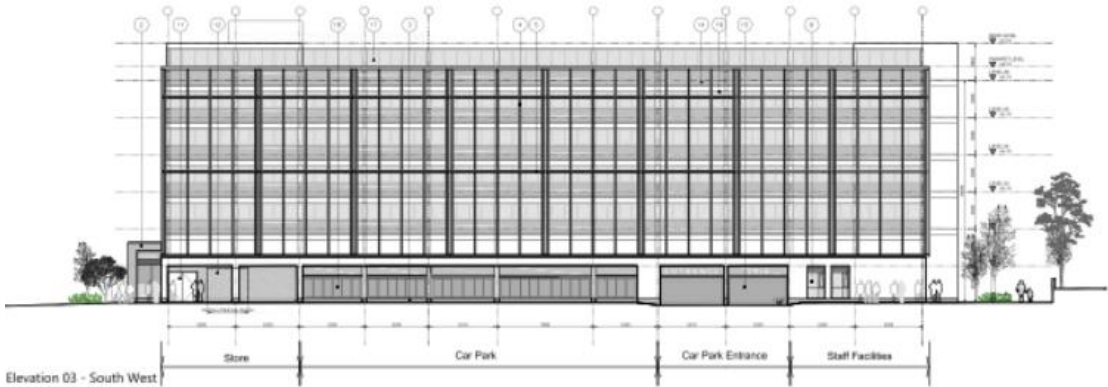
Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any issues arising from the outstanding consultee from the Environmental Health response so long as they are not substantive.

Officer Report	
1.0	Drawings
1.1	<div>Site Location Plan</div> <div></div> <div>Site Masterplan</div>




Elevations





Landscape Plan and Central Plaza

	
2.0	Characteristics of the Site and Area
2.1	The site is located within the King's Hall Complex and is currently vacant land to the rear of the listed King's Hall. Buildings previously located on the site have been demolished to facilitate the ongoing redevelopment of the site for a mix of uses including medical/health uses, residential and nursery uses.
2.2	Some of the adjacent plots forming part of the wider regeneration of the lands have either been constructed (Plot 1 extension to the Kings Hall; and Plot 5 - 16 Independent Living Units, Plot 7 - relocation of children's nursery, Plot 3 apartments and ground floor commercial unit), or are currently under construction (Plot 4 residential units and ground floor commercial units).
3.0	Description of Proposal
3.1	Outline planning permission was granted in December 2021 for a mixed use regeneration of lands at the Kings Hall (Ref: LA04/2020/0845/O). This included, amongst other wider ranging development, multi storey car parking with ground floor commercial units at Plot 8. The outline approval included a Section 76 Planning Agreement.
3.2	This application seeks approval of the reserved matters for the multi storey car park at Plot 8, including layout, scale, appearance, access and landscaping. The number of

	parking spaces included within the outline application was 540. This has now increased to 552.
4.0	Planning Policy and Other Material Considerations
4.1	<p>Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035</p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP4 – community cohesion and good relations Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development</p> <p>Policy BH1 – Listed Buildings Policy HC1 – Promoting healthy communities Policy CI1 – Community infrastructure</p> <p>Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements</p> <p>Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy GB1 – Green and blue infrastructure network Policy OS3 – Ancillary open space</p> <p>Policy TRE1 – Trees</p>
4.2	<p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) Belfast City Council Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p>Regional Planning Policy Regional Development Strategy 2035 (Belfast City Council) Strategic Planning Policy Statement for Northern Ireland (Belfast City Council)</p>
4.4	<p>Other Policies Developer Contribution Framework (Belfast City Council) Creating Places (DfI)</p>
4.5	<p>Material Considerations Belfast Agenda (Community Plan)</p>

