

**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



**Belfast
City Council**

14th October, 2022

MEETING OF THE PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Council Chamber, City Hall and remotely, via Microsoft Teams, on Tuesday, 18th October, 2022 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. Extinguishments

- (a) Alloa Street (Pages 1 - 4)
- (b) Corrib Avenue (Pages 5 - 8)

3. Request for additional meeting of the Planning Committee to support roll-in of new Planning Portal (Verbal Report)

4. **Pre-emptive Committee Site Visit**

- (a) LA04/2022/1284/F Lands bounded by Library Street (to south); Stephen Street (to west); Little Donegall Street (to north); and Union Street (to east), Belfast BT1 2JE. Erection of Purpose Built Managed Student Accommodation (PBMSA) development comprising 862 units with additional use of accommodation by further or higher education institutions outside term time, communal facilities, internal amenity courtyard, cycle stores, active ground floor uses including cafe and retail, and associated bin stores and plant and public realm improvements to surrounding footpaths

5. **Planning Decisions Issued (Pages 9 - 34)**

6. **Appeals**

- (a) Appeals Notified and Decisions (Pages 35 - 36)
- (b) LA04/2022/0810/F Change of Use from Shop Unit to Hot Food Take Away. Unit 2 142 Stewartstown Road opposite junction of Stewartstown Road and Suffock Road, Belfast BT11 9NB. (Pages 37 - 58)

7. **Planning Applications**

- (a) LA04/2022/0915/F AFBI building at Stormont. Development of new, replacement Animal Health Sciences Building with General Stores Building, Post-Mortem Suite and Carcass Incineration Facility, and associated works at 12 Stoney Road, Belfast. (Pages 59 - 82)

8. **Miscellaneous Items**

- (a) Planning Publication Policy Update (Pages 83 - 88)

9.

9. **Restricted Items**

- (a) LDP Update (Pages 89 - 162)
- (b) Renewal of Scheme of Delegation for Planning (Pages 163 - 184)
- (c) Update on Improvement of the Regional Planning System (Pages 185 - 206)
- (d) Update on the replacement Planning Portal (Verbal Report)

10. **Issue raised in advance by a Member**

- (a) City Architect - Councillor Groogan

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Belfast Planning Department
The Cecil Ward Building
4-10 Linenhall Street,
Belfast
BT2 8BP



Date: 13th of September 2022

Our Ref: Alloa Street Extinguishment

Dear Sirs,

Re: Extinguishment of Public Right of Way – Alloa Street

The Northern Ireland Housing Executive made an Order No 1 on 25th of August 2022 certain Public Rights of Way be extinguished. Approval for the extinguishment is presently being sought from the NIHE Sponsor Team (Housing Division), Department for Communities, Housing Investment Branch, 1-7 Bedford Street, Belfast, BT2 7EG. The press notice regarding the making of this order is enclosed together with a map showing the area affected and a copy of the order.

If you wish to make comments, could you please let me have them by 18th October 2022

I shall write to you again when the result of the submission is known.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Aaron Maguire".

Aaron Maguire
Land and Regeneration Officer
Belfast Area

**EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY
FORM OF ENGROSSMENTS OF ORDER
THE HOUSING (NORTHERN IRELAND) ORDER 1981**

Whereas the Northern Ireland Housing Executive whose principal office is at 2 Adelaide Street, Belfast, BT2 8PB (hereinafter called "the Housing Executive") having acquired certain lands in connection with the Alloa Street, Belfast has by a resolution passed on 25th of August 2022 made an order (an "extinguishment order") to extinguish the public rights of way hereinafter referred to over the said lands shown marked on the map Alloa Street, Belfast Order No.1 2022 and sealed with the common seal of the Northern Ireland Housing Executive and deposited at the West Belfast Local Offices at the Public counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB .

NOW THEREFORE the Housing Executive in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 and all other powers so enabling HEREBY orders as follows:

1. This extinguishment order may be cited as the Alloa Street, Belfast Order No.1 2022.
2. The public rights of way described in the schedule and shown coloured red and outlined black on the said map shall cease and be extinguished as from the date of operation of the extinguishment order subject to the retention of all existing cables wires, mains pipes or other apparatus placed by an electricity undertaker along, across, over or under the lands hereby transferred shall be retained. All existing rights of the electricity undertaker as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

SCHEDULE

Alloa Street Belfast- Extinguishment of Public Rights of Way Order No1 2022

Alloa Street-: 3m x 25m strip of grass running parallel to Manor Street, from a point 13m from the junction of Manor Street/Alloa Street. Former alleyway associated with 164-170 Manor Street (properties demolished)



BELFAST, ALLOA STREET
Extinguishment of Public Right-of-Way
Order No. 1, 2022
Map Dated 25th August 2022

NORTHERN IRELAND HOUSING EXECUTIVE,
 THE HOUSING CENTRE,
 2 ADELAIDE STREET, BELFAST, BT2 8PB

OSNI Reference: IG 130-8SW2

Scale: 1:1,250

Your Reference:

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FORM OF NOTICE OF MAKING OF ORDER
THE HOUSING (NORTHERN IRELAND) ORDER 1981
EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 25th of August 2022 made an Order ("an extinguishment order"), which will be submitted to the Department for Communities for approval, to extinguish the public rights of way over land described in the schedule hereto.

A copy of the extinguishment order and associated map dated 25th of August 2022 referred to therein may be inspected at the West Belfast Local Office with offices at the Public Counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an extinguishment order shall not have effect until approved by the Department and that an extinguishment order to which any objection is made and not withdrawn shall not be approved in circumstances where the Department exercises its discretion to cause a public local inquiry to be held to hear objections to the extinguishment order.

Objections to the extinguishment order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 18th October 2022.

SCHEDULE

Alloa Street Belfast- Extinguishment of Public Rights of Way Order No1 2022

Alloa Street:- 3m x 25m strip of grass running parallel to Manor Street, from a point 13m from the junction of Manor Street/Alloa Street. Former alleyway associated with 164-170 Manor Street (properties demolished)

DATED THIS – 20th September 2022

Grainia Long
Chief Executive
Northern Ireland Housing Executive
2 Adelaide Street
Belfast BT2 8PB

Belfast City Council
The Cecil Ward Building
4-10 Linenhall Street,
Belfast
BT2 8BP

BCC
DEPARTMENT FOR
PLACE AND ECONOMY
RECEIVED

22 SEP 2022

BELFAST PLANNING
SERVICE

Date: 20th of September 2022

Our Ref: Corrib Avenue Extinguishment

Dear Sirs,


Re: Extinguishment of Public Right of Way – Corrib Avenue

The Northern Ireland Housing Executive made an Order No 1 on 8th of June 2022 certain Public Rights of Way be extinguished. Approval for the extinguishment is presently being sought from the NIHE Sponsor Team (Housing Division), Department for Communities, Housing Investment Branch, 1-7 Bedford Street, Belfast, BT2 7EG. The press notice regarding the making of this order is enclosed together with a map showing the area affected and a copy of the order.

If you wish to make comments, could you please let me have them by 18th October 2022

I shall write to you again when the result of the submission is known.

Yours faithfully,


Aaron Maguire
Land and Regeneration Officer
Belfast Area

**EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY
FORM OF ENGROSSMENTS OF ORDER
THE HOUSING (NORTHERN IRELAND) ORDER 1981**

Whereas the Northern Ireland Housing Executive whose principal office is at 2 Adelaide Street, Belfast, BT2 8PB (hereinafter called "the Housing Executive") having acquired certain lands in connection with the Corrib Avenue, Belfast has by a resolution passed on 8th of June 2022 made an order (an "extinguishment order") to extinguish the public rights of way hereinafter referred to over the said lands shown marked on the map Corrib Avenue, Belfast Order No.1 2022 and sealed with the common seal of the Northern Ireland Housing Executive and deposited at the West Belfast Local Offices at the Public counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB .

NOW THEREFORE the Housing Executive in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 and all other powers so enabling HEREBY orders as follows:

1. This extinguishment order may be cited as Corrib Avenue, Belfast Order No.1 2022.
2. The public rights of way described in the schedule and shown coloured red and outlined black on the said map shall cease and be extinguished as from the date of operation of the extinguishment order subject to the retention of all existing cables wires, mains pipes or other apparatus placed by an electricity undertaker along, across, over or under the lands hereby transferred shall be retained. All existing rights of the electricity undertaker as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

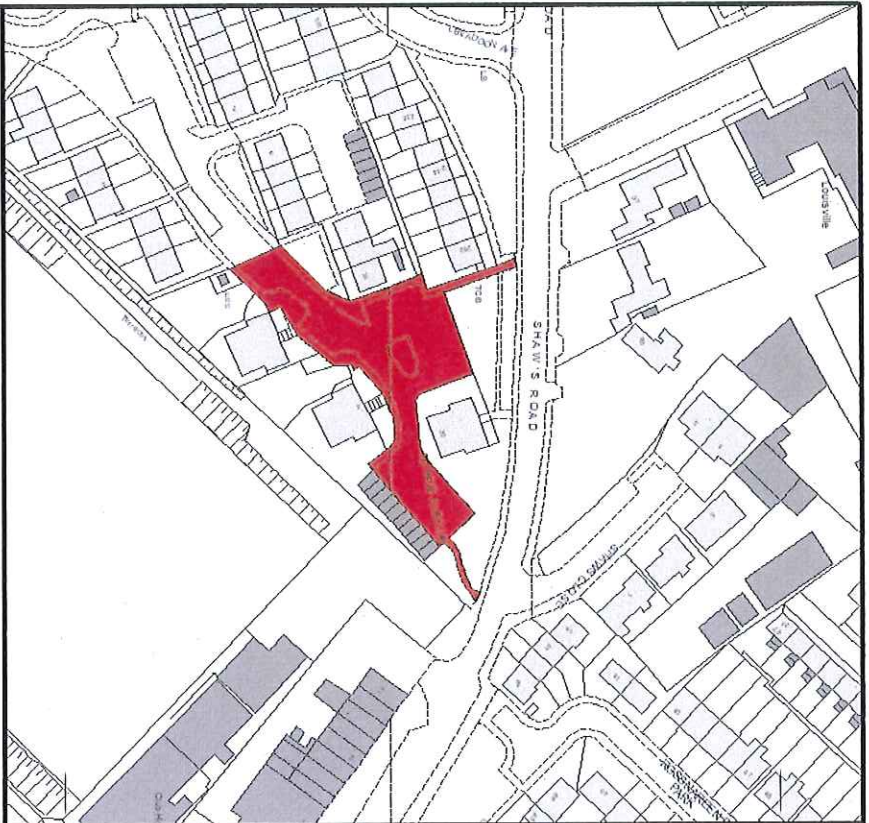
SCHEDULE

Corrib Avenue Belfast- Extinguishment of Public Rights of Way
Order No1 2022

Three roughly rectangular plots running west to east at Corrib Avenue;

Plot 1, 14m X 10m adjacent to 24-28 Corrib Avenue; hard-core/asphalt roadway with pathways to north and south.

Plot 2, 30m X 26m largely made up of hard-core/asphalt parking areas and existing roadway; raised paved area to the centre; located to the north and west of former (demolished) flat blocks Nos 30 & 32. Hard-core 2.3m X 20m pathway and existing steps running from north west part of the site, pedestrian link to Shaw's Road running parallel to curtilage of 252 Shaw's Road.



CORRIB AVENUE, BELFAST
Extinguishment of Public Right-of-Way
Order No. 1, 2022
Map dated 8th June 2022

NORTHERN IRELAND HOUSING EXECUTIVE,
THE HOUSING CENTRE,
2 ADELAIDE STREET, BELFAST, BT3 9PB

OSNI Reference: I.G. 130-55E

Scale: 1:1,250

Your Reference:

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FORM OF NOTICE OF MAKING OF ORDER
THE HOUSING (NORTHERN IRELAND) ORDER 1981
EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 8th of June 2022 made an Order ("an extinguishment order"), which will be submitted to the Department for Communities for approval, to extinguish the public rights of way over land described in the schedule hereto.

A copy of the extinguishment order and associated map dated 08th of June 2022 referred to therein may be inspected at the West Belfast Local Office with offices at the Public Counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an extinguishment order shall not have effect until approved by the Department and that an extinguishment order to which any objection is made and not withdrawn shall not be approved in circumstances where the Department exercises its discretion to cause a public local inquiry to be held to hear objections to the extinguishment order.

Objections to the extinguishment order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 18th October 2022.

SCHEDULE

Corrib Avenue Belfast- Extinguishment of Public Rights of Way Order No1 2022

Three roughly rectangular plots running west to east at Corrib Avenue; Plot 1, 14m X 10m adjacent to 24-28 Corrib Avenue; hard-core/asphalt roadway with pathways to north and south.

Plot 2, 30m X 26m largely made up of hard-core/asphalt parking areas and existing roadway; raised paved area to the centre; located to the north and west of former (demolished) flat blocks Nos 30 & 32. Hard-core 2.3m X 20m pathway and existing steps running from north west part of the site, pedestrian link to Shaw's Road running parallel to curtilage of 252 Shaw's Road.

