

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2025/0535/F	Committee Meeting Date: 17 th June 2025
Proposal: Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	Location: Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast
Referral Route: Section 54 Variation of Condition on previously approved Major approval	
Recommendation:	Approval
Applicant Name and Address: Finbarr Grogan BW Homes and Construction Ltd. 25F Longfield Road Eglinton BT43 3PY	Agent Name and Address: Emma Mcilwaine TSA Planning 20 May Street Belfast
Date Valid: 27 th May 2025	
Target Date: 23 rd December 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
Executive Summary: This application seeks planning permission for the variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location. The wording of conditions will not change as such, with amendments relating solely to approved drawing numbers, with approved layout drawings, sections and Private Streets Determination drawings impacted by the proposed omission of dwellings. The original planning permission was granted on 10 th March 2021 LA04/2020/0804/F for a proposed major mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units.; community facilities including community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways,	

public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works.

The application is accompanied by a Non Material Change application, for the reduction in units, under the reference LA04/2025/0814/NMC which is recommended for approval and will issue under delegated authority.

The key issues for the assessment of the application are:

- Proposed Housing Density
- Revised Road Layout
- Open Space
- Section 77.

The reduction in number of dwellings is considered acceptable in principle, with the resultant density not raising any policy issues. The increase in communal open space is acceptable with the resultant treatment of the north-eastern part of the site more sympathetic to existing topography.

DFI Roads have been consulted in relation to the amendments to the Private Streets Layout but have not yet responded. No issues are anticipated with the only alteration relating to the approved turning head in the north-eastern corner of the site. Subsequently delegated authority is requested to deal with the response and any issues arising provided they are not substantive.

None of the wording of the condition have been amended as a result of the updated drawings.

The only impact on the agreed Section 76 is the resultant implications for the open space management clause. The omission of 31 units will increase the level of communal open space, and in turn the quantum of open space identified for management within the S76. This will be addressed under a Section 77 agreement, which facilitates modifications to agreed Legal Agreements.

Recommendation

Having regard to the development plan and subject to DFI Roads response the proposed variations to conditions is considered acceptable.

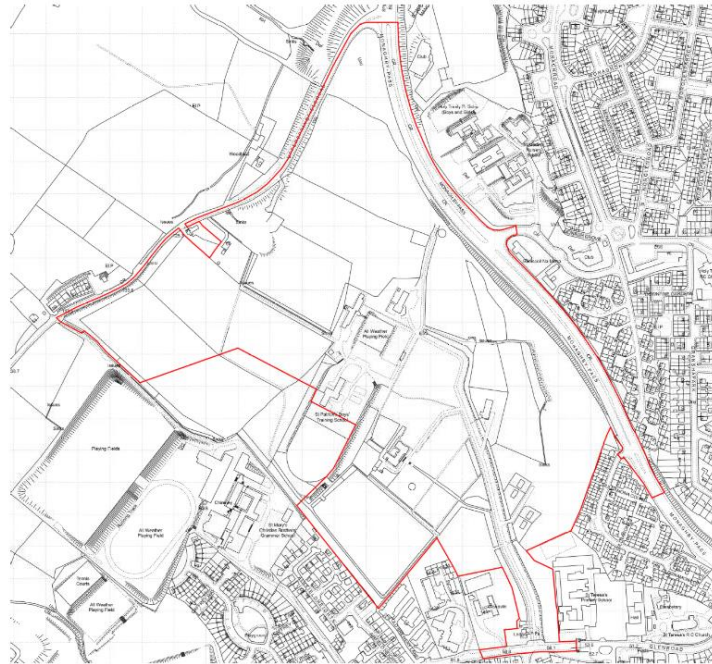
It is therefore recommended that planning permission is granted and the conditions are varied as proposed.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 77 planning agreement, and deal with the outstanding DFI Roads response and any other issues that may arise, provided that they are not substantive.

All other conditions of planning approval LA04/2023/2390/F and LA04/2020/0804/F, which have not already been discharged, still apply.