4.6

Relevant Planning History*Application Site:*

LA04/2020/0845/O – Outline planning permission for a mixed use regeneration proposal with all matters reserved for retirement living at plot 6, medical or health services at plot 9, multi storey car park, local retail uses, restaurant and cafe uses, leisure and gym facilities at plot 8, associated internal access roads, associated new public realm and amenity open space including central plaza and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F); and no matters reserved for residential development (81 apartments) at plot 3 with ground floor local retail use/restaurant and cafe uses/leisure and gym facilities, associated landscaping, car parking and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F) and reconfiguration of temporary car park to the rear of King's Hall (approved under LA04/2018/0040/F). Further information and amended drawings received including addendum to Environmental Statement. Amendments include temporary parking arrangements adjacent to the southern boundary with Harberton Crescent and part of the south western boundary with Balmoral Golf Club, Land at Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue, West of Harberton Park and North East of Balmoral Golf Club, Belfast, BT9 6GW. Permission granted 02.12.21

Adjacent Land (within the King's Hall complex):

LA04/2024/0007/F – Application for the reconfiguration of ground floor to facilitate a maxillofacial surgery (Use Class D1), reduction in local retail/restaurant/leisure unit floorspace, replacement of residential plant and store rooms with local retail/restaurant/leisure floorspace with associated roof plant and ground floor fenestration changes. Permission granted 09/07/24.

LA04/2023/2430/RM – Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details at Plot 9. Permission granted 15.08.23.

LA04/2023/2401/F – Full planning application for temporary approval of decked car park on lands forming Plot 6 of outline planning approval LA04/2020/0845/O for the provision of 210 parking spaces at ground and first floor level, including means of access and boundary treatment, for provision of parking until car parking on Plot 8 is operational, The Kings Hall, 488-516 Lisburn Road, Malone Upper, Belfast, Antrim, BT9 6 GW. Under Consideration.

LA04/2022/0311/F – Erection of 40 no. residential units and 2 no. commercial units with associated car parking, cycle storage servicing, landscaping with access off Balmoral Avenue, The King's Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue west of Harberton Park and north-east of Balmoral Golf Club, Belfast, BT9 6GW. Permission Granted 28.04.23

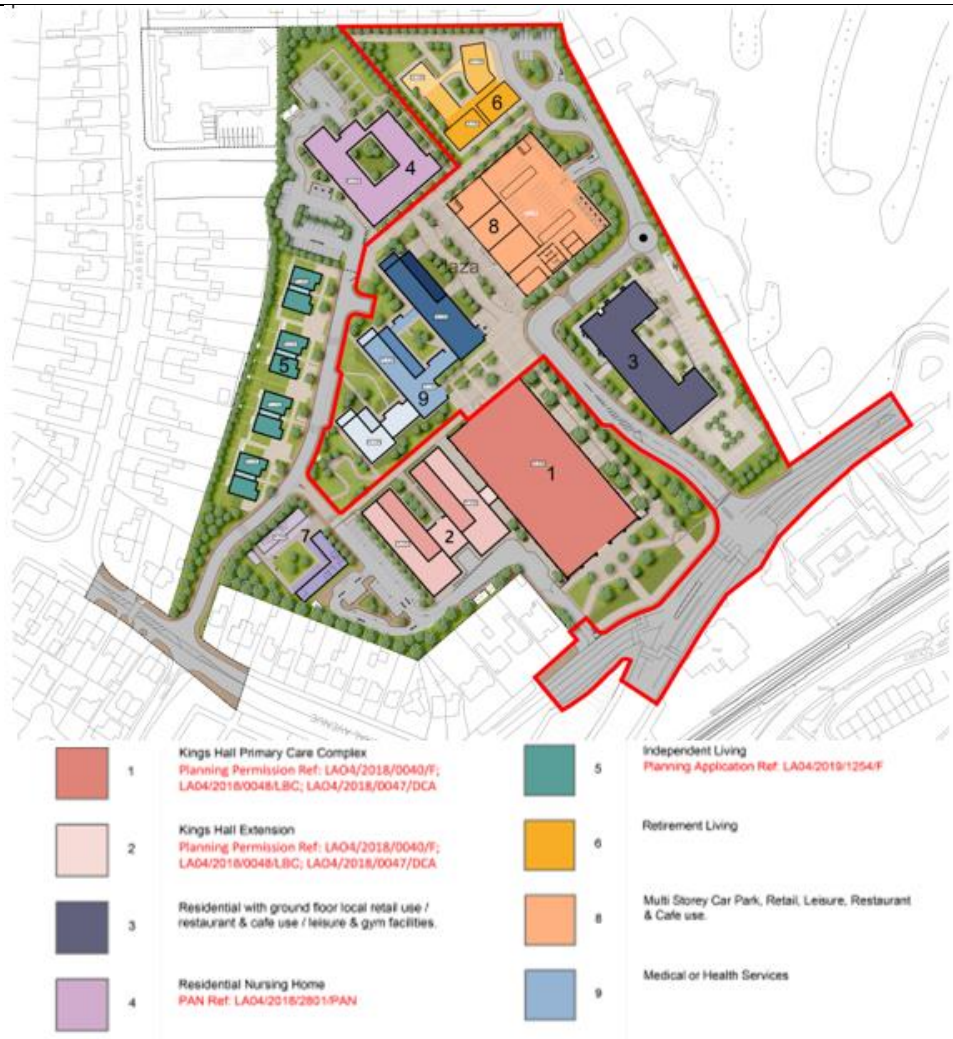
LA04/2019/2989/F – Erection of a care home with associated car parking, servicing, landscape and access off Balmoral Avenue, The King's Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue west of Harberton Park and north east of Balmoral Golf Club, Belfast, BT9 6GW. Permission granted 20.1.21.