Plot 3, 28m X 12m hard-core/asphalt located to north of former (demolished) garage blocks. Pathway in hard-core to the east of this point approximately 2m X 17m pedestrian link to Shaw's Road

Decisions issued between 8 September and 10 October 2022 - No. 173

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2642/DC	LOCDEV	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue.	Discharge of condition - LA04/2019/0401/CA	CONDITION DISCHARGED
LA04/2020/1541/F	LOCDEV	Former printing works North and Opposite 6 Alexander Road Castlereagh Industrial Estate Belfast BT6 9HB.	Erection of office, logistics and storage development for interior fit-out business including internal storage area and storage bays and associated parking and site works	PERMISSION GRANTED
LA04/2020/1661/DC	LOCDEV	Land at Lyndon Court 32-38 Queen Street Belfast BT1 6EF.	Discharge of Condition 2 of approval LA04/2019/0420/DCA	CONDITION DISCHARGED
LA04/2020/1666/F	MAJDEV	Lands at 102-127 Grosvenor Road and adjoining The Westlink/Grosvenor Road junction Belfast BT12 4GH.	Demolition of existing two storey building and erection of an office development with heights of 9-14 storeys with landscaping, parking, and associated development.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1959/F	MAJDEV	Site to be developed includes vacant land bounded by the Forthriver Industrial Park in the east Springfield Road to the South and Paisley Park & West Circular Road & Crescent to the West. Area also includes links through the Forthriver Industrial Park to Woodvale Avenue land at Springfield Dam (Springfield Road) Paisley Park (West Circular Road) and the Junction of West circular Road & Ballygomartin Road.	Proposed new parkland (Section 2 Forthmeadow Community Greenway) - foot and cycle pathways, lighting columns, new entrances and street furniture.	PERMISSION GRANTED
LA04/2020/2218/F	LOCDEV	Unit 4 Agnes Street Industrial Estate Belfast BT13 1GB	Proposed 2 storey extension to provide 6 commercial units (Class B2) and 3.4m boundary wall (amended plans - reduced site)	PERMISSION GRANTED
LA04/2020/2332/F	LOCDEV	7-11 Woodvale Road Belfast BT13 3BN	Proposed development of 2 No. Retail units & 4No. 2 Bed apartments to upper floors	PERMISSION GRANTED
LA04/2021/0629/F	MAJDEV	Lands north east of 43 Stockmans Way and south west of 49 Stockmans Way Belfast BT9 7ET	Residential development of 72no. apartments in 3no. blocks with associated car parking, landscaping and road widening works to Stockmans Way. (Amended scheme and further information received)	PERMISSION GRANTED
LA04/2021/0713/F	LOCDEV	Lands at Colin Glen (Leisure) 115 Blacks Road Belfast BT10 0NF.	Erection of 2No. ball stop fences ranging between 20-37.5 metres in height and associated site works.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/0990/DC	LOCDEV	Hillview Retail Park Crumlin Road Belfast BT14 7EA	Discharge of condition no 6 of planning approval LA04/2017/0361/f	CONDITION DISCHARGED
LA04/2021/0993/DC	LOCDEV	Hillview Retail Park Crumlin Road Belfast BT14 7EA	Discharge of condition no 2 of planning approval LA04/2017/0361/f	CONDITION DISCHARGED
LA04/2021/0994/F	LOCDEV	Hillview Retail Park Crumlin Road Belfast	Section 54 application to develop land without compliance with conditions nos7 (submission of remediation strategy), 8 (implementation of remedial strategy) 10 (submission of verification report) and 11 (content of verification report) of Planning Permission LA04/2017/0361/f (subdivision of retail unit 1 into 2 no new retail units with rear extension, elevation changes and other ancillary works)	PERMISSION GRANTED
LA04/2021/1064/F	LOCDEV	2-14 Antrim Road Belfast BT15 2AA	Change of use of units 2-4 Antrim Road from retail to Public house for sale of food and drink on and off the premises with single storey rear extension. Change of use of units 6-8 Antrim Road from public house to retail unit with new shop front. (amended description)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1299/LBC	LOCDEV	King Edward Building The Royal Hospitals Grosvenor Road Belfast. BT12 6BA	External remedial works to include replacement roof, replacement doors, replacement rooflights, restoration of deteriorating stonework, and restoration of existing windows/frames as details within the report and accompanying repair specifications.	PERMISSION GRANTED
LA04/2021/1374/A	LOCDEV	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue Belfast.	2 no. brushed stainless steel signs embedded with LEDs and 1 no. panel mounted illuminated aluminium letters sign at the University Road elevation and 2 no. individual brushed stainless steel signs embedded with LEDs and 1 no. folded aluminium panel sign at Botanic Avenue elevation	PERMISSION GRANTED
LA04/2021/1579/F	LOCDEV	3-25 York Road Belfast BT15 3GW	Provision of a Boundary Wall to provide an Acoustic Barrier to Works in the Feed Mill Located Behind at 35 to 39 York Road. (Amended Description)	PERMISSION GRANTED
LA04/2021/1853/F	LOCDEV	Millies Bar 131-133 Kingsway Belfast BT17	Alterations and Extension to Existing Covered Seated Area	PERMISSION GRANTED
LA04/2021/2022/F	LOCDEV	140 Lisburn Road Belfast BT9 6AJ	First & Second Floor addition above existing single storey return to accommodate 2no. new short term stay apartments.	PERMISSION GRANTED
LA04/2021/2056/O	LOCDEV	22 Rydalmere Street Belfast BT12 6GF.	Demolition of existing warehouse and erection of 2no. 3 bedroom semi-detached dwellings with front and rear gardens.	PERMISSION GRANTED
LA04/2021/2113/DCA	LOCDEV	27 Cleaver Avenue Belfast BT9 5JA	Demolition of existing dwelling and car port	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2114/F	LOCDEV	27 Cleaver Avenue Belfast BT9 5JA	Demolition of existing dwelling and car part, construction of a new replacement one and a half storey detached dwelling with integral garage; and associated site works.	PERMISSION GRANTED
LA04/2021/2141/F	LOCDEV	Area of existing footpath located off Antrim Road 5.5m north of 184 - 186 Antrim Road and 1.5m south of 196 - 198 Antrim Road Belfast BT15 2AJ.	Proposed Installation of an 20m High Telecoms Streetpole c/w wraparound cabinet, with Integrated Antenna, and 3no. additional equipment cabinets and ancillary equipment.	PERMISSION REFUSED
LA04/2021/2285/F	LOCDEV	29 Parkside Gardens Belfast Co. Antrim BT15 SAW	Proposed 2.5 storey residential apartment building comprising 11 No. apartments (social), amenity space, landscaping, access, parking and ancillary site works (Amended Plans)	PERMISSION GRANTED
LA04/2021/2308/O	LOCDEV	232 to 236 Tates Avenue Belfast BT12 6NB	Proposed erection of 2no townhouses. Change of use from veterinary practice and 1st floor apartment to dwelling including external alterations at no. 232 Tates Avenue.	PERMISSION GRANTED
LA04/2021/2364/F	LOCDEV	St Gerard's School Blacks Road Belfast BT10 0NB	Provision of two modular buildings for special education needs. One modular building will contain a single classroom and associated welfare facilities; the other modular building will contain 2 classrooms and associated welfare facilities.	PERMISSION GRANTED
LA04/2021/2615/F	LOCDEV	Braniel Primary School Ravenswood Park Belfast BT5 7JU	Proposed 1 no. extensions to rear of the school, 2 new link corridor extensions, internal refurbishment and new circulation stair block.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2771/F	LOCDEV	Ligoniel Primary School Ligoniel Road Belfast BT14 8BW	Proposals to improve traffic management within school grounds to include additional parking (23 spaces) for school use, a new internal access road, footpath, pedestrian safety fencing, 18 cycle parking spaces, safety road signage, and associated resurfacing of existing access road to include speed bumps (Amended Description)	PERMISSION GRANTED
LA04/2021/2798/F	LOCDEV	20 Beech Heights Belfast BT7 3LQ.	Single storey side extension.	PERMISSION GRANTED
LA04/2021/2818/F	LOCDEV	58 Bristow Park Belfast BT9 6TJ.	Two storey extension to rear. New wall and gates to front elevation. Raised patio to rear.	PERMISSION GRANTED
LA04/2021/2847/F	LOCDEV	2-4 Chapel Lane Belfast BT1 1HH	Proposed new glass balustrade and stainless steel posts to existing roof terrace	PERMISSION GRANTED
LA04/2022/0063/F	MAJDEV	Lands to the north east of 3 Westbank Road and immediately south west of the existing Stena Line Terminal Belfast Harbour Estate Belfast BT3 9JL	Construction of warehouse distribution facility, associated ancillary office, yards, car parking and access from Westbank Road.	PERMISSION GRANTED
LA04/2022/0124/F	LOCDEV	122 Blacks Road Belfast BT10 0NF.	Demolition of existing dwelling and erection of proposed 6 No. apartments (2 bed) with associated parking and amenity space.	PERMISSION GRANTED
LA04/2022/0251/F	LOCDEV	52 Ardenlee Parade Belfast BT6 0AL.	Demolition of detached garage, two storey extension to side and rear along with single storey extension to rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0293/F	MAJDEV	Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road Belfast.	Erection of hotel/aparthotel comprising 162 hotel beds and 94 aparthotel beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), gym, landscaped public realm, car parking, cycle parking and associated site and road works.	PERMISSION GRANTED
LA04/2022/0304/LDE	LOCDEV	Flat 1 25 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/0305/LDE	LOCDEV	Flat 2 25 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/0306/LDE	LOCDEV	Flat 3 25 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/0361/F	LOCDEV	491-495 Lisburn Road Belfast BT9 7EZ	Change of use from Church to restaurant, works to include new shopfront and external seating area.(amended description)	PERMISSION GRANTED
LA04/2022/0377/F	LOCDEV	36 Diamond Gardens Belfast BT10 0HE.	Single storey extension to rear and two storey extension to rear and side of dwelling.	PERMISSION GRANTED
LA04/2022/0396/F	LOCDEV	57 Houston Park Belfast BT5 6AT.	Proposed reconfiguration of existing dwelling including demolition of existing rear return and conservatory, three new dormer windows to the front, new two storey rear extension with dormers and terrace. (Amended Plans)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0400/DC	LOCDEV	12 Parkgate Avenue and lands adjacent to and North East of The Arches Centre North of no.2 Parkgate Avenue and adjacent to and South West of the Connswater River.	Discharge of condition 12 LA04/2020/1377/F.	CONDITION DISCHARGED
LA04/2022/0448/F	LOCDEV	20 Bladon Park Belfast BT9 5LG	Two storey extension to side and rear to accommodate sensory and therapy space.	PERMISSION GRANTED
LA04/2022/0467/LDP	LOCDEV	9 Dundela Gardens Ballyhackamore Belfast BT4 3DH.	Single storey rear extension.	APPLICATION REQUIRED
LA04/2022/0495/DC	LOCDEV	776-778 Shore Road and 4-6 Grays Lane Greencastle Belfast BT15 4HT.	Discharge of condition 8 LA04/2020/0027/F.	CONDITION DISCHARGED
LA04/2022/0542/LDE	LOCDEV	135 Dunluce Avenue Belfast BT9 7AX	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2022/0554/F	LOCDEV	32 Cranmore Gardens Belfast BT9 6JL.	Extension to the side and rear of dwelling, Retrospective approval of Unauthorised height & roof finish. NMC application LA04/2021/0297/CA Planning application LA04/2020/1290/F.	PERMISSION GRANTED
LA04/2022/0615/F	LOCDEV	Aquinas Diocesan Grammar School 518 Ravenhill Road Belfast BT6 0BY	Proposed two number double modular units at the side of the school site.	PERMISSION GRANTED
LA04/2022/0627/F	LOCDEV	48 Bradbury Place Belfast BT7 1RU	Change of use from retail to hot food takeaway and flue to rear elevation	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0628/F	LOCDEV	184 Kingsway Dunmurry Belfast BT17 9AD	Change of Use from Travel Agent to Hot Food Takeaway with Addition of Extraction Flue at the Rear.	PERMISSION GRANTED
LA04/2022/0635/F	LOCDEV	1 Glastonbury Avenue Belfast BT15 4DL	Proposed single storey rear extension, demolition of existing garage and proposed integrated garage at side (Amended description and drawings)	PERMISSION GRANTED
LA04/2022/0641/F	LOCDEV	37 Glendale Dunmurry Belfast BT10 0NX	Conversion of garage to habitable room	PERMISSION GRANTED
LA04/2022/0655/F	LOCDEV	Our Lady's Home at 68 Ard Na Va Rd Belfast BT12 6FF.	Extension & Alterations to Dining Room at Our Lady's Nursing Home, Belfast.	PERMISSION GRANTED
LA04/2022/0696/DC	LOCDEV	776-778 Shore Road and 4-6 Grays Lane Greencastle Belfast BT15 4H.	Discharge of condition 10 LA04/2020/0027/F.	CONDITION DISCHARGED
LA04/2022/0728/LDE	LOCDEV	Apartment 4 144 Antrim Road Belfast BT15 2AH	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2022/0735/F	LOCDEV	43 Donegall Park Avenue Low-wood Belfast BT15 4FN	Provision of fencing to be fixed to and above existing boundary wall. Existing garage demolished and replaced with new garage.	PERMISSION GRANTED
LA04/2022/0762/F	LOCDEV	9A Hawthornden Drive Ballycloghan Belfast BT4 2HG.	Demolition of conservatory and outbuilding and construction of two storey extension to side and rear with external changes.(AMENDED PLANS)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0763/F	LOCDEV	12 Cheltenham Park Belfast BT6 0HR.	Hip to gable dormer roof extension and additional gable window.	PERMISSION GRANTED
LA04/2022/0766/F	LOCDEV	27 Donegall Parade Belfast BT12 6NW.	Single storey side and rear extension to dwelling.	PERMISSION GRANTED
LA04/2022/0780/F	LOCDEV	Units 3 and 4 Cleaver House 56 Donegall Place Belfast BT1 5BB.	Change of use from retail (class A1) and cosmetic clinic (class D1) at ground floor and amalgamation of hot food bar (sui generis) at ground and first floor to deliver 2No. restaurants (sui generis), including internal and external alterations and all associated site works.	PERMISSION GRANTED
LA04/2022/0781/LBC	LOCDEV	Units 3 and 4 Cleaver House 56 Donegall Place Belfast BT1 5BB.	Change of use from retail (class A1) and cosmetic clinic (class D1) at ground floor and amalgamation of hot food bar (sui generis) at ground and first floor to deliver 2No. restaurants (sui generis), including internal and external alterations and all associated site works.	PERMISSION GRANTED
LA04/2022/0785/DCA	LOCDEV	20 Bladon Park Belfast BT9 5LG.	Demolition of existing single storey flat roof extension and erection of 2 storey extension to accommodate sensory and therapy space.	PERMISSION GRANTED
LA04/2022/0808/LBC	LOCDEV	Hunterhouse College Upper Lisburn Road Finaghy Belfast BT10 0LE.	Replacement of roof coverings including replacement of uPVC downpipes and corroded cast iron gutters. Replacement of 2 no. roof lanterns and rooflights. Refurbishment of existing soffits and fascias.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0851/F	LOCDEV	63 Wallasey Park Belfast BT14 6PN	Front bay window extension (Amended plans received - obscure window)	PERMISSION GRANTED
LA04/2022/0853/F	MAJDEV	Site of the former Finlay's Factory SE of Ballygomartin Road N of Moyard Crescent NW of Springfield Heights and Springfield Park Belfast BT13 3QZ	Provision of a two-storey multi- purpose shared space building comprising main hall (to facilitate 3no. indoor pitches), changing and toilet facilities, kitchens, multi- function rooms. Car and cycle parking areas, service yard, perimeter fencing, temporary construction compound hoarding, associated external lighting and landscaping. Proposed vehicular and pedestrian accesses from Springfield Heights and Ballygomartin Road, service vehicles from Ballygomartin Road and all associated site works.	PERMISSION GRANTED
LA04/2022/0857/NMC	LOCDEV	8 Blackstaff Way Kennedy Way Industrial Estate Belfast BT11 9DT	NMC to Z/2014/1373/F	NON MATERIAL CHANGE GRANTED
LA04/2022/0861/F	LOCDEV	8 Foxes Glen Dunmurry BT17 0WG	Single storey rear extension	PERMISSION GRANTED
LA04/2022/0862/F	LOCDEV	19 Ardcarne Drive Dundonald Belfast BT5 7RS	Single storey rear extension	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0867/F	LOCDEV	785 Crumlin Road Belfast	Conversion of single residential rental unit to HMO and removal of external chimney stack	PERMISSION GRANTED
LA04/2022/0872/F	LOCDEV	30 Castlegowan Crescent Belfast BT5 7WQ	Single storey side extension and widening of driveway.	PERMISSION GRANTED
LA04/2022/0882/F	LOCDEV	24 Lille Park Belfast BT10 0LR	Two storey side and first floor rear extension	PERMISSION GRANTED