Case Officer Report

Site Location Plan



Original Approved Layout



Revised Proposed Layout



1.0	Description of Proposed Development
1.1	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.
1.2	The proposal impacts a number of approved drawings listed in the conditions of the original approval, with a total of 13 conditions to be varied. There is no change to the wording of the conditions. The conditions will be updated to reflect the submitted drawings which exclude the 31 previously approved drawings.
1.3	The proposal will result in a reduction from 653 approved dwellings to 622.
1.4	The removal of the dwellings will also result in the removal of the approved retaining structure. The existing slope will be retained and landscaped with woodland planting.
1.5	The road layout will be amended to shorten the approved turning head which is no longer required as access to the previous 4 dwellings at the northern end of the site (B199-B122).
1.6	The application is accompanied by a Non-Material Change under the reference LA04/2025/0814/NMC.

2.0	Description of Site
2.1	<p>The site is located on the western edge of the Belfast Urban Area and just within the settlement limits as defined the Belfast Urban Area Plan and Belfast Metropolitan Area Plan 2015. The site has an area of approximately 35.5Ha and is bound by housing and schools to the south and south-west, the Upper Springfield Road and Belfast Hills to the north and north-west and a major arterial road to the east (Monagh By-Pass). The site itself is well defined with mature planting along all boundaries, and within the site itself. The site, currently being developed, rises steeply from the southern-most point on the Glen Road to the northern edge along the Upper Springfield Road. In terms of the Glen Road portion, the frontage is quite limited and occupies only a narrow existing access point. Low level hedging defines the extent of the eastern boundary with the Monagh By-Pass with the higher parts of the site abutting the Upper Springfield Road, which defines the settlement limit, are bound by a mix of 2-3m high vegetation and a 3m high railings.</p>
2.2	<p>The site is now under construction with a number of dwellings now occupied.</p>
2.3	<p>The site in now served by a new access and signalised junction off Monagh By-Pass. The following zonings apply to the site: The site is zoned as a Mixed Use Site (Zoning BT002) in BMAP 2015 (published September 2014) as shown in the map below. The Zoning has a number of Key Site Requirements and those of relevance are discussed below under the report.</p>
3.0	Planning History of the application site
3.1	<p>Z/2010/1284/O - Proposed major mixed use development comprising residential use (mixture of private and social/affordable housing); residential institutions in the form of replacement support/care homes; business uses; light industry; local retail, retail services, professional services and community and cultural uses within a single shopping/commercial area; an education campus; an hotel; a variety of open space and recreational provision and associated infrastructure improvements. Approved 6th December 2013</p> <p>LA04/2020/0804/F - Proposed major mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units.; community facilities including community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways, public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works. Approved 10th March 2021</p> <p>LA04/2023/2390/F- Section 54 application to vary a number of conditions (of planning approval LA04/2020/0804/F) to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road. Approved 10th March 2025.</p> <p>LA04/2025/0814/NMC- The proposals are brought forward following an amendment to approved layout in the north eastern portion of the site, adjacent to the Upper Springfield Road. The previously approved retaining wall at this location has been removed, and existing sloped ground levels retained, resulting in the removal of a number of approved dwellings at this location. Recommended for Approval.</p>

4.0	Policy Context
4.1	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.
4.2	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.
4.3	<p>The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <ul style="list-style-type: none"> • SP1a Managing growth and supporting infrastructure delivery • SP2 Sustainable development • SP3 Improving health and wellbeing • SP5 Positive placemaking • SP7 Connectivity • SP8 Green and blue infrastructure network • RD1 New Residential Developments • HOU 1 Accommodating New Homes • HOU 2 Windfall Housing • HOU 4 Density of Residential Development • HOU 6 Housing Mix • DES1 Principles of Urban Design • DES2 Masterplanning approach for Major development • TRAN 6 Access to Public Roads • OS3 Ancillary Open Space
4.4	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), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan”), 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.
4.5	The site is zoned as a Mixed Use Site (Zoning BT002) in BMAP 2015.
4.6	<p><u>Regional planning policy</u></p> <p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)</p>