	<p>LA04/2019/1254/F – Erection of independent living complex 16No. units with associated landscaping, parking and access off Balmoral Avenue, Land at former Kings Hall and RUAS Complex, located to the east of the King's Hall and to the rear of Nos. 7-23 Harberton Park, Belfast, BT9 6GW. Permission granted 18.09.20</p> <p>LA04/2019/2848/F – Construction of day nursery/playschool facility to replace existing temporary day care nursery and reconfiguration of car park approved under LA04/2018/0040/F with associated landscaping and access works, Lands at Kings Hall Complex, Lisburn Road, Balmoral Belfast, BT9 6GW. Permission granted 29.06.20.</p> <p>LA04/2020/0747/F – Application under section 54 of the Planning Act (Belfast City Council) 2011 in respect of planning approval LA04/2018/0040/F seeking to vary condition No. 39 to amend the approved layout Drawing No.38 Road layout geometry and levels Phase 1 to reflect the amended layout, The Kings Hall and RUAS site, south of Upper Lisburn Road/Balmoral Avenue, west of Harberton Park and north-east of Balmoral Golf Club, Belfast, BT9 6GW. Permission granted 29.06.20.</p> <p>LA0420211753F – Retrospective application for minimal change of elevational treatment and position from original planning approval of Family Room, Kings Hall Complex, Belfast, BT9 6GW. Permission Granted 02.02.22.</p> <p>LA04/2018/0040/F – Demolition of 29 Balmoral Avenue, demolition of existing non-listed building on site (including conference facility, showgrounds and stables). Refurbishment, creation of new floorspace and change of use from King's Hall venue to primary health care centre (including ancillary retailing and cafe). Erection of 2 storey side extension, repositioned access to Upper Lisburn Road, alterations to existing Balmoral Avenue access, internal access roads, public realm and landscaping, surface level car parks and associated site works including boundary treatments, The Kings Hall and RUAS Site, South Of Upper Lisburn Road/Balmoral Avenue, West of Harberton Park And North-east Of Balmoral Golf Club, Belfast BT9 6GW. Permission granted 16.04.2019</p> <p>LA04/2018/0047/DCA – Demolition of 29 Balmoral Avenue, 29 Balmoral Avenue, Belfast. Consent granted 16.04.2019.</p> <p>LA04/2018/0048/Belfast City Council – Conversion of, alterations to and side extension to King's Hall to accommodate Primary Health Care Centre, demolition of existing extensions to King's Hall and relocation and restoration of existing railings and pillars to the front of King's Hall, The King's Hall And RUAS Site, South Of Upper Lisburn Road/Balmoral Avenue, West of Harberton Park And North East Of Balmoral Golf Club, Belfast, BT9 6GW. Consent granted 16.04.2019.</p>
5.0	Consultations and Representations
5.1	<p>Statutory Consultations</p> <p>DfI Roads – No objection subject to conditions. DfC Historic Environment Division (Belfast City Council) – No objection NIW – No objection NIEA – No objections</p>
5.2	<p>Non-Statutory Consultations</p> <p>Belfast City Council Environmental Health – Outstanding, acceptable in principle. Belfast City Council Senior Urban Design Officer – No objections. Belfast City Council Tree Officer – No objection subject to conditions</p>
5.3	Representations