LA04/2022/0909/DC	LOCDEV	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	Request for consent to vary phasing plans under Condition 5 of LA04/2020/0845/O	CONDITION NOT DISCHARGED
LA04/2022/0911/F	LOCDEV	18 Hawthornden Drive Belfast BT4 2HG	Proposed change of use of 2no apartments to single dwelling,proposed rear kitchen extension with 1st floor terrace over and alterations.	PERMISSION GRANTED
LA04/2022/0917/F	MAJDEV	Titanic Exhibition Centre 17 Queens Road Belfast BT3 9DU	Renewal of temporary planning permission for an Exhibition Centre.	PERMISSION GRANTED
LA04/2022/0967/LBC	LOCDEV	Belfast Harbour Office Corporation Square Belfast BT1 3AL	Repairs to External Fabric	PERMISSION GRANTED
LA04/2022/0972/F	LOCDEV	7 Drumart Green Belfast BT8 7EZ	Single storey rear extension (Amended Plans)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0978/F	LOCDEV	6 Summerhill Road Dunmurry Belfast BT17 0RL	2M high boundary fence and gates	PERMISSION GRANTED
LA04/2022/0984/LDP	LOCDEV	Lands between Shankill Parade and North Boundary Street Shankill Ward Shankill Road Belfast BT13	Development of 1no. medical surgery, 52no. apartments and 4no. ground floor commercial units approved under LA04/2015/0195/F.	PERMITTED DEVELOPMENT
LA04/2022/0999/F	LOCDEV	22 Ballygomartin Road Belfast BT13 3LD	Change of use from residential home to house of multiple occupancy	PERMISSION GRANTED
LA04/2022/1000/LDE	LOCDEV	48 Duncairn Gardens Belfast BT15 2GG	House in Multiple Occupation	PERMITTED DEVELOPMENT
LA04/2022/1008/LBC	LOCDEV	Cathedral Buildings 62-64 Donegall Street Belfast BT1 2GT	Refurbishment of the Westmoreland slate roof covering, the 2 timber dormer windows, crittall skylight and cast iron downpipes.	PERMISSION GRANTED
LA04/2022/1019/F	LOCDEV	29 Finaghy Park Central Belfast BT10 0HP	Renewal of planning permission LA04/2017/1709/F - single storey side and rear extension, attic conversion with rear dormer and raised decking	PERMISSION GRANTED
LA04/2022/1039/F	LOCDEV	85 Dermott Hill Road Belfast BT12 7GB	Single storey extension to the side and rear of dwelling	PERMISSION GRANTED
LA04/2022/1053/LDE	LOCDEV	12 Stranmillis Park Belfast BT9 5AU.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1054/LDE	LOCDEV	5 Carmel Street Belfast BT7 1QE	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1074/DC	LOCDEV	Lands at Riddel Hall 185 Stranmillis Road Belfast BT9 5EE.	Discharge of condition 6 LA04/2019/2442/F.	CONDITION DISCHARGED
LA04/2022/1075/DC	LOCDEV	Templemore Baths Templemore Avenue Belfast BT5 4FW.	Discharge of condition 9 LA04/2018/2603/F relating to Mechanical and Electrical Services.	CONDITION NOT DISCHARGED
LA04/2022/1077/LDE	LOCDEV	Flat 2 (First Floor) 27 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1092/F	LOCDEV	177 Malone Road Belfast BT9 6TB.	Demolition of existing garage, two storey side extension to dwelling, single storey external covered patio to rear. Detached replacement garage, new first floor rear window to dwelling and associated site works.	PERMISSION GRANTED
LA04/2022/1126/F	LOCDEV	12 Epworth Street Belfast BT5 4QR	Change of Use to House of Multiple Occupancy	PERMISSION GRANTED
LA04/2022/1127/LDE	LOCDEV	67 Agincourt Avenue Belfast BT7 1QB	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1128/DC	LOCDEV	22 Florida Drive Belfast BT6 8EX	Discharge of condition 2 - LA04/2021/1575/F	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1146/F	LOCDEV	339 Ravenhill Road Belfast BT6 0BT	Vehicular access to the front of the property.(AMENDED PLANS)	PERMISSION GRANTED
LA04/2022/1161/DC	LOCDEV	100-102 Great Patrick Street Belfast BT1 2NX.	Discharge of condition 4 LA04/2017/1544/F.	CONDITION DISCHARGED
LA04/2022/1165/LDE	LOCDEV	35B Wellesley Avenue Belfast BT9 6DG.	Change of use from residential property to House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1166/LDE	LOCDEV	35C Wellesley Avenue Belfast BT9 6DG.	Change of use from residential property to Change of use from residential property to House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1168/F	LOCDEV	5 Clonard Place Belfast BT13 2PZ.	Amendment to previously approved extension (reference LA04/2018/1989/F) to provide ground floor toilet extension to rear of existing dwelling:	PERMISSION GRANTED
LA04/2022/1170/LDP	LOCDEV	71-75 Percy Street Belfast BT13 2HW.	Extension of an existing flour mill building to house automated milling machinery over 5 levels (the proposed extension).	PERMITTED DEVELOPMENT
LA04/2022/1186/NMC	LOCDEV	Lands bounded by Little Victoria Street Bruce Street and Holmes Street Belfast BT2 7AF.	Non material change LA04/2021/2242/F.	NON MATERIAL CHANGE GRANTED
LA04/2022/1188/LDE	LOCDEV	Flat 2 8 Dunluce Avenue Belfast BT9 7AY.	Change of use from residential property to HMO.	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1190/LDE	LOCDEV	41 Edinburgh Street Belfast BT9 7DS.	Existing house of multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1200/LDE	LOCDEV	5 Damascus Street Belfast BT7 1QQ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1202/DC	LOCDEV	Units 2-3 Knockgowan House 224-228 Knock Road Belfast BT5 6LA	Discharge of condition 2 - LA04/2021/1818/F	CONDITION NOT DISCHARGED
LA04/2022/1207/F	LOCDEV	270B Antrim Road Belfast	Change of use from dwelling to HMO	PERMISSION GRANTED
LA04/2022/1230/F	LOCDEV	Academy Restaurant Building BD Ulster University Belfast Campus York Street Belfast BT15 1ED	Elevation alterations to include a new access door.	PERMISSION GRANTED
LA04/2022/1239/DC	LOCDEV	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	Discharge of condition 27 - LA04/2020/0845/O	CONDITION DISCHARGED
LA04/2022/1246/F	LOCDEV	148 Sicily Park Belfast BT10 0AQ	Single storey rear extension	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1248/F	LOCDEV	22 Cranmore Gardens Belfast BT9 6JL	Single storey rear extension	PERMISSION GRANTED
LA04/2022/1249/DCA	LOCDEV	22 Cranmore Gardens Belfast BT9 6JL	Demolition of existing rear single storey	PERMISSION GRANTED
LA04/2022/1255/DC	LOCDEV	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue.	Discharge of condition LA04/2019/0417/F.	CONDITION DISCHARGED
LA04/2022/1259/F	LOCDEV	14 Ormiston Drive Belfast BT4 3JS.	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1277/F	LOCDEV	9 Meadowhill Belfast BT11 8QR.	Erection of 2-storey side extension to provide annex accommodation with kitchen/living on ground floor and bedroom with en-suite at first floor.	PERMISSION GRANTED
LA04/2022/1281/F	LOCDEV	2 Harberton Crescent Malone Upper Belfast BT9 6WL.	Two storey side extension, attic conversion including dormer window to front elevation.	PERMISSION GRANTED
LA04/2022/1313/LBC	LOCDEV	48 Bradbury Place Belfast BT7 1RU.	Alteration of internal layout to accommodate a hot food carryout with existing extract fan ducted to roof level with new flue	PERMISSION GRANTED
LA04/2022/1333/F	LOCDEV	15 Chesham Grove Ballynafoy Belfast BT6 8GU	Demolition of existing conservatory with new single and two storey rear extension and elevation changes. Detached home office to the rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1351/F	LOCDEV	314 Beersbridge Road Belfast BT5 5DY.	Change of use from dwelling to HMO (amended description)	PERMISSION GRANTED
LA04/2022/1352/F	LOCDEV	44 Alina Gardens Belfast BT17	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1366/DC	LOCDEV	176-178 Shore Road (HSS Hire) and 194-196 Shore Road (Lidl) Belfast BT15 3QA.	Discharge of condition 15 LA04/2021/0165/F relating to noise assessment of plant and equipment.	CONDITION NOT DISCHARGED
LA04/2022/1371/F	LOCDEV	77 Circular Road Belfast BT4 2GB	Two storey side and rear extension with Juliet balcony at first floor rear. New entrance gates and pillars. Garden shed and patio area to rear.	PERMISSION GRANTED
LA04/2022/1372/F	LOCDEV	238 Stockmans Lane Belfast BT11 9AR	Single storey extension to rear of property to include for bedroom, wet room and utility room.	PERMISSION GRANTED
LA04/2022/1394/DC	LOCDEV	Bankmore Square 14 Dublin Road Belfast BT2 7HN.	Discharge of condition 5 LA04/2021/1703/F.	CONDITION DISCHARGED
LA04/2022/1396/DC	LOCDEV	62 Beersbridge Road Belfast BT5 4RU.	Discharge of condition 2 LA04/2018/1187/F.	CONDITION DISCHARGED
LA04/2022/1398/F	LOCDEV	15 Ulster Avenue Belfast. BT17 9BN.	Proposed single storey extension to rear of dwelling and roofspace conversion creating dormer to rear involving the replacement of existing hipped roof with gable.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1405/F	LOCDEV	2 Belfield Heights Belfast BT12 7GN.	Single storey extension to rear of dwelling, internal alterations and level access to side of the dwelling.	PERMISSION GRANTED
LA04/2022/1406/F	LOCDEV	8 Shaws Avenue Belfast BT11 9QF.	Single storey side extension for accessible bedroom and wet room.	PERMISSION GRANTED
LA04/2022/1407/F	LOCDEV	69 Willesden Park Belfast BT9 5GY.	Two storey side extension.	PERMISSION GRANTED
LA04/2022/1426/F	LOCDEV	91 Larkfield Road Belfast BT4 1QF	Two Storey and Single Storey Extension to the Rear.	PERMISSION GRANTED
LA04/2022/1437/CONTPO	LOCDEV	20 Malone Park Belfast BT9 6NH.	Works to 4 trees and 1 group.	WORKS TO TREES IN CA - AGREED
LA04/2022/1445/F	LOCDEV	16 Torrens Road Belfast BT14 6LU	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1448/DC	LOCDEV	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.	Discharge of condition 17 LA04/2019/1254/F.	CONDITION DISCHARGED
LA04/2022/1459/F	LOCDEV	57 Oakland Avenue Belfast BT4 3BW.	Variation of condition 3 of planning permission LA04/2021/1062/F to replace the existing first floor door with an obscured fixed window	PERMISSION GRANTED
LA04/2022/1463/F	LOCDEV	31 Colinbrook Park Belfast BT17 0NZ.	Single storey rear extension.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1468/F	LOCDEV	24 Glencregagh Drive Belfast BT6 0NL.	Balcony to rear of dwelling. Altered & extended dormer to first floor. New window opening to southwest side elevation & altered openings to front and rear elevations with level access to front.	PERMISSION GRANTED
LA04/2022/1476/F	LOCDEV	2 Bristol Avenue Belfast BT15 4AJ.	Single storey extension with minor internal & external alterations.	PERMISSION GRANTED
LA04/2022/1478/A	LOCDEV	Top of Ballysillan Park at the junction with the Crumlin Road	Gateway Welcome Feature, Free standing lettering. Oak / Aluminium construction. Revision to previous application LA04/2022/0419/A.	PERMISSION GRANTED
LA04/2022/1480/F	LOCDEV	2 Stephen Street Town Parks Belfast BT1 2JE.	Proposed 2 storey rear extension.	PERMISSION GRANTED
LA04/2022/1490/F	LOCDEV	4 Glendale Blacks Road Belfast BT10 0NX.	1 Storey extension to front of house to extend length of garage-utility room to be created off existing kitchen, within existing garage area. Window to be created on the gable wall from utility room.	PERMISSION GRANTED
LA04/2022/1493/A	LOCDEV	Marks and Spencer Boucher Road Balmoral Plaza Boucher BT12 6HR.	Update to existing store branded signage. Graphic vinyl's to internal of windows as per proposed drawings. Update to branding on existing trolley bays.	PERMISSION GRANTED
LA04/2022/1500/LDE	LOCDEV	20 Dromara Street Ormeau Road Belfast BT7 2EZ.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1504/LBC	LOCDEV	Education Authority 40 Academy Street Belfast County Antrim BT12NQ.	Refurbishment of main reception including flooring, decoration and replacement suspended ceiling; replacement of side entrance aluminum door with aluminum window.	PERMISSION GRANTED
LA04/2022/1532/DC	LOCDEV	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ.	Discharge of condition 37 LA04/2021/2280/F.	CONDITION DISCHARGED
LA04/2022/1533/DC	LOCDEV	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ.	Discharge of condition 39 LA04/2021/2280/F.	CONDITION DISCHARGED
LA04/2022/1534/DC	LOCDEV	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ.	Discharge of condition 45 LA04/2021/2280/F.	CONDITION DISCHARGED
LA04/2022/1535/DC	LOCDEV	Lands adjacent to 14 College Square North and south of 62-76 Hamill Street Belfast.	Discharge of condition 19 LA04/2018/1719/F relating to archeological works	CONDITION DISCHARGED
LA04/2022/1540/F	LOCDEV	10 Lisvarna Heights Belfast BT12 4PN.	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1543/CONTPO	LOCDEV	20 Marlborough Park North Belfast BT9 6HJ.	Neighbours have requested that width be trimmed as they overhang gardens and block light.	WORKS TO TREES IN CA - AGREED
LA04/2022/1546/F	LOCDEV	2 Donegall Park Avenue Belfast BT15 4ET	2 storey and single storey rear extension	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1547/F	LOCDEV	13A Glandore Avenue Belfast BT15 3FB	Single storey side extension	PERMISSION GRANTED
LA04/2022/1550/LBC	LOCDEV	Belfast Harbour Office Corporation Square Belfast BT1 3AL	Repairs and refurbishment to all windows.	PERMISSION GRANTED
LA04/2022/1554/DC	LOCDEV	150 Knock Road Belfast BT5 6QD.	Discharge of conditions 5 & 6 LA04/2021/2144/F relating to tree protection measures	CONDITION NOT DISCHARGED
LA04/2022/1556/DC	LOCDEV	150 Knock Road Belfast BT5 6QD.	Discharge of condition 15 LA04/2021/2144/F relating to piling risk assessment	CONDITION NOT DISCHARGED
LA04/2022/1557/DC	LOCDEV	150 Knock Road Belfast BT5 6QD.	Discharge of condition 16 LA04/2021/2144/F updated Risk Assessment	CONDITION NOT DISCHARGED
LA04/2022/1568/DC	LOCDEV	753 Antrim Road and lands to the east of nos 751-755 Antrim Road Belfast BT15 4EN.	Discharge of condition 8 LA04/2019/2255/F.(drainage assessment)	CONDITION NOT DISCHARGED
LA04/2022/1572/DC	LOCDEV	531 Antrim Road Belfast BT15 3FE.	Discharge of condition 7 LA04/2020/0118/F.	CONDITION NOT DISCHARGED
LA04/2022/1573/DC	LOCDEV	531 Antrim Road Belfast BT15 3FE.	Discharge of condition 10 LA04/2020/0118/F.	CONDITION NOT DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1574/DC	LOCDEV	531 Antrim Road Belfast BT15 3FE.	Discharge of condition 11 LA04/2020/0118/F.	CONDITION NOT DISCHARGED
LA04/2022/1575/DC	LOCDEV	531 Antrim Road Belfast BT15 3F.	Discharge of condition 16 LA04/2020/0118/F.	CONDITION NOT DISCHARGED
LA04/2022/1576/F	LOCDEV	33 Glenburn Park Belfast BT14 6TF.	Double storey rear extension; Single storey infill extension in existing yard; New openings in existing house, and internal alterations.	PERMISSION GRANTED
LA04/2022/1584/F	LOCDEV	16 Eastleigh Drive Belfast BT4 3DX.	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1592/LDE	LOCDEV	Rose Terrace 21 Chlorine Gardens Belfast BT9 5DL.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1596/LDE	LOCDEV	6 Thalia Street BT12 5PT.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1627/LDE	LOCDEV	47 Melrose Street Belfast BT9 7DL	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1660/F	LOCDEV	313 Finaghy Road North Belfast.	Single storey side extension.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1662/CONTPO	LOCDEV	Cyprus Avenue Belfast.	Works to 14 street trees along Cyprus Avenue.	WORKS TO TREES IN CA - AGREED
LA04/2022/1671/CONTPO	LOCDEV	23 Kings Road Belfast BT5 6JF.	Reduction require to 1 pine tree in rear garden.	WORKS TO TREES IN CA - AGREED
LA04/2022/1674/DC	LOCDEV	Lands at and surrounding St Gemmas School and the Flax Centre Ardoyne Avenue Belfast.	Discharge of conditions 4 & 6 LA04/2019/2153/F.	CONDITION DISCHARGED
LA04/2022/1681/CONTPO	LOCDEV	43a Malone Park Belfast.	Pruning works to 10 trees	WORKS TO TREES IN CA - AGREED
LA04/2022/1690/LDE	LOCDEV	72 Edinburgh Street Belfast BT9 7DT	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1702/DC	LOCDEV	13-25 Castle Lane Belfast BT1 5DA.	Discharge of condition 16 LA04/2022/0535/F.	CONDITION DISCHARGED
LA04/2022/1730/LDE	LOCDEV	28 Ashley Avenue Belfast BT9 7BT.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1733/A	LOCDEV	Unit 6 Boucher Square Boucher Crescent Belfast BT12 6HU.	Illuminated LED external signage to shopfront and illuminated LED internal hanging signage. Painted logo directly on the landlord surface.	PERMISSION GRANTED
LA04/2022/1772/CONTPO	LOCDEV	Flat 5 Osborne Park House64 Osborne Park Belfast BT9 6JP.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2022/1775/LDP	LOCDEV	11 Finaghy Park North Belfast BT10 0HQ	Proposed change of use from a dwelling and B & B to solely a dwelling.	PERMITTED DEVELOPMENT
LA04/2022/1845/CONTPO	LOCDEV	90 Marlborough Park North Belfast BT9 6HL.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED

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PLANNING COMMITTEE – 16 AUGUST 2022

APPEALS NOTIFIED

COUNCIL: BELFAST

No new appeals received

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2021/E0054
PLANNING REF:	LA04/2021/2040/LDP		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mr Joe Rea		
LOCATION:	66 Knock Road, Belfast		
PROPOSAL:	Rear kitchen/living room extension		

ITEM NO	2	PAC REF:	2021/A0114
PLANNING REF:	LA04/2020/0932/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mr Richard Murphy		
LOCATION:	27 Viewpoint Park, Belfast		
PROPOSAL:	Detached infill dwelling		

ITEM NO	2	PAC REF:	2021/A0157
PLANNING REF:	LA04/2021/0734/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	CIYMS Club		
LOCATION:	CIYMS Sports Grounds, 91 Circular Road, Belfast		
PROPOSAL:	Appeal to vary Conditions 1 and 2 to a permanent approval to that applied for and for the use to be continuous in inclement weather as well as for winter. Application LA04/2021/0734/F - Provision of winter cover over existing cricket practice nets		

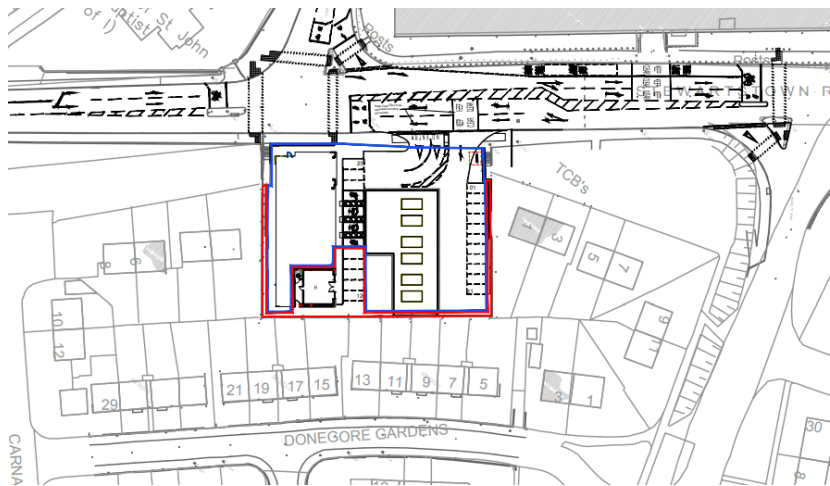
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Appeal for Non-Determination

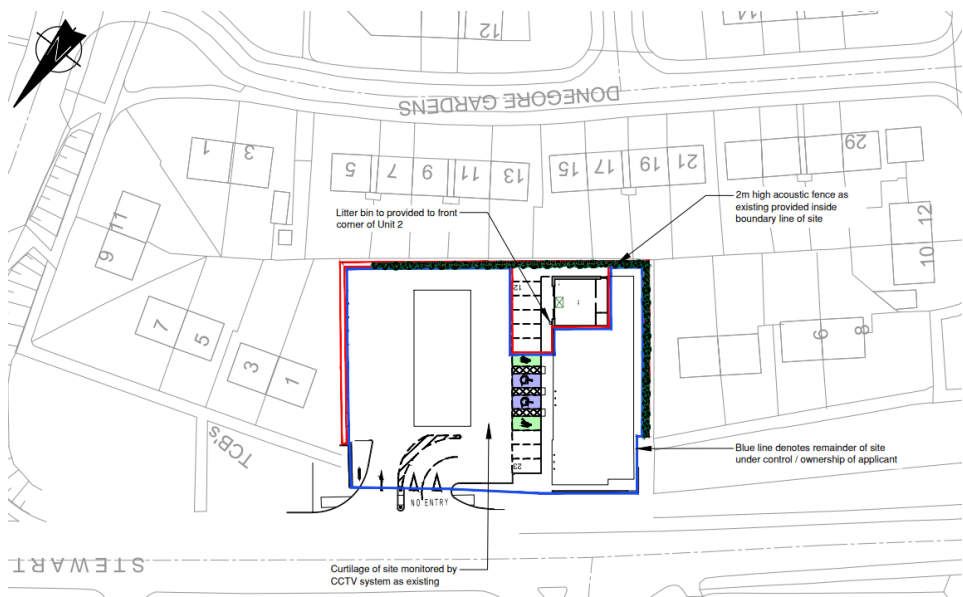
Summary	
Committee Meeting Date: 18 th October 2022	Item Number:
Application ID: LA04/2022/0810/F	Target Date:
Proposal: Change of Use from Shop Unit to Hot Food Take Away.	Location: Unit 2 142 Stewartstown Road opposite junction of Stewartstown Road and Suffolk Road, Belfast BT11 9NB
Referral Route: The decision would have been delegated but the application is now subject to an appeal for non-determination.	
Recommendation:	That the appeal is allowed and planning permission is granted subject to conditions
Applicant Name and Address: Cedareast Investments Ltd 43 Lockview Road Belfast BT9 5JF	Agent Name and Address: Inaltus Limited 15 Cleaver Park Belfast BT9 5HX
<p><u>Background</u></p> <p>This application was submitted to the Council on 22 April 2022. Section 60 of the Planning Act (Northern Ireland) 2011 enables an applicant to lodge an appeal for non-determination to the Planning Appeals Commission (PAC) if a decision is not taken by the Council within the prescribed time (15 weeks for a Local application).</p> <p>The applicant submitted a non-determination appeal to the PAC on 01 July 2022. The decision to determine the proposal now rests with the PAC. As part of the appeal process, the PAC has requested an opinion from the Council as to its position at the appeal and whether planning permission should be granted.</p> <p>A previous application for a very similar proposal was scheduled to be considered by the Planning Committee in January 2022 (LA04/2020/2615/F), however, the application was withdrawn by the applicant before the meeting (see Planning History section of this report for further details). The previous application was recommended for refusal (see previous Committee report at Appendix 1). However, given the changes to the proposal including that the proposed acoustic barrier is now within the application site, the fall-back of the lawful retail use of the unit which could also have potential for noise disturbance and that Environmental Health offers no objection, it is considered that the proposal is acceptable. In view of this background, this appeal for non-determination is brought before the Committee.</p> <p>The purpose of this report is to ask the Committee what the Council's position will be at the appeal. Having regard to the assessment in this report, the officer recommendation is that the appeal should be allowed and planning permission granted subject to conditions.</p>	