	<p>Creating Places</p> <p><u>Other Relevant Policies</u></p> <p>Developer Contribution Framework</p>
5.0	<p>Statutory Consultees</p> <p>DFI Roads- Awaiting response.</p>
6.0	<p>Non-Statutory Consultees</p> <p>N/A</p>
7.0 7.1	<p>Representations</p> <p>One objection was received and is summarised below:</p> <ul style="list-style-type: none"> • Requests more affordable housing. <i>Case Officer's Response: The proposal is to reduce the amount of housing rather than propose any further housing.</i> • States the built houses are an eyesore. <i>Case Officer's Response: Design is not a material consideration in this application.</i>
8.0	<p>ASSESSMENT</p>
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> • Proposed Housing Density • Revised Road Layout • Open Space • Section 77. <p>Proposed Housing Density</p>
8.2	<p>The proposal will result in a reduction of 31 approved dwellings from 653 to 622. This reduces the proposed housing density from 25 dwellings per hectare to 24 per hectare. It is acknowledged that the resulting density is below the average minimum density of 25dph and therefore contrary to Policy HOU4.</p>
8.3	<p>Policy HOU4 however, states that the density bands are to be used as a guide and development proposals outside the bands will be determined on their own merits. It was acknowledged in the original approval that the proposed density responded to the constraints of the site with a high level of mature landscaping of which the majority is subject to a Tree Preservation Order, the significant level changes and the semi-rural location. The omitted dwellings are located on the northern edge of the site adjacent to the settlement limits and on a severe slope which makes construction challenging. Given the peripheral/ edge of settlement location of the changes and minimum change to density it is accepted that the exclusion of the dwellings would not impact the residential quality of the scheme and is considered acceptable.</p>
8.4	<p>Furthermore the proposal remains to comply with the key site requirements as established in draft BMAP with the inclusion of a minimum of 300 social dwellings.</p> <p>Revised Road Layout</p>
8.5	<p>The original approval included a turning head in the north-eastern corner of the site which accessed four dwellings. The proposed turning head has subsequently been shortened.</p>

8.6	DFI Roads have been consulted but have not yet responded. No issues are anticipated with the minor alteration to the turning head and delegated authority is requested to deal with the response and any issues arising provided they are not substantive.
8.7	<p>Proposed Open Space</p> <p>The dwellings to be removed will be replaced by an area of woodland planting. Whilst not contributing to any useable open space within the site due to existing topography, it will provide a level of visual amenity which contributes to the overall quality of residential environment, with the use of woodland planting will contributing to this. The proposal remains compliant with Policy OS3.</p>
8.8	<p>Section 77</p> <p>A Section 77 agreement is required to modify the original Section 76 and manage the additional open space created by the exclusion of the previously approved dwellings. Legal Services has confirmed that the planning agreement has been agreed in principle with the applicant and while not signed the application is being expedited to allow occupation. Delegated authority is requested to finalise the Section 77 agreement provided there are no substantive issues arising.</p>
10.0	Recommendation
10.1	This application was submitted under Section 54 of the Planning Act (Northern Ireland) 2011. This applies to applications for planning permission of land without complying with conditions subject to which a previous planning permission was granted.
10.2	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions and a Section 77 planning agreement.
10.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 77 planning agreement, and deal with the outstanding DFI Roads response and any other issues that may arise, provided that they are not substantive.
11.0	Draft Conditions
11.1	<p>Save for the amendment in conditions Nos. 2-5 (inclusive) below no development shall take place unless in the sequence set out in the approved Phasing Plan (Drawing No. XX) published on the planning portal XX unless the Council grants its prior written approval to any variation.</p> <p>Reason: To ensure appropriate phasing of the development.</p>
11.2	<p>Notwithstanding the approved Phasing Plan (Drawing No. XX published on the planning portal XX) and submitted details, prior to occupation of the 100th residential unit, a temporary equipped play park shall be installed in Phase 4 in accordance with details which shall have first been submitted to and approved in writing by the Council. The temporary equipped play patch shall remain in situ in accordance with the approved details until the approved Local Equipped Area of Play (LEAP) has been implemented in Phase 12 in accordance with the approved details. The Council shall be notified in writing on occupation of the 100th residential unit.</p> <p>Reason: To ensure equipped play area facilities are available for residents having regard to Policy OS 2 of PPS8.</p>