5.3.1	The application has been advertised and neighbours notified. The Council has received no objections.
6.0	PLANNING ASSESSMENT
	Development Plan Context
6.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.3	The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.
6.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.6	Background
6.6.1	This reserved matters application relates to the redevelopment of the wider King's Hall complex for which an indicative masterplan was submitted under the associated outline planning application LA04/2020/0845/O (see below). This masterplan forms the basis of the outline permission. Plot 08 which is the subject of this reserved matters application is located south west within the wider King's Hall site and is coloured peach on the masterplan below.

6.7

6.7.1



Principle of development

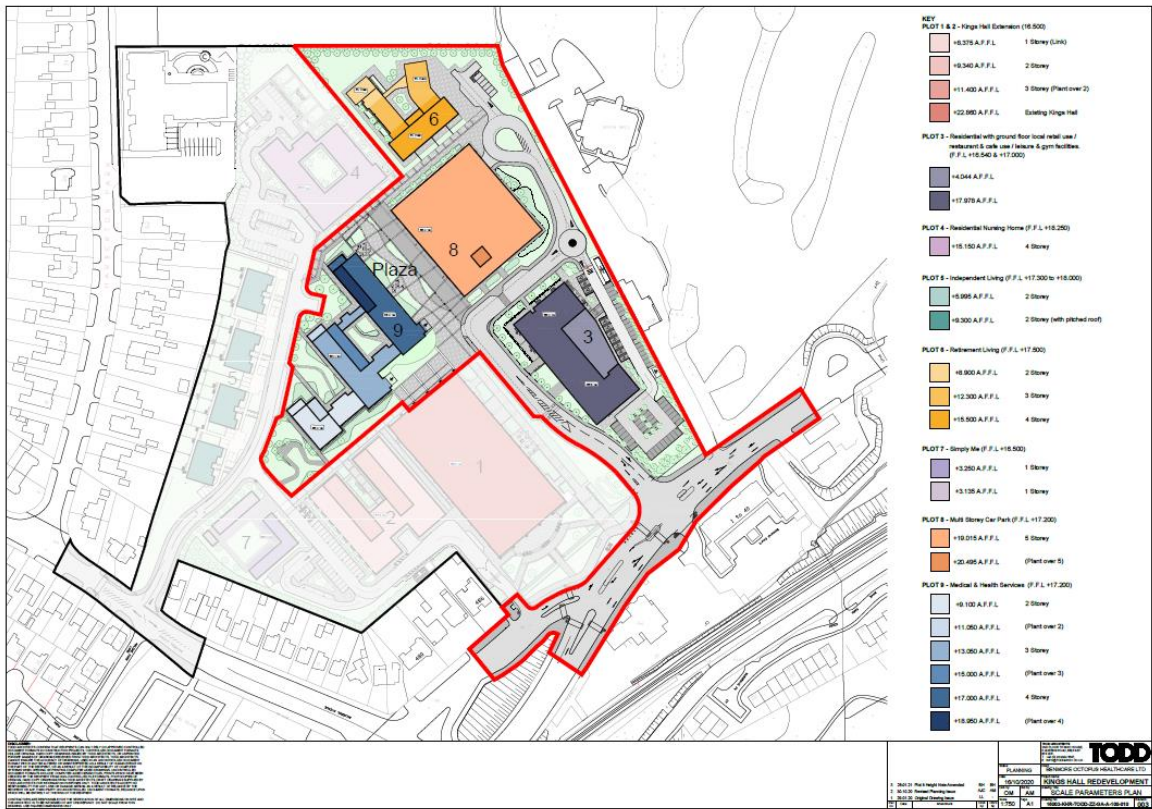
6.7.2

The application is a reserved matters application for a multi storey car park previously granted outline approval under planning application reference LA04/2020/0845/O. The principle of development for the proposed use is established. This application seeks approval of the following reserved matters and the assessment is confined to only those matters:-

- siting;
- design: including height, scale, massing, form of the building and floor plans;
- external appearance;
- means of access; and
- landscaping.