Case Officer Report

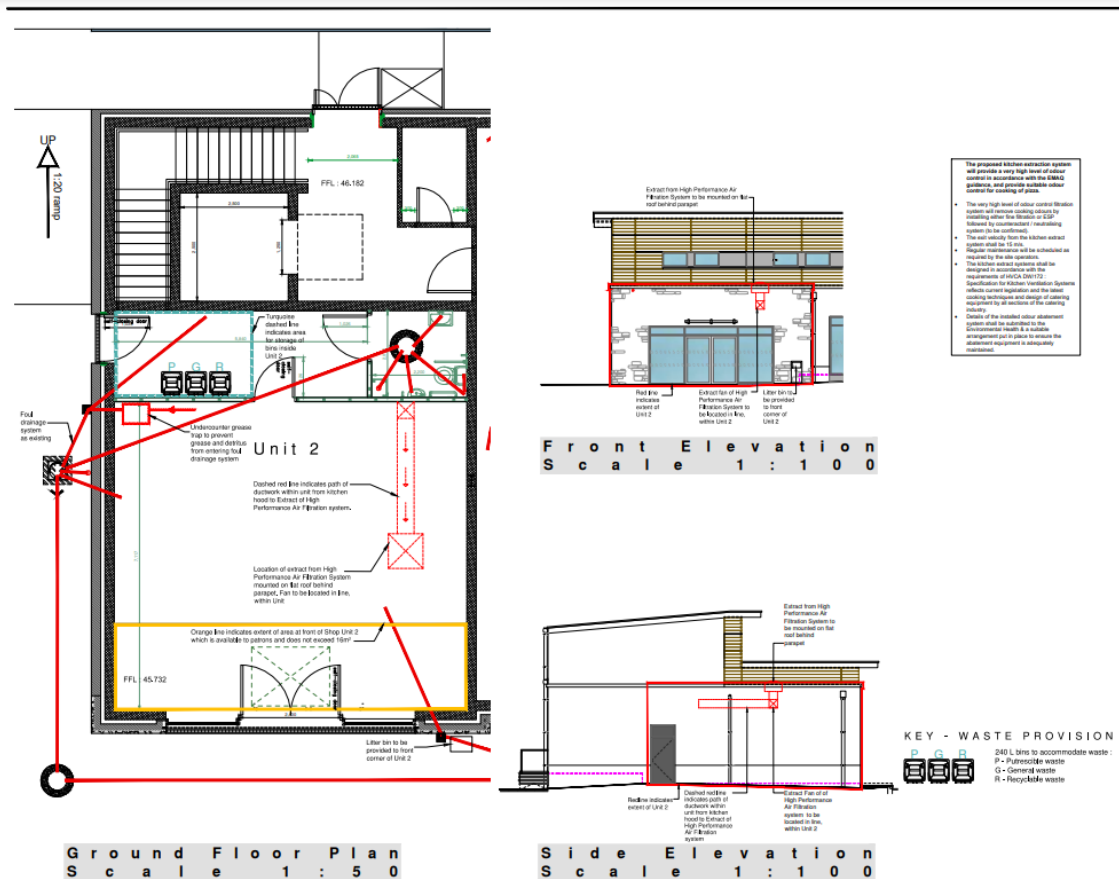
Site Location Plan



Site Location Plan



Site Layout



Floor Plan and Elevations

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The appeal relates to the Council's non-determination of an application for change of use from Shop Unit to Hot Food Take Away.
2.0	Description of Site and Surrounding Area
2.1	The appeal site comprises a petrol filling station located opposite the junction of the Stewartstown Road and Suffolk Road and Woodbourne PSNI Station.
2.2	The site sits below the level of the road and is 0.13 hectares in size. There are residential properties on three sides to the east, west and south of the site. The site is generally flat and rectangular shaped. Vehicular access is via one access from the north of the site. Steps on both the eastern and western boundaries of the site give access to residents of Cranmore Park and Donegore Gardens. The existing unoccupied shop unit is contained within the building which is subdivided with the primary unit serving as a retail shop associated with the petrol station.
2.3	There are a mix of land uses in the surrounding area. A police station and church are located directly opposite the site. Beyond this on the Suffolk Road at a distance of approximately 130m from the site is a Costcutter, post office, coffee shop, pharmacy and day nursery. There is adjoining housing on both sides and at the rear.
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	Z/2009/0240/F Manual car wash facility with associated container (variation of condition (time limit)
3.2	Z/2010/0306/F Erection of 4 no. retail units (including demolition of the existing shop units) Permission granted 01.06.2010
3.3	Z/2011/0572/0 Construction of healthcare village comprising of a doctor's surgery, pharmacy, opticians, physiotherapy and creche with associated car parking. Permission granted 03.01.2012
3.4	Z/2011/1089/F Manual Carwash Facility with associated container. Permission granted 23.11.2011
3.5	LA04/2016/1360/F, Proposed filling station, shop, 2no. retail units, forecourt canopy and associated petroleum installation, Permission Granted, 24.04.2018
3.6	LA04/2020/2615/F Hot Food Take Away Unit with associated site works – application withdrawn
4.0	Policy Framework
	<u>Statutory Development Plan</u>
4.1	Belfast Urban Area Plan 2001
	<u>Draft Development Plan</u>
4.2	Draft Belfast Metropolitan Area Plan 2015 (v2004)

	Draft Belfast Metropolitan Area Plan 2015 (v2014)
	<u>Regional Planning Policies</u>
4.3	Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement 2015 PPS 3 – Access, Movement and Parking Development Control Advice Note 4: Restaurants, Cafes and Fast-Food Outlets Parking Standards (2005)
	<u>Other relevant material considerations</u>
4.4	<i>Belfast Agenda</i> Community Plan (2018)
	<u>Development Plan Context</u>
4.5	Following the Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the advanced stage at which draft BMAP had reached pre-adoption through a period of independent examination, the policies within dBMAP (v2014) are considered to hold significant weight, other than policies relating to retail policy at Sprucefield, Lisburn, which remain contentious.
4.6	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.
5.0	Statutory Consultee Responses
5.1	Statutory Consultees Responses
5.2	DFI Roads – No objection
5.3	NI Water – No objection
6.0	Non-Statutory Consultees Responses
6.1	Environmental Health – No objections subject to conditions
7.0	Representations
7.1	The application was neighbour notified and advertised in the local press. No representations have been received.
8.0	Assessment
8.1	The key issues to be considered at the appeal are: <ul style="list-style-type: none"> • Principle of a hot food takeaway in this location • Impact on the character and appearance of the area • Access/Parking • Impact on neighbouring amenity

	Principle of a hot food takeaway in this location
8.2	<p>The wider site contains a modern petrol station, forecourt and a retail shop. The proposed unit is contained within the existing building and was approved as a retail unit under planning permission LA04/2016/1360/F. The site is “white land” within the BUAP and dBMAP.</p>
8.3	<p><i>Development Control Advice Note 4: Restaurants, Cafes and Fast-Food Outlets (DCAN 4)</i> provides guidance on hot food takeaways. Paragraph 4.4 states that sites not within a town centre or district/local centre will be determined on their own particular merits. The appeal site is not within the town centre or a district/local centre. However, it is not unusual for hot food outlets to be provided at petrol filling stations. The site has planning permission for retail units under LA04/2016/1360/F and the historical use of the site was retail. Offerings associated at petrol filling stations have evolved in recent years with other services such as restaurants, coffee shops, take away shops, delis, amenity areas and bakeries available. The adjacent <i>Centra</i> retail store offers hot food via a deli counter. On the basis of the history and commercial nature of the site, and that the proposal would not undermine retail policy and town centre first approach, it is considered that the principle of the proposed use is acceptable.</p>
8.4	<p>DCAN 4 sets out the considerations of noise, smell, refuse, car parking and provision for people with disabilities as the key factors to be taken into account. These considerations will be assessed later in the report.</p>
	Impact on the character and appearance of the area
8.5	<p>The proposal is for a change of use with limited external changes other than the provision of CCTV security cameras, an extract mounted on the roof as part of the air filtration system and bins to the front which assist with amenity and controlling litter. No external alterations are proposed to the unit and the proposal is for a change of use only. The proposed unit extends to 76.1 sqm. It has a shop front and double doors from the car park and a side service yard door. The shop front is finished in stone cladding. The unit has level access from the pavement in front and the car park. It is proposed that the customer space is 16 sqm at the front of the unit with the food cooking area about 44 sqm and a store of about 11.6 sqm and a toilet of 4.4 sqm.</p>
8.6	<p>The side door provides access to a rear store where bins and waste can be gathered. The bins storage for this unit would be in the store. The applicant has indicated that bins will be taken in and out of the premises through the gable door and along the access route to be emptied from the forecourt on a regular basis. The application site boundary specifically includes the acoustic fence along the boundary to the nearest residential properties along Donegore Gardens. This fence will help mitigate potential noise impacts.</p>
	Access/Parking
8.7	<p>The proposed access is from an existing access from the Stewartstown Road which is used for the petrol station. Visitors to the site will be able to use existing access and parking arrangements. The wider site contains 24 car parking spaces. Car parking for 5 cars is identified within the application site though there is nothing to prevent other patrons visiting the petrol station from using these spaces. The site access and car parking layout were previously approved under the reference LA04/2016/1360/F. DFI Roads were consulted and have no objections. It is considered that the proposed access and parking arrangements are acceptable and comply with PPS 3.</p>
	Impact on neighbouring amenity
8.8	<p>The proposed hot food takeaway is located along the southern boundary of the site and within close proximity of properties at Donegore Gardens. Paragraph 5.1 of DCAN 4 states that account should be taken of the potential for:</p>

	<ul style="list-style-type: none"> • noise disturbance; • smells and fumes; • refuse and litter; • traffic considerations and car parking; and • provision for people with disabilities.
8.9	As part of the construction for the petrol station development an acoustic barrier was erected. A strip of landscaping has also been planted along this boundary. Environmental Health was consulted and requested a noise impact assessment and odour assessment which has been provided. As a result, Environmental Health has no objections subject to conditions relating to operational hours, collection and delivery times and noise and odour mitigation measures.
8.10	The proposed bin storage is internal and a litter bin for customers would be located to the front. This arrangement is considered to be acceptable.
8.11	In order to mitigate against general nuisance, the hours of operation of the hot food unit should be conditioned. The petrol filling station development operates under a planning condition that limits the opening hours of the three units to between 0700 hours and 2300 hours on any day. The proposed hot food unit should be subject to the same restricted hours of use.
8.12	The proposal includes all details for how a hot food operation would operate providing details of extraction, refuse, customer and staff areas, parking and mitigation measures to ensure no detriment to amenity of residents occurs.
8.13	Hot food sales are already capable of being provided on this site as an ancillary element of the retail unit itself, and as previously discussed <i>Centra</i> provides an ancillary hot food counter without evidently causing any nuisance or disturbance to neighbouring properties. It is considered that the proposal will not have an adverse impact on residential amenity.
10.0	Summary of Recommendation:
10.1	It is recommended that planning permission should be granted subject to conditions.
11.0	Recommended Conditions
	<p>1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2: The rated sound level (dB LAr) from the operation of all combined plant and equipment, associated with the hereby permitted development, shall not exceed the background sound level during the day time period (07:00 to 23:00) and the background sound level during the night time period (23:00 to 07:00) when measured and determined at 1m from the façade of any nearby noise sensitive receptor, in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: Protection of residential amenity</p> <p>3: The hot food takeaway unit hereby approval shall not operate outside the hours of 0700 to 2300 on any day.</p>

	<p>Reason: Protection of residential amenity</p> <p>4: Commercial collections from and deliveries to the hereby permitted hot food takeaway shall not take place outside the hours of 0700 to 2300 on any day.</p> <p>Reason: Protection of residential amenity</p> <p>5: No operations shall commence at the hereby permitted hot food takeaway until the kitchen extraction and odour abatement system capable of achieving a very high level of odour control, as presented within the AONA Environmental Consulting Ltd report entitled 'Odour Impact Assessment Report, Proposed Change of Use of Existing Retail Unit to provide Hot Food Unit at 140 Stewartstown Road, Belfast', dated April 2022 and as illustrated on drawing from CLARMAN entitled 'Unit 2 Plan & Elevations', (Drawing number 03-01, Revision B, dated January 2021) has been installed in accordance with the approved details. The approved system must be retained thereafter at all times.</p> <p>Reason: Protection of residential amenity</p> <p>6: The kitchen extract system shall discharge at a velocity of 15m/s as per the AONA Environmental Consulting Ltd report entitled 'Odour Impact Assessment Report, Proposed Change of Use of Existing Retail Unit to provide Hot Food Unit at 140 Stewartstown Road, Belfast', dated April 2022 and as detailed on drawing from CLARMAN entitled 'Unit 2 Plan & Elevations' (Drawing number 03-01, Revision B, dated January 2021).</p> <p>Reason: Protection of residential amenity</p> <p>7: The acoustic barrier along the southern perimeter of the site shall be permanently retained in accordance with the details approved as part of planning permission LA04/2016/1360/F.</p> <p>Reason: To safeguard the amenities of the area.</p> <p>8: The development shall not be occupied until the refuse and recycling storage area has been provided in accordance with the approved plans and shall be retained as such at all times.</p> <p>Reason: To safeguard the amenities of the area.</p>
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ANNEX	
Date Valid	29th April 2022
Date First Advertised	20th May 2022
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Blacks Road,Belfast,Antrim,BT11 9LS The Owner/Occupier, 11 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 13 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 15 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 17 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 19 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 2 Carnanmore Park,Belfast,Antrim,BT11 9LX The Owner/Occupier, 21 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 5 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 7 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 9 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, Unit 1,140 Stewartstown Road,Dunmurry,Antrim,BT11 9NB The Owner/Occupier, Unit 2,140 Stewartstown Road,Dunmurry,Antrim,BT11 9NB The Owner/Occupier, Unit 3,140 Stewartstown Road,Dunmurry,Antrim,BT11 9NB	
Date of Last Neighbour Notification	26th May 2022
Date of EIA Determination	
ES Requested	No