11.3	<p>Notwithstanding the approved Phasing Plan (Drawing No. XX published on the planning portal XX) and submitted details prior to construction of Phase 10 the equipped play park in Phase 9 shall be installed in accordance with the approved details and shall permanently remain in situ in accordance with the approved details. The Council shall be notified in writing prior to construction of Phase 10.</p> <p>Reason: To ensure equipped play area facilities are available for residents having regard to Policy OS 2 of PPS8.</p>
11.4	<p>Notwithstanding the approved Phasing Plan (Drawing No. XX published on the planning portal XX) and submitted details the equipped play park Multi Use Games Area (MUGA) and Community Centre shall be constructed and ready for occupation within 3 months from the date of first occupation of any dwelling in Phase 11 and shall permanently remain in situ in accordance with the approved details. The Council shall be notified in writing on first occupation of any dwelling in Phase 11.</p> <p>Reason: To ensure equipped play area and neighbourhood facilities are available for residents having regard to Policy OS 2 of PPS8 and Policy QD1 of PPS7.</p>
11.5	<p>Notwithstanding the approved Phasing Plan (Drawing No. XX published on the planning portal XX) and submitted details the Retail Units and associated access and parking in Phase C1 shall be constructed and fitted out ready for occupation within 3 months from the date of first occupation of any dwelling in Phase 11 and shall permanently remain in situ in accordance with the approved details. The Council shall be notified in writing on first occupation of any dwelling in Phase 11. The Council shall be notified in writing on first occupation of any dwelling in Phase 11.</p> <p>Reason: To ensure appropriate neighbourhood facilities are available for residents having regard to Policy QD1 of PPS7.</p>
11.6	<p>Prior to occupation of any phase of the development, a Verification Report for that phase shall be submitted to and approved 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.</p> <p>Reason: Protection of human health by demonstrating that the required remedial measures have been incorporated within the proposal.</p>
11.7	<p>If during the development of a phase, new contamination or risks are encountered which have not previously been identified, works in that phase must cease and the Council shall be notified in writing immediately. This new contamination shall be fully investigated in accordance with best practice and the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks. In the event of unacceptable risks being identified, and prior to occupation of that phase, a Further Remediation Strategy and subsequent Verification Report for that phase shall be submitted to and approved in writing by the Council. If required by the Council, 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.</p> <p>Reason: Protection of human health and environmental receptors.</p>

11.8	<p>After completing the remediation works under condition 6; and prior to occupation of that phase of the development, an Environmental Verification Report for that phase must be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks, as applicable. The Environmental Verification Report shall present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.9	<p>All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the quality of surrounding soils and groundwater verified. Should unforeseen contamination be identified during this process, Conditions 6 and 7 will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use</p>
11.10	<p>The storm drainage of the site, during site clearance, construction and operational phases of the development, must be designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on the watercourses on site. Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C753 (2015) The SuDS Manual.</p> <p>Reason: To ensure that the appointed contractor implements this mitigation during construction phase to protect on site watercourses and connected European Sites.</p>
11.11	<p>A working strip adjacent to the culvert shown on drawing numbers 118 and 120 (published on the planning portal 13/10/20); drawing number 28 (published on the planning portal 07/03/25) and drawing numbers X and X (published on the planning portal (X/X/X) shall be retained and kept free of impediments (including tree planting hedges fencing sheds and other structures). The working strip should have a minimum width of 5 metres and be provided with clear access and egress at all times. Reason: To ensure the adequate protection of drainage infrastructure.</p> <p>Reason: To ensure the adequate protection of drainage infrastructure.</p>
11.12	<p>No demolition of any remaining building(s) will commence until an updated bat survey, and updated Bat Mitigation Plan (if required) is submitted to and approved in writing by the Council. The updated BMP will include additional mitigation measures should any bats be found.</p> <p>Reason: To mitigate for impacts on bats using the site.</p>
11.13	<p>No tree, hedgerow or scrub removal shall take place between 01 March and 31 August inclusive in any calendar year, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/ demolition and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. The written confirmation shall be submitted to the Council within 6 weeks of such works commencing.</p>