The outline approval includes a condition that states that all reserved matters shall be in general conformity with the approved design code and scale parameters plan (Drawing No. 33a of planning approval LA04/2020/0845/O – see below). The approved Design Code set out parameters for the following matters in relation to Plot 08 - use, layout, scale, open space, plant & servicing, elevations and materials. The approved scale parameter plan identified maximum building heights for each of the plots including Plot 08. The issues pertaining to the reserved matters are assessed below.

6.8
6.8.1
6.8.2
6.8.3



Drawing No. 33a – Scale Parameters Plan

Siting/Layout

The proposed multi storey car park building will sit to the rear of the listed King’s Hall and Plot 3 which is now operational. The proposed layout and footprint of the building is consistent with that shown in the masterplan and approved Design Code and Drawing 33a – Scale Parameters Plan.

The building is arranged in the form of one single block forming a 6 storey building. The ground floor of the building will also include 5 retail/commercial uses which was approved at outline stage. An area of public realm/open space (Plaza) will be formed to the side of the building in between the medical facility at plot 9 providing permeability and ease of movement along with an appropriate treatment to the setting of the buildings.

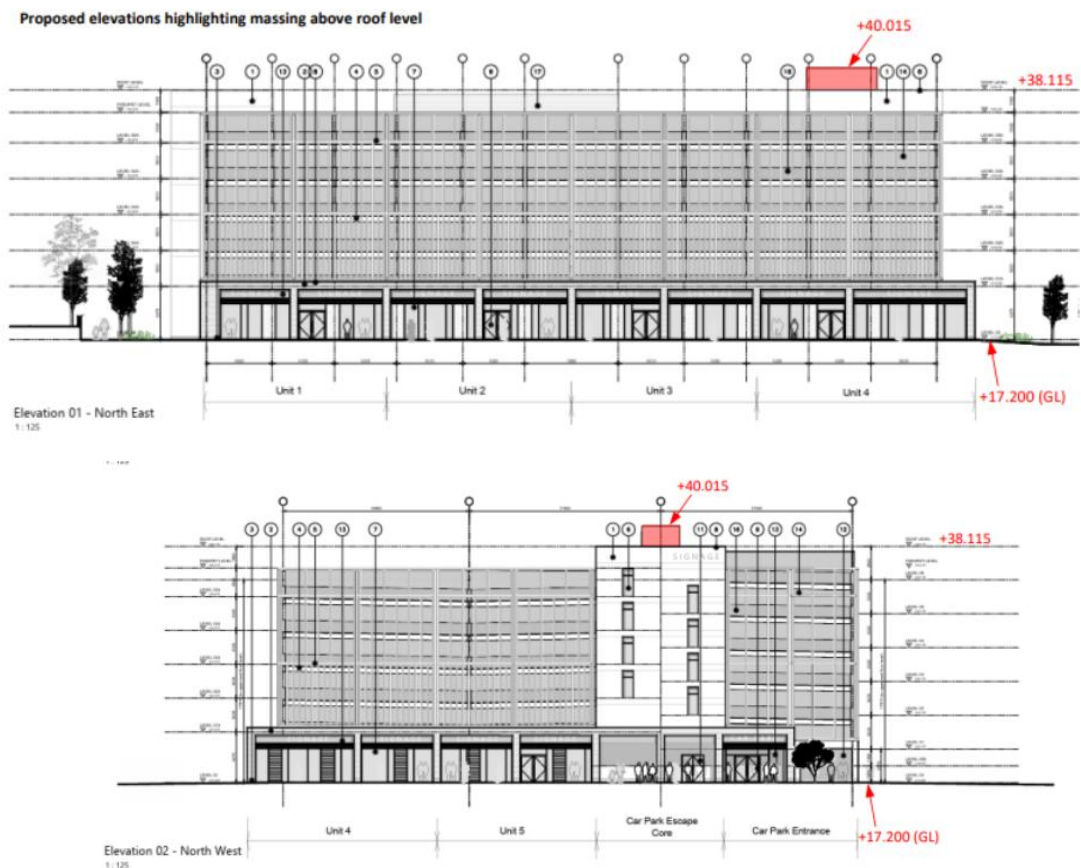
The siting and layout of Plot 08 is compliant with the design code and parameters plan and is considered acceptable. The height and massing are considered further below.