**Appendix 1 – Report to January Planning Committee for application
LA04/2020/2615/F**

Committee Report

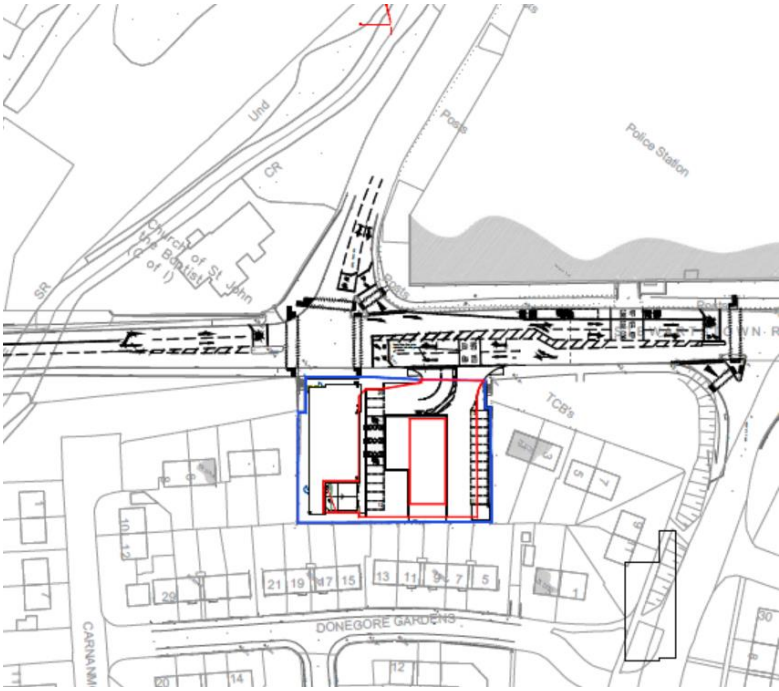
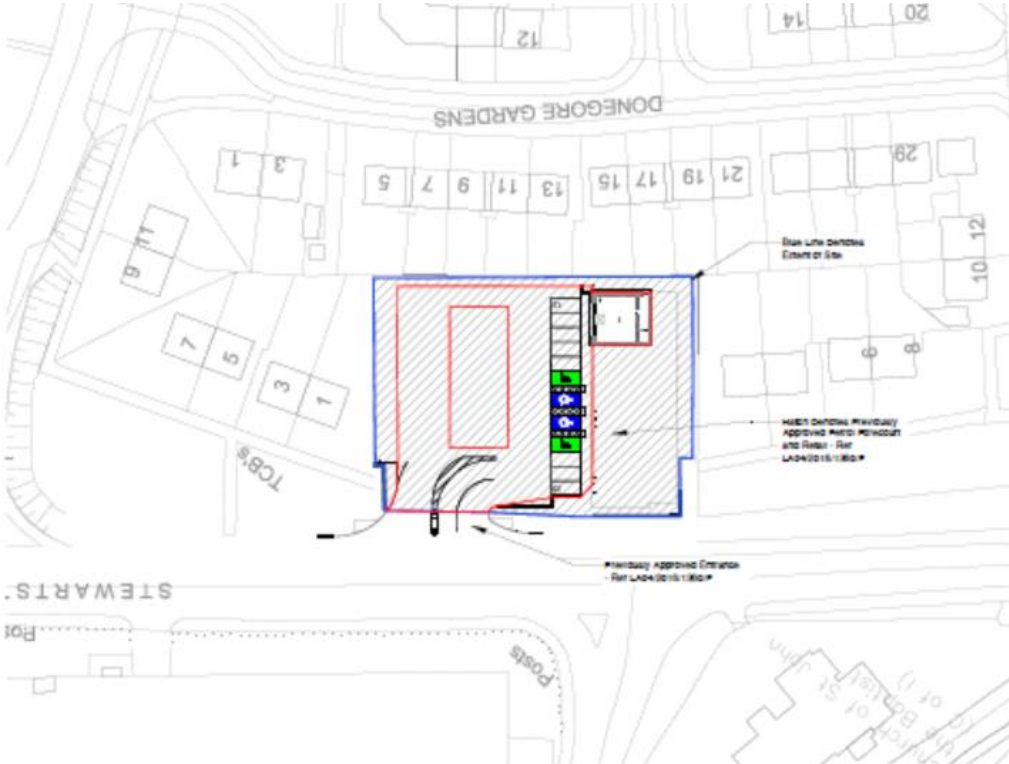
Development Management Report	
Application ID: LA04/2020/2615/F	Date of Committee: Tuesday 18 th January 2022
Proposal: Hot Food Take Away Unit with associated site works	Location: Lands opposite junction of Stewartstown Road and Suffolk Road Belfast BT11 9NB
Referral Route: Referred by the Director of Planning and Building Control	
Recommendation:	Refusal
Applicant Name and Address: Cedar Investments Ltd 43 Lockview Road Belfast BT9 5JF	Agent Name and Address: Inaltus Ltd 15 Cleaver Park Belfast BT9 5HX
<p>Executive Summary:</p> <p>The proposal is for a building for use as a hot food take away unit with associated site works. A building on this site has been previously approved as a retail unit as part of an application approved under the reference LA04/2016/1360/F for a petrol filling station, shop and 2 retail units. The PFS and retail units are currently under construction.</p> <p>The application is brought before committee due to the representations received.</p> <p>The site is unzoned white land within BUAP and dBMAP.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of a hot food takeaway in this location • Character/Layout/Design • Access/Parking • Impact on neighbouring amenity <p>In principle a hot food takeaway at this location may be acceptable, where the use does not conflict with adjacent land uses.</p> <p>The application has been neighbour notified and advertised and 45 objections have been received from local residents raising issues including, impact on neighbouring amenity, traffic, parking, noise, bin storage.</p> <p>The proposal is located in close proximity to a number of residential properties, DCAN 4 recognises the potential for impacts from noise and nuisance that can result from such uses.</p> <p>Consultees: EHO are satisfied subject to the imposition of conditions in respect of operating hours, plant/equipment noise levels and odour control. DFI Roads offer no objection.</p> <p>A concern remains however in respect of amenity in this case. Local residents perceive that a hot food bar (HFB) at this location will result in noise and nuisance. Whilst an acoustic barrier formed part of the previous application located along the south eastern boundary this was in relation to a retail unit and petrol filling station and is outside the red line of this application. It is considered that the nature of the proposed use has the potential to result in an unacceptable adverse impact on residential amenity due to</p>	

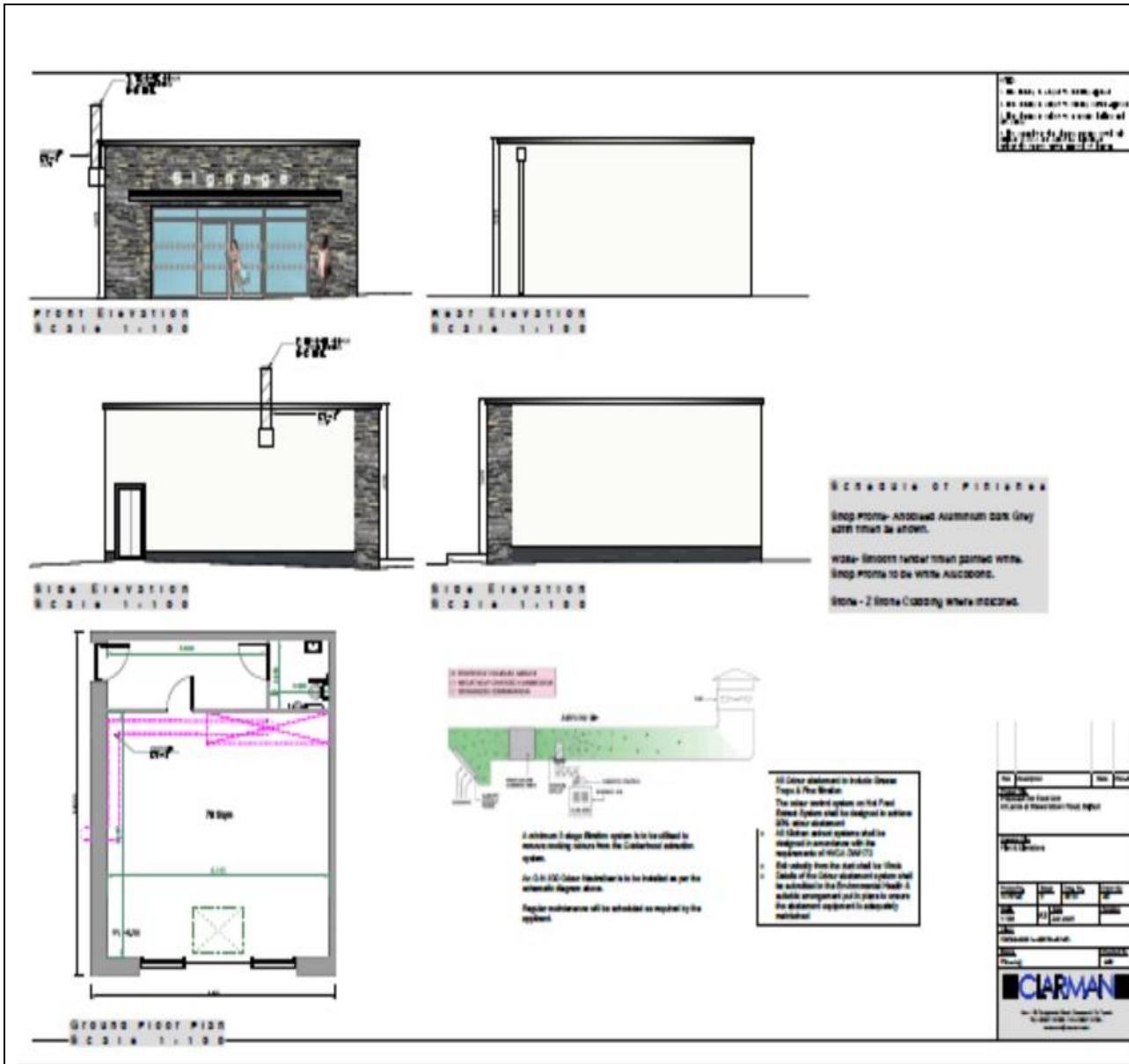
the potential for noise, disturbance and nuisance given the proximity to neighbouring residential properties as set out in DCAN 4; and that the proposal is not in compliance with the SPPS in that the proposed development will cause demonstrable harm to interests of acknowledged importance.

Recommendation

Having regard to the Development Plan and all other relevant material considerations, the proposal is considered unacceptable and refusal is recommended for the reasons set out in the case officer report below.

Committee is requested to delegate authority for the final wording of refusal reasons to the Direction of Planning and Building Control.

Case Officer Report
Site Location Plan
 <p>This map shows the project site, a rectangular building outlined in blue and red, situated in Donegore Gardens. The site is bounded by Carnamagh Road to the west, Donegore Gardens to the south, and a lane to the east. Surrounding streets include Carnamagh Road, Donegore Gardens, and a lane. Landmarks such as the Church of St John, a Police Station, and a Post Office are also indicated. The map includes various street names and house numbers, providing a clear context for the project location.</p>
Block Plan
 <p>This map provides a detailed view of the project site, outlined in blue and red, within the context of the surrounding residential area. The site is located in Donegore Gardens, with Carnamagh Road to the west and a lane to the east. The map shows the layout of the site, including the building footprint and surrounding streets. Key features include the Church of St John, a Police Station, and a Post Office. The map also includes various street names and house numbers, providing a clear context for the project location.</p>
Elevations and Floor Plans



Characteristics of the Site and Area

1.0 Description of Proposed Development

Proposed Hot Food Take Away Unit with associated site works

2.0 Description of Site

The site is located opposite the junction of the Stewartstown Road and Suffolk Road and Woodbourne PSNI Station. The site sits below the level of the road and is 0.13 hectares in size. There are residential properties on three sides to the east, west and south of the site. The site is generally flat and rectangular shaped. Vehicular access is via one access from the north of the site. Steps on both the eastern and western boundaries of the site give access to residents of Cranmore Park and Donegore Gardens.

There are a mix of land uses in the surrounding area. A police station and church are located directly opposite the site. Beyond this on the Suffolk Road at a distance of

	approximately 130m from the site is a Costcutter, post office, coffee shop, pharmacy and day nursery.
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2009/0240/F Manual car wash facility with associated container (variation of condition(time limit))</p> <p>Z/2010/0306/F Erection of 4 no. retail units (including demolition of the existing shop units) Permission granted 01.06.2010</p> <p>Z/2011/0572/0 Construction of healthcare village comprising of a doctor's surgery, pharmacy, opticians, physiotherapy and creche with associated car parking. Permission granted 03.01.2012</p> <p>Z/2011/1089/F Manual Carwash Facility with associated container. Permission granted 23.11.2011</p> <p>LA04/2016/1360/F, Proposed filling station, shop, 2no. retail units, forecourt canopy and associated petroleum installation, Permission Granted, 24.04.2018</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	<p>Draft Belfast Metropolitan Area Plan 2004, 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 3: Access, movement and parking
4.5	Development Control Advice Note 4: Restaurants, Cafes and Fast Food Outlets
5.0	<p>Statutory Consultees Responses</p> <p>DFI Roads- No objection</p>
6.0	<p>Non Statutory Consultees Responses</p> <p>Environmental Health- No objections</p> <p>PSNI- No response</p>
7.0	Representations
	<p>The application was neighbour notified most recently on the 13th October 2021 and advertised in the local press most recently on the 26th March 2021. 45 representations were received and are summarised below:</p> <ul style="list-style-type: none"> Junction poses dangers to motorists and pedestrians <p><i>Case Officer's response: DFI Roads offer no objection to the proposed layout.</i></p> <ul style="list-style-type: none"> Interface- potential violence <p><i>Case Officer's Response: Any violence is a matter for the police.</i></p>

	<ul style="list-style-type: none"> PSNI objected to previous application <i>Case Officer's Response: The PSNI have been consulted and have not responded, the PSNI previously objected to the proposed entrance to the petrol filling station. DFI Roads were consulted and had no objection.</i> Noise, smell, illumination and traffic impact to Donegore Gardens <i>Case Officer's Response: The impact to neighbouring properties has been considered within the report.</i> Anti-social behaviour <i>Case Officer's Response: Anti-social behaviour is a matter for the police.</i> Traffic Management plan should accompany application <i>Case Officer's Response: This is not required given the scale of the proposal, DFI Roads were consulted and had no objection.</i> Proposal fails to meet parking standards <i>Case Officer's Response: DFI Roads were consulted and are satisfied that adequate parking has been provided.</i> Loss of locked secure space replaced by open forecourt <i>Case Officer's Response: The conditions of the approval LA04/2016/1360/F remain</i> Applicant cannot seek a revision of previous proposal which is neither completed nor substantially complete. The application for a standalone hot food takeaway is not appropriate. <i>Case Officer's Response: An application was submitted for a change of use of the approved retail unit to a hot food takeaway, the previous approval was not substantially complete and therefore the application was invalid. This application has been submitted as a standalone application and is valid.</i> Site location plan is incorrect. <i>Case Officer's Response: Amended site location plan has been submitted.</i> All access works should be included in application <i>Case Officer's Response: Access works are shown on the proposed plan.</i> Previous approval included a 1.8m acoustic fence which has not been included in this application, <i>Case Officer's Response: Council do not believe the 1.8m fence will be sufficient mitigation to prevent an unacceptable impact to neighbouring amenity.</i>
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- Figures in Q25 appear to be incorrect by stating there are existing visitors to the site and nos. predicted is low when compared to other hot food takeaways in the area.