	Reason: To protect breeding birds
11.14	<p>All existing trees on the site with the exception of those identified for felling on the Park Hood Tree Constraints Plan ref. L202E (Drawing No. X) published on the planning portal X/X/X) shall be permanently retained. No retained tree shall be cut down uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance without the prior written consent of the Council.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p>
11.15	<p>No equipment, machinery or materials are to be brought on the site for the purpose of development of a particular phase, including demolition and site clearance, until all retained trees in that phase (as shown on Drawing Numbers 13 (6629-L-206B), 14 (6629-L-207B), 15 (6629-L-208B) published on the Planning Portal 23/10/20 (LA04/2020/0804/F) and Drawing Numbers 07 (6629-L-203D), 08 (6629-L-204D) and 09 (6629-L-205C) date published on the Planning Portal 23/10/20 as being retained) have been protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations and the recommendations in the Dr Philip Blackstock Tree Survey and Report dated July 2019. These protection measures shall remain in place until the construction works for that phase are complete and all plant and machinery has been removed from the site. Within the fenced area no activities associated with building operations shall take place, no storage of materials, and the ground levels within those areas shall not be altered.</p> <p>Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development works to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.</p>
11.16	<p>All demolition and excavation works within the Root Protection Area of any tree that is to be retained shall be carried out in accordance with recommendations outlined within the Arboricultural Method Statement contained within the Dr Philip Blackstock Tree Survey and Report dated July 2019.</p> <p>Reason: To ensure damage is not caused to protected trees by the development hereby approved.</p>
11.17	<p>The development hereby approved shall be conducted in accordance with the Construction Management Plan (CMP) as detailed on the Park Hood Tree Constraints Plan ref. L202B (Drawing No. X published on the planning portal XX/XX/XX).</p> <p>Reason: To minimise risk of damage to protected trees during the construction phase</p>
11.18	<p>All trees which are removed shall be compensated for by the planting of new native species trees in accordance with approved plan No. X published on the Planning Portal on XX/XX/XX. All new planting shall be carried out within the first available planting season planting season after the last residential unit within each phase of the development hereby approved has been occupied. Any new trees which, within a period of five years from the completion of the development, 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.</p>