6.9

6.9.1

6.9.2

6.9.3



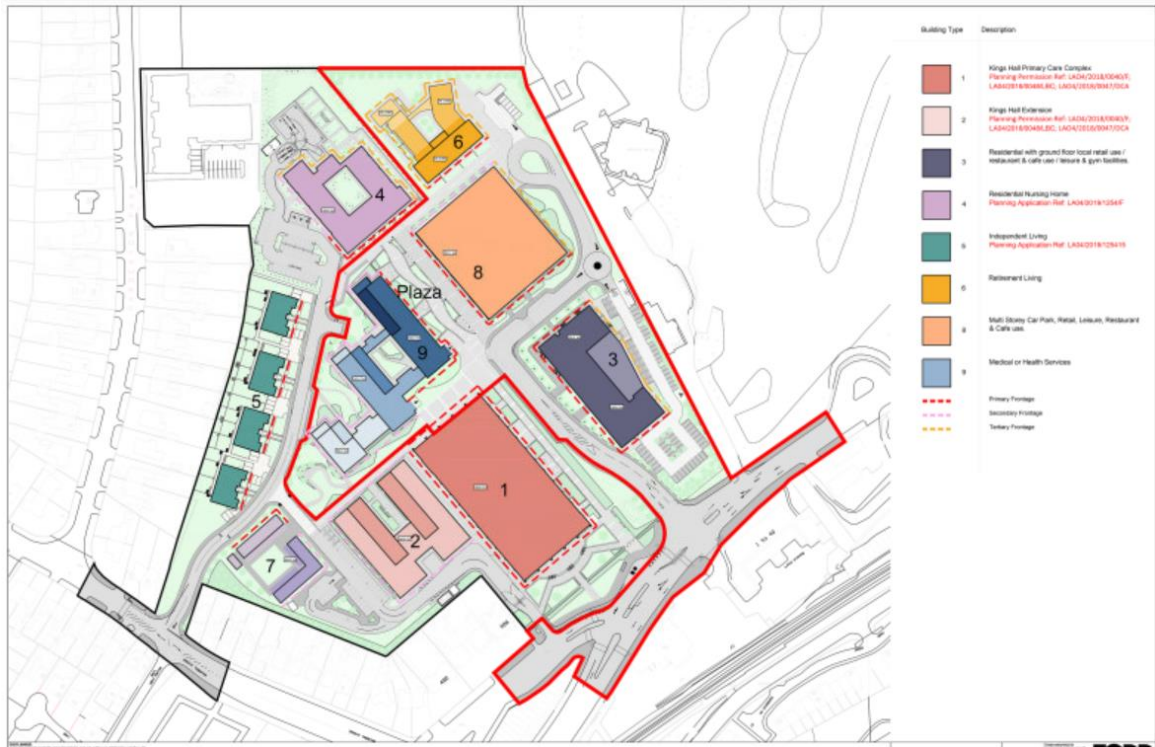
Design and External Appearance

The approved Design Code set out a hierarchy of elevations reflecting the visual prominence of the elevations within the site (as shown on the plan below). The primary elevations face directly onto the plaza which are active frontages to increase vibrancy and turn the prominent corner of the building at the end of the plaza to address views from both approaches from the Lisburn Road and Balmoral Avenue while addressing the listed Kings Hall diagonally opposite.

The reserved matters application includes details of the height, scale, massing form and floor plans. As set out in the approved Drawing No. 33a – Scale Parameters Plan above, parameters were agreed at outline stage regarding the height, scale and massing of the proposed building on Plot 08. The approved height parameters ranged from 19.015m to 20.495m (including plant) 5 storeys. The reserved matters details indicates that the height of the building is above the approved parameters plan.

As highlighted within the urban design officers report the agent has stated the difference between the outline and proposal only amounts to an increase of 0.22m to the max plant/lift overrun height, required to provide a lift overrun and sufficient clearance for each car parking floor. According to the submitted elevations, the height of the building to roof level is +38.115 which equates to a building height of 20.915m (GF+17.200m). However, it is noted that an additional element extends further above roof level height and while no measurement is included on the elevation this equates to an additional 1.9m (+40.015) and an overall building height of 22.815m.