Case Officer's Response: Construction was ongoing at the time the application was submitted, the objector has provided no evidence to substantiate claims that figures put forward were low when compared to other hot food takeaways. The council have no reason to dispute the figures and DFI Roads had no objections.

- DFI Roads referred to additional info provided by the applicant in relation to Q25, this is not available on the portal,

Case Officer's Response: The applicant was asked to confirm the sales floor space and this has been reflected in an amended floor plan. The DFI Roads consultation response provides the details of this without the need for emails to uploaded to the portal.

- Discrepancy between email and Q24 in P1 form.

Case Officer's Response: The overall floorspace has been provided in the P1 form, the fit out of the unit has been amended in a floor plan as reflected in the response from DFI Roads.

- A list of additional info that should have been provided and additional consultees,

Case Officer's Response: The additional information is not necessary for an application of this scale.

- No details of hours of operation and site will be controlled outside of these hours,

Case Officer's Response: These have been conditioned by Environmental Health.

- Incompatible with surrounding area

Case Officer's Response: Officers agree

- Irwin Carr Consulting submitted report raising concerns with the submitted noise and odour report and the response from Environmental Health.

Case Officer's Response: Environmental Health have responded to the issues raised but officers' concerns remain.

- Building height

Case Officer's Response: The single storey building is as approved under the previous approval. Under the previous approval the building height raises to two storey to the rear of the single storey.

- Bin storage

	<i>Case Officer's Response: whilst bin storage is provided under the previous approval, there is none provided with this proposal.</i>
8.0	Other Material Considerations None
8.1	Any other supplementary guidance Parking Standards
9.0	Assessment
9.1	<p>Process Matter</p> <p>A planning application was originally submitted for a change of use of the approved retail unit to a hot food takeaway, however as the previous approval LA04/2016/1360/F was not constructed, the application was made invalid, and the agent was advised that the whole scheme would need to be applied for in full to include the proposed amendment. The agent subsequently proposed to submit a standalone application for a separate hot food takeaway building. As this was a valid application in its own right, it was accepted and processed as such.</p>
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of a hot food takeaway in this location • Character/Layout/Design • Access/Parking • Impact on neighbouring amenity <p>It is considered that the proposal is not in compliance with the SPPS in that the proposed development will cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Principle of a hot food takeaway in this location</p> <p>The proposed site is a brownfield site which was occupied in part by a Co-op until 2008. Currently construction is ongoing for a petrol filling station, shop and 2 retail units approved under the reference LA04/2016/1360/F. The site is designated as whiteland within the BUAP and dBMAP. DCAN 4 provides guidance on hot food takeaways. The proposed location is not within the town centre or a district/local centre. Paragraph 4.4 states that any application not within a town centre or district/local centre will be determined on its own particular merits. The site has approval for retail units under LA04/2016/1360/F and the historical use of the site as retail, and whilst it is not untypical for hot food bars to be located within contemporary PFSs, it is considered the use of a hot food takeaway is not compatible with this site and at this particular location within the site. The applicant is in ownership / control of the wider site and has placed the HFB closest to residential dwellings, which is poor in terms of layout.</p> <p>Character/Layout/ Design</p> <p>The proposed building is the same scale, massing and design of that approved under the application LA04/2016/1360/F. The modern design is compatible with the new use of the site. There appears to be no provision for waste storage and bins within the site.</p> <p>Access/Parking</p> <p>The proposed access is from the Stewartstown Road. The site contains 24 car parking spaces. The site access and car parking layout were previously approved under the reference LA04/2016/1360/F. DFI Roads were consulted and have no objections. It is</p>

	<p>considered that the proposed access and parking arrangements are acceptable and comply with PPS 3.</p> <p>Impact on residential amenity</p> <p>The proposed hot food takeaway is located along the southern boundary of the site and within close proximity of properties at Donegore Gardens. Paragraph 5.1 of DCAN 4 recognises a number of factors that need to be taken into account, these are:</p> <ul style="list-style-type: none"> • noise disturbance; • smells and fumes; • refuse and litter; • traffic considerations and car parking; and • provision for people with disabilities. <p>Environmental Health were consulted and requested a noise impact assessment and odour assessment which has been provided. As a result, Environmental Health have no objections subject to conditions.</p> <p>While Environmental Health are of the opinion that noise concerns can be overcome with conditions, the surrounding residential context presents potential noise and nuisance concerns that the Council consider will have a significant impact on the surrounding residential area.</p> <p>DCAN 4 states that the main sources of noise are vehicles, people and use of equipment and that these sources of noise are particularly noticeable in late evening. The guidance also recognises that take-away uses, which often generate frequent vehicle and pedestrian movements, can be particularly annoying and unacceptable. The weight to be attached to noise disturbance will be greater where there is an increased likelihood that customers will seek to park close to the premises.</p> <p>The distance from the proposed takeaway to the boundary with dwellings on Donegore Gardens is approximately 3.1m while the distance to the rear elevations of nos. 15 and 17 Donegore gardens is approximately 14.9m. Parking provision is directly in front of the unit and close to the rear boundary with residents. Given the close proximity of dwellings to the hot food takeaway it is considered that the noise/ disturbance generated by vehicles and the movement of people will be unacceptable, especially in times of high volumes of traffic such as the evenings. The high number of objections from local residents demonstrate the concerns with noise and nuisance from such a use. In addition, no details have been provided in respect of adequate storage of refuse. Paragraph 5.6 of DCAN 4 states that concerns can be overcome with conditions but the council are not satisfied that the restriction of hours of operation or the fence granted under the previous application which is outside the application site will be sufficient to prevent an unacceptable level of nuisance/ disturbance.</p>
9.3	Having regard for the policy context and the considerations above, the proposal is deemed unacceptable.
10.0	Summary of Recommendation: Refusal
11.0	<p>Reasons for refusal</p> <ol style="list-style-type: none"> 1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) Paragraphs 4.11 and 4.12 in that the proposal, if permitted, would result in an incompatible use in close proximity to residential dwellings due to the potential for an unacceptable adverse

	<p>impact on neighbouring residential amenity through noise, disturbance and nuisance.</p> <p>2. The development has failed to provide adequately for waste and bin storage within the site contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and guidance outlined in the Development Control Advice Noise 4 'Restaurants, Cafes and Fast-Food Outlets'.</p>
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Notification to Department (if relevant): N/A

Representations from Elected members: None

ANNEX	
Date Valid	9th March 2021
Date First Advertised	26th March 2021
Date Last Advertised	26 th March 2021
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Blacks Road,Belfast,Antrim,BT11 9LS 10, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA The Owner/Occupier, 11 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 13 Donegore Gardens,Belfast,Antrim,BT11 9NA 14, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA The Owner/Occupier, 15 Donegore Gardens,Belfast,Antrim,BT11 9NA The Owner/Occupier, 15, Blacks Road, Belfast, Antrim, Northern Ireland, BT11 9LS The Owner/Occupier, 17 Donegore Gardens,Belfast,Antrim,BT11 9NA 17a, Carnanmore Park, Belfast, Antrim, Northern Ireland, BT11 9LX The Owner/Occupier, 19 Donegore Gardens,Belfast,Antrim,BT11 9NA 19, Blacks Road, Belfast, Antrim, Northern Ireland, BT11 9LS	

1a, Erris Grove, Belfast, Antrim, Northern Ireland, BT11 9LE
 The Owner/Occupier,
 2 Carnanmore Park, Belfast, Antrim, BT11 9LX
 20 Stewartstown Avenue Belfast Antrim
 20, Ringford Crescent, Belfast, Antrim, Northern Ireland, BT11 9LG
 21, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU
 21b, Carnanmore Park, Belfast, Antrim, Northern Ireland, BT11 9LX
 22, Ringford Crescent, Belfast, Antrim, Northern Ireland, BT11 9LG
 23, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU
 23b, Carnanmore Park, Belfast, Antrim, Northern Ireland, BT11 9LX
 The Owner/Occupier,
 25, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU
 The Owner/Occupier,
 3 Donegore Gardens, Belfast, Antrim, BT11 9NA
 3 Rosgoill Drive Belfast Antrim
 33, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LU
 34, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
 4, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA
 4, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
 The Owner/Occupier,
 42, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
 The Owner/Occupier,
 46, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
 The Owner/Occupier,
 49, Blacks Road, Belfast, Antrim, Northern Ireland, BT11 9LS
 The Owner/Occupier,
 5 Donegore Gardens, Belfast, Antrim, BT11 9NA
 The Owner/Occupier,
 54, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
 The Owner/Occupier,
 59, Blacks Road, Belfast, Antrim, Northern Ireland, BT11 9LS
 The Owner/Occupier,
 7 Donegore Gardens, Belfast, Antrim, BT11 9NA
 88, Tildarg Avenue, Belfast, Antrim, Northern Ireland, BT11 9LW
 8a, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA
 The Owner/Occupier,
 9 Donegore Gardens, Belfast, Antrim, BT11 9NA
 9, Donegore Gardens, Belfast, Antrim, Northern Ireland, BT11 9NA
 The Owner/Occupier,
 Church Of St John The Baptist (C Of I), Stewartstown Road, Belfast, Antrim, BT11 9NB
 Crescent Belfast

Date of Last Neighbour Notification	13/10/2021
Date of EIA Determination	N/A
ES Requested	No

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 18 th October 2022	
Application ID: LA04/2022/0915/F	
Proposal: Development of new, replacement Animal Health Sciences Building with General Stores Building, Post-Mortem Suite and Carcass Incineration Facility, and associated works.	Location: 12 Stoney Road Belfast BT4 3SD
Referral Route:	Major development
Recommendation:	Approval subject to conditions
Applicant Name and Address: DAERA Dundonald House Newtownards Road Belfast BT4 3SB	Agent Name and Address: Fleming Mountstephen Planning Unit A101 Portview Trade Centre 310 Newtownards Road Belfast BT4 1HE
<p>Executive Summary:</p> <p>The application seeks full planning permission to replace the current Animal Health Sciences Building (AHSB) with a new building including a general stores building, post-mortem suite and carcass incineration facility. Landscaping, parking and vehicular access are also proposed.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location (including development beyond the settlement development limit); • Impact on rural character visual amenity; • Scale, Massing and Design; • Impact on Built and Archaeological Heritage; • Impact on Ecology and Natural Heritage; • Provision of Landscaping and Screening; • Traffic Movement and Parking; • Human Health; • Flooding and Drainage; • Economic Considerations; • Pre-application Community Consultation; • The consideration of developer contributions <p>The site lies within the Agri-Food Science and Biosciences Institute (AFBI) estate located at 12 Stoney Road. The majority of the site is within the settlement development limit (SDL) for Belfast but a portion falls outside the settlement limit and within the rural area. The new vehicular access, most of the stores building and some of the parking proposed are outside the SDL.</p> <p>The functions of the AFBI include management of potentially biohazardous animal disease outbreaks and as such it is considered that there are extenuating circumstances for the</p>	

requirement for the additional vehicular entrance and stores building beyond the SDL. There is a business need to separate visitor traffic from other operational traffic. The site also has an area of parking previously approved just outside the SDL. The proposed development is considered sensitively designed and located within the site and includes substantial landscaping and screening to ensure that the development does not adversely impact of amenity or the rural character of the area. The issues are considered in detail in the main body of the report, and it is considered that, on balance, the proposal is acceptable.

Consultees including DfI Roads, Historic Environment Division, NI Water, DfI Rivers, the Council's Landscape Team, Environmental Health Department, Senior Urban Design Officer and Tree Officer have no objection to the proposal subject to conditions. Their consultations are detailed in the main body of the report. DAERA NIEA: NED's final response is currently outstanding however it is not anticipated that there will be any fundamental issues raised and delegated authority is sought to resolve any matters arising from their response.

No objections were received.

Having regard to the Development Plan, and other material considerations, the proposed development is considered on balance to be acceptable.