	Reason: To compensate for the loss of existing trees and ensure the maintenance of a high quality of landscaping.
11.19	<p>All proposed landscaping and planting works shall be carried out in accordance with the approved details on the Park Hood drawings No. 13 (6629-L-206B) to 15 (6629-L-208B); 16 (6629-L-211B); and 17 (6629-L-212B) Landscape Plans / Proposals published on the Planning Portal on 23/10/20 (LA04/2020/0804/F) and drawings No. X (6629-L-203E) No. X (6629-L-204E) and No. X (6629-L-205D) Landscape Plans/Proposals published on the Planning Portal on X/X/X. No phase of the development hereby approved shall be occupied until the planting for that phase has been completed or within the first available planting season after occupation of that phase whatever is the sooner or unless otherwise agreed in writing by the Council.</p>
	Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.
11.20	<p>All soft landscaping shall be managed and maintained in accordance with the Park Hood 'Landscape Management and Maintenance Plan' (Appendix 3 of the Glenmona Technical Clarifications Report/ Project No. 6909), published on the planning portal 23/10/20.</p>
	Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.
11.21	<p>Prior to the commencement of operation of any commercial premises providing hot food, an updated odour risk assessment report with details of the proposed scheme to control cooking odours emanating from the premises shall be submitted to and approved in writing by the Council. Externally located air extraction flue(s) and termination point(s) shall be depicted on elevation drawings and details of any proposed odour abatement technology shall be provided. The report shall demonstrate that the proposed scheme for the control of odours has been designed in accordance with industry guidance EMAQ+ 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' issued September 2018 as detailed in the RPS ES Vol11 Appendix 14b - EMAQ Odour Detail. The premises shall not operate unless the approved details are in place.</p>
	Reason: Protection of amenity of neighbouring properties
11.22	<p>Prior to the installation of any combustion plant(s) where the single or combined NOx emission rate is greater than 5mg/s, an updated air quality impact assessment for that plant shall be submitted to and approved in writing by the Council. The assessment shall include specification details, including emission rates and flue termination heights, of the proposed combustion systems for heating and hot water. The updated assessment must also demonstrate that there will be no significant adverse air quality impacts associated with operation of the proposed combustion plant and with the overall development. The combustion plant(s) and associated flue(s) must thereafter be installed in accordance with the approved details.</p>
	Reason: Protection of human health.
11.23	<p>Prior to the installation of any external plant or equipment in association with the approved retail units 1 to 4, a noise report shall be submitted to and approved in writing by the Council. The report shall include annotated drawing/s showing the location of the plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. Additionally, the report must demonstrate that the rated sound level from the operation of external plant and equipment will not exceed the background sound level (daytime and night time) and/or the target noise limits presented</p>

	<p>in the RPS Group report entitled 'Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: In the interests of amenity.</p>
11.24	<p>Prior to commencement of development of the hotel, a Noise Impact Assessment shall be submitted to and approved in writing by the Council. The report must include an assessment of the potential noise sources associated with the approved detail, to include but not be limited to:</p> <ul style="list-style-type: none"> - Assessment of potential entertainment noise breakout, if applicable, with particular reference to the low frequency content usually associated with entertainment noise, and predicted impact at nearby noise sensitive receptors; - Assessment of the potential noise impact at nearby noise sensitive receptors from patrons using the external area/s, having regard to capacity of external area/s and hours of use; and - Identification of any necessary noise insulation/ mitigation measures required to ensure the proposal shall not have an adverse impact on nearby noise sensitive receptors. - The assessment should refer to relevant guidance and British Standards such as BS4142:2014, BS8233:2014, WHO guidelines for community noise 1999 and NR curves, as appropriate. <p>The hotel shall not be occupied unless the approved details have been implemented.</p> <p>Reason: In the interests of amenity.</p>
11.25	<p>The rated sound level from the operation of all combined plant and equipment, associated with the hotel element of the development, must not exceed the background sound level (daytime and night time) and/or the target noise limits presented in RPS Group report entitled 'Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: Protection of residential amenity.</p>
11.26	<p>Prior to the installation of any external plant or equipment in association with the approved Use Class B2 light industrial units 7, 8, 9, 10 and 11, a noise report shall be submitted to and approved in writing by the Council. The report shall include annotated drawing/s showing location of plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. Additionally the report must demonstrate that the rated sound level from the operation of the external plant and equipment will not exceed the background sound level and/or the target noise limits presented in RPS Group report entitled 'Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. Use Class B2 lighting industrial units 7, 8, 9, 10 and 11 shall not be occupied unless the approved details have been implemented.</p> <p>Reason: Protection of Residential Amenity.</p>