This would therefore amount to a net increase of 1.9m to the upper height of the building and not the 0.22m referred to by the agent in the recent email.



During the assessment of the outline application, it was agreed that Plot 8 should include a degree of vertical emphasis in its articulation through the definition of a series of bays in reference to the extruded structural buttresses of the listed Kings Hall. This rhythmic pattern as advocated in the Design Code has been used to break down the larger elevations into their constituent parts to achieve a more human scale and proportion to the building, which is welcomed.

The proposed palette comprises a mix of light grey/blue facing brick at ground floor, alongside a PPC aluminium curtain walling system which contains a series of vertical and horizontal PPC aluminium fins and louvres with a rendered finish applied to external core elevations. This arrangement will help to visually screen the cars on the upper decks of the multi storey car park from views from the plaza while the brick base frames and differentiates the ground floor commercial units.

While the proposed building is marginally higher than that shown in the approved elevation, given the attention to detail provided across what is essentially a six-storey car park, particularly along the active ground floor edges, the height, scale and massing of the building is therefore considered compliant with the outline approval.

DfC HED has considered the proposed design and the impacts on the setting of the listed King's Hall and advises that it considers the proposal complies with the SPPS and Policy BH1 (Listed Buildings) of the Plan Strategy 2035.

Access

Although reserved, the principle of the access from Lisburn Road was established through the masterplan for the wider site which forms part of the approved Design Code at the outline stage. DfI Roads has no objection to the proposed access arrangements, which are considered satisfactory and compliant with Policy TRAN6 of the Plan Strategy.

6.11.2	Travel Plan and Car cub across the site have been secured through the section 76 agreement associated with the outline permission, there is no conflict between these clauses and the reserved matters application.
6.12	With Policy Tran8 states that, 'Consideration should also be given to parking provision for electric vehicles with access to charging points in development proposals where appropriate.' In consideration of this parking provision for electric vehicles should be included and this is dealt with by an appropriate condition included with this permission.
6.12.1	
	Landscaping
6.13	The proposed development includes hard and soft landscaped areas in the form of public realm. The public realm proposed will connect with the wider public realm scheme throughout the site providing connectivity ease of pedestrian movements throughout the site and is in accordance with the outline approval and Design Code. The Tree Officer has considered the proposed landscaping plans and has no objection subject to conditions. The proposed landscaping will contribute to appropriate SuDS measures satisfying policy ENV5. Furthermore, the management of the open space throughout the site has been secured through the section 76 agreement associated with the outline permission, there is no conflict between these clauses and the reserved matters application
6.13.1	
	In summary the matters reserved as set out above comply with the outline planning approval LA04/2020/0845/O and associated Design Code and Scale Parameters Plan. The landscaping proposals are considered acceptable.
	Noise/Odour/Lighting
	A Noise impact assessment was submitted in support of the proposal in accordance with condition 22 of the outline planning approval. Since noise impacts are related to the design of the building, this information can be considered as part of the assessment of this Reserved Matters application. Environmental Health (EHO) has considered the details and have requested further information on noise, odour and lighting. No significant issues have been raised to date and a response from EHO has yet to be received. However, delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any issues arising from this consultee if necessary.
	Other issues
	NIEA have raised the point of conditions from the previous outline approval that address contamination. However, these are separate matters to the Reserved Matters application and will be subject of separate applications to discharge conditions.
7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that the reserved matters are approved subject to conditions as set out below.
7.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise si land as they are not substantive, including the outstanding EHO response..

DRAFT CONDITIONS:

1. No external finishes shall be applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.

The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.

The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external finishes.

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

2. All landscaping works shall be carried out in accordance with the approved details on drawing no. 16a (Landscape Plan, received 18/03/25) and thereafter retained in accordance with the approved details. The works shall be carried out prior to the occupation of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interests of the character and appearance of the area

3. Prior to any work commencing all tree protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. Please notify council when the fencing is erected for a site visit to confirm the fencing is installed in the correct locations.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

4. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires shall take place within the Root Protection Areas of the trees within the site and adjacent lands during the construction period.

Reason: To safeguard existing trees.

5. Each phase of the development hereby approved shall not be occupied or operated unless covered bicycle storage has been provided in accordance with the approved details. The covered bicycle storage shall be retained in accordance with the approved details at all times.

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

6. Each of phase of the development shall not be occupied unless in accordance with the Service Management Plan received 29/11/24.

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

7. Prior to occupation of the development, electric vehicle charging facilities shall be installed within the boundary of the application site, unless otherwise agreed in writing with the Council.

Reason: To promote sustainable travel and reduced emissions.

8. No development shall commence for Plot 8 until a waste management plan for each plot has been submitted to and approved in writing by the Council prior to occupation of any part of the phase. The waste management plan shall be carried out as approved unless the Council gives its written consent to any variation.

Reason: To ensure satisfactory waste storage and collection arrangements.

9. No development shall commence on Plot 8, until a plot and development specific Remediation Strategy for each plot has been submitted to and agreed in writing by the Council. This Remediation Strategy should be in line with Environment Agency guidance, and must demonstrate how the pollutant linkages identified in the Ashfield Solutions Ltd report entitled 'Contaminated Land Risk Assessment, Kings Hall Primary Care Complex, Upper Lisburn Road, Belfast, Benmore Octopus Healthcare Developments (KH) Ltd' (dated 17/11/2017 and referenced 59716-S12 within application LA04/2020/0845/O), are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

In particular, the Remediation Strategy must clearly detail:

- The remedial measures to be adopted in all gardens and/or soft landscaping areas of the site.
- The gas protection measures to be incorporated in all proposed buildings, commensurate with the Characteristic Situation 2 classification of the site (as defined by BS 8485:2015+A1:2019).

All construction thereafter must be in accordance with the approved Remediation Strategy.

Reason: Protection of human health

10. Prior to the occupation/operation of Plot 8, in order to demonstrate that the required remedial measures have been incorporated within the plot, a Verification Report shall be submitted to and agreed in writing by the Council. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health.

Reason: Protection of human health.

11. Prior to commencement of development of Plot 08, the applicant shall construct a noise barrier or hoarding around the boundary with Harberton Crescent in accordance with details which shall have first been submitted to and approved in writing by the Council.

Reason: protection of residential amenity against adverse noise impact during construction.

12. Prior to the commencement of development of Plot 08, an Environmental Noise Management Plan (ENMP) shall be submitted to and approved in writing by the Council.

The ENMP shall demonstrate how the effects of noise, dust and vibration will be controlled and managed through the employment of best practicable means (BPM) on site to protect nearby sensitive premises during construction and operational phases. The plan shall identify an appropriate location for the parking of HGVs and contractor's vehicles and a suitable point for potential loading /unloading such that there is sufficient separation distance to reduce noise impact on nearby houses on Harberton Crescent. The ENMP shall have due regard to the good practice advice contained within BS5228-1:2009 and BS5228-2:2009 +A1:2014 Code of Practice for Control of Noise and Vibration on construction and open sites. The development shall not be carried out unless in accordance with the approved details.

Reason: Protection of residential amenity against adverse noise impact during construction

13. No development shall commence on either Plot 08 until specification details of the kitchen extraction and odour abatement systems proposed to be installed within any cafe/restaurant units for that plot have been submitted to and agreed in writing by the Council. The applicant is directed to the following guidance document for advice in determining a suitable fit-for-purpose system: Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems published by the Department for Environment, Food and Rural Affairs (Defra); updated by EMAQ+ on 5/9/18. Each plot shall not be occupied until the approved kitchen extraction and odour abatement systems are in place in accordance with the approved details.

14.

Reason: Protection of residential amenity.

Environmental Health conditions to be added on receipt of consultation response.

DRAFT INFORMATIVES:

1. This decision notice should be read in conjunction with the decision notice for associated outline approval LA04/2020/0845/O dated 2nd December 2021 and its associated Section 76 planning agreement.
2. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
3. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.
4. The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.

ANNEX	
Date Valid	29.11.24
Date First Advertised	03.01.25
Date Last Advertised	N/A