11.27	<p>The rated sound level from the operation of the combined external plant and equipment associated within the hereby permitted development (industrial units 7, 8, 9, 10 and 11) must not exceed the background sound level and/or the target noise limits presented in RPS Group report entitled 'Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: Protection of residential amenity.</p>
11.28	<p>All glazing installed in association with the hereby permitted development must provide a minimum sound reduction of 35 dB RW (C;Ctr), as specified in the RPS Group report entitled 'Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F'.</p> <p>Reason: Protection of amenity of end users.</p>
11.29	<p>An acoustically treated alternative means of ventilation must be incorporated into the habitable rooms of all residential properties within the hereby permitted development and must provide a minimum of 35 dB RW (C; Ctr), as specified in the RPS Group report entitled 'Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F'.</p> <p>Reason: Protection of residential amenity.</p>
11.30	<p>No service collections or deliveries to the hereby permitted Use Class B2 light industrial units shall be permitted between the hours of 23:00 and 07:00.</p> <p>Reason: Protection of residential amenity.</p>
11.31	<p>No vehicle movements shall be permitted within the service area of approved retail units 1 to 4 (as shown on Drawing No. 15 (IBHO673 1003 Rev. E) published on the Planning Portal on 06/03/25) between the hours of 23:00 and 07:00.</p> <p>Reason: Protection of Residential Amenity</p>
11.32	<p>The approved MUGA shall not be used outside the hours of 08:00 to 22:00.</p> <p>Reason: Protection of residential amenity</p>
11.33	<p>The approved play area shall not be used outside the hours of 08:00 to 22:00.</p> <p>Reason: Protection of residential amenity.</p>
11.34	<p>The approved community centre shall not be used outside the hours of 08:00 to 22:00.</p> <p>Reason: Protection of residential amenity.</p>
11.35	<p>No part of the development shall be occupied or otherwise become operational until the revised junctions on the Monagh By-Pass (A55) have been constructed in general accordance with the following approved drawings: i. IBH0673/0002 Rev A, 'External Works Location Plan', published on the Planning Portal 13/10/20.</p>

	<p>ii. IBH0673/2000 Rev A, 'External Works Proposed Layout Sheet 1' Drawing No. 97, published on the Planning Portal 13/10/20.</p> <p>iii. IBH0673/2001 Rev A, 'External Works Proposed Layout Sheet 2' Drawing No. 98, published on the Planning Portal 13/10/20.</p> <p>iv. IBH0673/2002 Rev A, 'External Works Proposed Layout Sheet 3' Drawing No. 99, published on the Planning Portal 13/10/20.</p> <p>v. IBH0673/2010 Rev A, 'External Works Proposed Geometry Sheet 1' Drawing No. 100, published on the Planning Portal 13/10/20.</p> <p>vi. IBH0673/2011 Rev A, 'External Works Proposed Geometry Sheet 2' Drawing No. 101, published on the Planning Portal 13/10/20.</p> <p>vii. IBH0673/2020 Rev A, 'External Works Proposed Visibility Sheet 1' Drawing No. 102, published on the Planning Portal 13/10/20.</p> <p>viii. IBH0673/2021 Rev A, 'External Works Proposed Visibility Sheet 2' Drawing No. 103, published on the Planning Portal 13/10/20.</p> <p>ix. IBH0673/2040 Rev A, 'External Works Typical Cross Section' Drawing No. 108, published on the Planning Portal 13/10/20.</p> <p>x. IBH0673/2050 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 1' Drawing No. 109, published on the Planning Portal 13/10/20.</p> <p>xi. IBH0673/2051 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 2' Drawing No. 110, published on the Planning Portal 13/10/20.</p> <p>xii. IBH0673/2052 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 3' Drawing No. 111, published on the Planning Portal 13/10/20.</p> <p>xiii. IBH0673/2700 Rev A, 'External Works Construction Details Sheet 1' Drawing No. 144, published on the Planning Portal 21/01/20.</p> <p>All works, including the traffic signals, shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including approval of the necessary Departures/ Relaxations from standard and required Road Safety Audits.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the improvement of the road network for the convenience of road users.</p>
11.36	<p>No phase of development shall be occupied until the necessary vehicular accesses for that phase including visibility splays and any forward sight distance have been constructed in accordance with the following approved drawings:</p> <p>i. IBH0673/1010 Revision E 'Proposed Levels and Visibility Overall with Sheet Numbers' Drawing No. X, published on the Planning Portal XX/XX/XX and bearing the DfI Roads determination stamp.</p> <p>ii. IBH0673/1011 Revision A 'Proposed Levels and Visibility Sheet 1 of 6' Drawing No. X, published on the Planning Portal XX/XX/XX and bearing the DfI Roads determination stamp.</p> <p>iii. IBH0673/1012 Revision F 'Proposed Levels and Visibility Sheet 2 of 6' Drawing No. X, published on the Planning Portal XX/XX/XX and bearing the DfI Roads determination stamp.</p> <p>iv. IBH0673/1013 Revision F 'Proposed Levels and Visibility Sheet 3 of 6' Drawing No. 25, published on the Planning Portal 06/03/25 and bearing the DfI Roads determination stamp.</p> <p>v. IBH0673/1014 Revision A 'Proposed Levels and Visibility Sheet 4 of 6' Drawing No. 85, published on the Planning Portal 13/10/20 and bearing the DfI Roads determination stamp.</p> <p>vi. IBH0673/1015 Revision A 'Proposed Levels and Visibility Sheet 5 of 6' Drawing No. 86, published on the Planning Portal 13/10/20 and bearing the DfI Roads determination stamp.</p>

	<p>vii. IBH0673/1016 Revision A 'Proposed Levels and Visibility Sheet 6 of 6' Drawing No. 87, published on the Planning Portal 13/10/20 and bearing the DfI Roads determination stamp.</p> <p>The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users</p>
11.37	<p>No dwelling shall be occupied until the associated hard surfaced area have been constructed in accordance with the approved layout Drawing Nos; 2509-RPP-ZZ-XX-DR-A00004 Revision P04 'Site Layout Parking A1L' Drawing No. X published on the planning portal XX/XX/XX. The area to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.</p> <p>Reason: To ensure that adequate provision has been made for parking.</p>
11.38	<p>No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.</p> <p>Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.</p>
11.39	<p>The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
11.40	<p>The residential care homes, local neighbourhood retail centre, Class B business uses or hotel shall not be operated or occupied individually until a respective Commercial Travel Plan for that individual use/building has been submitted to and approved in writing by the Council. The Travel Plan shall include clear and unambiguous objectives and targets, together with a time-bound programme of implementation, monitoring and regular review and improvement, and be based on the particulars contained within the approved Travel Plan published on the Planning Portal on 12/05/20. Each individual unit shall not be operated or operated unless in accordance with its respective Commercial Plan approved by the Council.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
11.41	<p>Prior to occupation of the residential unit that they serve, hard standing areas within the curtilage of dwellings shall be carried out in accordance with the 'private access/driveway' details set out in approved plan Nos. 2509-RPP-ZZ-XX-DR-A-00-025 (Overall Boundary Treatments) Drawing Nos. X,X,X published to the planning portal on XX/XX/XX and 29, 30 and 31 (Zone A1, A2, B1, B2, D, F1, F2, G1, G2 and H Boundary Treatments)</p>

	<p>published on the planning portal on 13/10/20, or as otherwise agreed in writing by the Council.</p> <p>Reason: To ensure the provision of a quality residential environment having regard to Planning Policy Statement 7</p>
11.42	<p>Notwithstanding the provisions of Article 3, Part 3 (Class A) of the Schedule of the Planning (General Permitted Development) Order (NI) 2015 (or any legislation revoking that Order and re-enacting those provisions) no development shall take place forward of the front elevation of any dwelling hereby approved, including the erection of fencing, walls, gates or other means of enclosure, without prior planning approval.</p> <p>Reason: To preserve the integrity of the design and layout of the development and to enable the Local Planning Authority to consider whether planning permission should be granted for such works.</p>
11.44	<p>Informatives</p> <ol style="list-style-type: none"> 1. This permission should be read in conjunction with previous approval LA04/2023/2390/F and its associated drawings, reports and Section 76 Legal Agreement 2. The drawing refs referred to above correspond with those drawings submitted to the Council in respect of this application and published to the Planning Portal NI on: XX 3. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands. 4. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
	Representations from elected members: N/A

ANNEX	
Date Valid	27 th May 2025
Date First Advertised	6 th June 2025
Date Last Advertised	N/A
Date of Last Neighbour Notification	2 nd June 2025