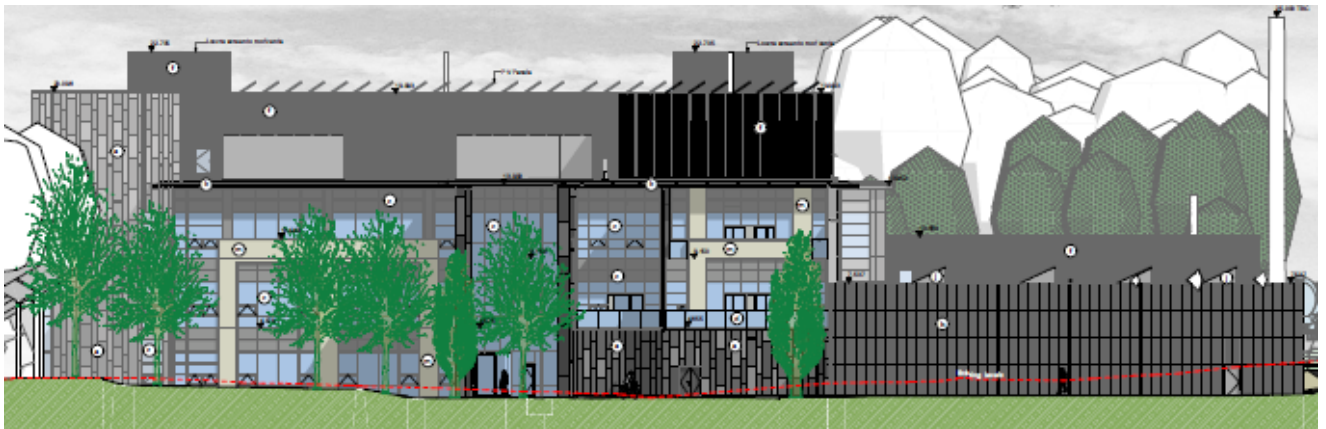
It is recommended that planning permission is granted subject to conditions. Delegated authority is requested for the Director of Planning and Building Control to resolve any outstanding issues raised by DAERA NIEA: NED as appropriate, and to finalise the wording of conditions.

An aerial map of a residential area. A red line outlines a large, irregularly shaped plot of land. Within this red boundary, there are several buildings and a large, open, light-colored area. A green line runs vertically along the right edge of the red boundary. The text "Area = 51.040.00 m2" is written in red within the red boundary. The map shows surrounding streets, other buildings, and a river or canal on the right side.

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South elevation



East elevation



CGI of main building



CGI of from new entrance



Arial CGI

Characteristics of the Site and Area

1.0	<u>Description of Proposed Development</u>
1.1	The description of the proposal is as follows: <i>'Development of new, replacement Animal Health Sciences Building with General Stores Building, Post-Mortem Suite and Carcass Incineration Facility, and associated works.'</i>
1.2	The proposed facility is an L-shaped building containing 3-linked elements including the main building, the Carcass Incinerator building and a stores building. The main building would be 3 storeys plus plant at roof level.
1.3	Building materials would have a neutral colour palette to give deference to surrounding landscapes.

1.4	In addition to the buildings, there is also a proposed new vehicular access with security hut to the east of the site, some replacement parking to the north and east of the site and substantial landscaping.
2.0	<u>Description of Site and Area</u>
2.1	The application site lies within the AFBI estate, approximately 5.1ha in area. The site is bounded by Stoney Road to the south including two residential dwellings and a right of way and farmland to the east. To the west is the Stormont Estate and Parliament Buildings. Knock Golf Course is located on the opposite side of Stoney Road.
2.2	The site rises from south-east to north-west and contains buildings associated with AFBI as well as areas of hard standing and areas of mature landscaping.
2.3	Stoney Road is a relatively narrow road, at this location and it is quite rural in character with mature trees on both sides of the road.
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	Ref ID: LA04/2020/1498/PAN Proposal: Development of a new replacement Animal Health Sciences Building, new replacement General Stores Building, new replacement Post-Mortem Suite and new replacement Carcass Incineration Facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, landscaping and new entrance/exit arrangements for the site (see proposed site plan and Design and Access Statement) Address: AFBI Stormont, 12 Stoney Road, Belfast, BT4 3SD Decision: PAN Acceptable Decision Date: 07.08.2020
3.2	Ref ID: LA04/2021/2553/PAN Proposal: Development of a new, replacement animal health sciences building, new, replacement general stores building, new, replacement post-mortem suite and new, replacement carcass incineration facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, new entrance from Stoney Road, entrance security building, landscaping and associated operational development. Address: AFBI Stormont, 12 Stoney Road, Belfast, BT4 3SD. Decision: PAN Acceptable Decision Date: 11.11.2021
3.3	Ref ID: Z/2002/0251/F Proposal: Car parking for 64 No. vehicles in field adjacent to Bacteriology labs in advance of new build laboratories. Address: VSD Stoney Road, Dundonald, Belfast. Decision: Permission Granted Decision Date: 28.03.2002
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (dBMAP v2004) Draft Belfast Metropolitan Area Plan 2015 (dBMAP v2014) Belfast Local Development Plan 2035 – Draft Plan Strategy

4.2	<p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Planning Policy Statement 2 – Natural Heritage (PPS2)</p> <p>Planning Policy Statement 3 – Access, Movement and Parking (PPS3)</p> <p>Planning Policy Statement 4 – Planning and Economic Development (PPS4)</p> <p>Planning Policy Statement 6 – Planning, Archaeology and the Built Environment (PPS6)</p> <p>Planning Policy Statement 15 – Planning and Flood Risk (PPS15)</p> <p>Planning Policy Statement 21 – Sustainable Development in the Countryside (PPS21)</p> <p>Parking Standards (former Department of Environment)</p> <p>Developer Contributions Framework (adopted 2020)</p>
5.0	<p><u>Statutory Consultees</u></p> <p>DfI Roads – no objections, subject to conditions</p> <p>DfI Rivers – no objections</p> <p>NIEA Natural Heritage – awaiting final response</p> <p>NIEA Land, Soil, and Air – no objections subject to conditions</p> <p>NIW – no objection</p> <p>Historic Environment Division – no objection</p>
6.0	<p><u>Non-Statutory Consultees</u></p> <p>Environmental Health BCC – no objection subject to conditions</p> <p>Senior Urban Design Officer – no objection</p> <p>Landscape BCC – no objection</p> <p>Tree Officer BCC – no objection subject to conditions</p>
7.0	<u>Representations</u>
7.1	No third-party representations have been received.
8.0	<u>ASSESSMENT</u>
8.1	<u>Development Plan</u>
8.1.1	Section 45 (1) of the Planning Act (NI) 2011 requires the Council to have regard to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) 2011 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.
8.1.2	Following the Court of Appeal decision that quashed the adoption of the Belfast Metropolitan Area Plan 2015, the statutory Development Plan is now the Belfast Urban Area Plan 2001 (BUAP). Both the draft Belfast Metropolitan Area Plan 2015 (dBMAP v2004) and Belfast Metropolitan Area Plan 2015 (dBMAP v2014) are material considerations. The weight to be afforded the draft Belfast Metropolitan Area Plan is a matter of judgement for the decision maker. The Committee is advised that significant weight should be afforded to the latest version of dBMAP 2015 (v2014) given the advanced stage it reached in the adoption process and that the only outstanding areas of contention related to retail policies at Sprucefield, Lisburn.
8.1.3	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement

(SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.

8.2 **The principle of the proposed use at this location**

8.2.1 In both the BUAP and the Draft Belfast Metropolitan Area Plan (dBMAP v2004 & v2014) the majority of the site is located on un-zoned land within the settlement development limit (SDL) for Belfast.

8.2.2 The most eastern portion of the site lies outside the SDL as illustrated with the dashed green line in the image below at paragraph 8.2.5. This part of the site lies within the rural area / countryside. There is a presumption against development outside the SDL and any departure from this presumption requires careful consideration and assessment against all relevant planning considerations.

8.2.3 The rural portion of the site lies within an Area of High Scenic Value in BUAP and therefore Policy L4 'City Setting' (page 49 of BUAP) is a relevant consideration. This policy seeks to protect the Castlereagh Hills from inappropriate development. A Landscape and Visual Assessment (LVIA) was submitted with the application and this has demonstrated that the sensitive siting and design of the proposed development, including retention and augmentation of the mature landscaping will prevent any adverse impact on the landscape setting of the city.

8.2.4 Within both versions of dBMAP, the part of the site within the SDL is designated as a draft Local Landscape Policy Area (LLPA) i.e. draft Stormont LLPA (Designation BT152 in dBMAP v2004 and Designation BT135 in dBMAP v2014). In both versions of dBMAP the portion of the site outside the SDL lies within the Craigantlet Escarpment Area of High Scenic Value (Designation COU 6/09 in v2004 and COU 5/09 in v2014). As set out above at paragraph 8.2.3 and below in assessing impact on Built and Natural Heritage, it is considered that the sensitive design and layout, including landscaping and screening prevents any adverse impact on the landscape setting of the city or the features that contribute to the environmental quality, integrity or character of the draft LLPA. BCC Landscape Team, BCC Tree officer, Urban Design officer and HED have no objections.

8.2.5



- 8.2.6 The majority of the site, including the siting of the proposed Animal Health Sciences building sits within the larger Agri-foods & Biosciences Institute (AFBI) estate at 12 Stoney Road and therefore the use is already established at this location.
- 8.2.7 Part of the development will be outside the SDL including the new vehicular entrance, a small security hut, some parking and most of a stores building. As development in the countryside this must be assessed against relevant policies in PPS 21.
- 8.2.8 Policy CTY 1 of PPS 21 states that planning permission will be granted for non-residential development in the countryside for industry and business uses in accordance with PPS 4. Policy PED 2 of PPS 4 states that proposals for economic development uses will be permitted in accordance with the provisions of PED 3 for the expansion of an established economic use.
- 8.2.9 The majority of the proposal is within the SDL, however, it also contains some elements which are within the countryside (see figures in paras 8.2.5 and 8.2.10), mainly the stores building, some of the proposed parking, new vehicular entrance and security hut. Negotiations were undertaken during the PAD process to minimise the impact of such elements and to ensure that any interventions located outside the development limit were strictly necessary and justified. The most significant elements outside the development limit are the entrance (dealt in para 8.2.10 below), the stores building and parking. As illustrated at 8.2.5 above, there is a large area of existing hard standing approved outside the SDL under planning permission Z/2002/0251/F. The current application proposes most of its parking in this same approximate area and taking into consideration the proposed surfacing materials, screening and landscaping, the proposal will result in betterment of the current conditions. The proposed stores building is a single storey element with a 'green roof' which due to the requirement to ensure sufficient separation distance on the western border of the site with adjacent dwellings, must therefore encroach into the countryside. On balance this is considered acceptable and as detailed later in the report, has been designed and screened to cause minimum visual impact.

8.2.10



8.2.11	Whilst there is an existing entrance from Stoney Road, the application proposes a new entrance further east along Stoney Road, creating a new visitor entrance at the location of an existing access which serves an existing right of way and access to adjacent farmland and a secondary entrance to the SFBI estate. Evidence has been submitted to support and justify the operational need for this new, second vehicular entrance to the estate. It is required in order to manage traffic flows in accordance with public health considerations as the site is responsible for dealing with epizootic disease outbreaks and therefore separate entrances are required for biosecurity reasons which are detailed in an accompanying letter from the Minister of Agriculture, Environment and Rural Affairs. Moreover, the applicant states that a secondary access is required as a more befitting entrance to the facilities for VIPs and investors. This argument is also accepted.
8.2.12	Other relevant PPS 21 policies include: Policy CTY13 'Integration', Policy CTY14 'Rural Character' & Policy CTY 15 'The setting of Settlements'. Having assessed the Landscape and Visual Assessment (LVIA), proposed design, layout and landscaping, it is considered that the development will be suitably integrated into the landscape and will not be unduly prominent or erode the rural character of the area. The development is sited to best sit within the existing levels and topography of the site and to minimise impact on the mature vegetation which screens the site. The development also benefits from an established boundary to the east along the existing right of way. It is therefore considered that the proposal complies with Policy CTY 15 and would not mar the distinction between the settlement and surrounding countryside.
8.2.13	There are also substantial swathes of landscaping proposed as well as design interventions (such as green roof to stores building and permeable paving) as part of the proposal which will assist in minimising the visual impact of the proposal. It is considered that, on balance, the principle of the proposed use is acceptable at this location.
8.3	<u>Scale, Massing and Design</u>
8.3.1	Paragraphs 4.11 and 4.12 of the SPPS 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 paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported.
8.3.2	The main Animal Health Sciences Building (AHSB) follows an 'L' shaped footprint that comprises four components: namely the main building (four storeys with upper floor housing extensive plant – 20.0m), a stores building (two storey – 7.5m), an incinerator building (one storey and basement with plant area above – 7.0m) and a gate lodge.
8.3.3	The main building has been designed with a very evident three storey shoulder height of around 14.5m, above which an additional floor which measures 5.5m houses extensive plant behind an aluminium louvred wall system. Two enclosed areas within the NW and SW corners of this roof extend by a further 2.7m in the form of louvres which screen roof vents, bringing the overall upper height of the main building to 22.7m. A large proportion of the flat roof along each leg of the main building also incorporate sections of PV panels with both the roof vent screening and PV panels being setback from the building edge by around 2.5m. The height of the main building then steps down to 14.0m and then again to 11.6 and 5.0m as it extends east towards the lower stores building and site entrance beyond. The stores building which measures around 7.5m in height, incorporates a series of rooflights which are setback from the building edge and include a modest 1.0m projection.
8.3.4	In a similar scale to the stores building, the incineration building located adjacent to the NW corner of the main building measures around 7.0m in height with louvred panelling rising an additional 3.6m to screen plant above. Finally, a modest gate lodge is located on the eastern edge of the site adjacent to the new site entrance.

8.3.5	Officers consider that the proposed scale, massing and design are acceptable. The Senior Urban Design Officer was consulted and has advised that "The proposed scale and massing of all building components across the site are considered broadly acceptable when considering the height of existing buildings on site and those that exist within the wider context. Careful consideration has also been given to the general site layout to ensure that the various building components not only relate to each other in terms of their function but also with respect to their scale, height and massing".
8.4	<u>Built Heritage</u>
8.4.1	The application site is proximate to a number of listed buildings of special architectural and historic interest, protected under Section 80 of the Planning Act (NI) 2011, including: <ul style="list-style-type: none"> • HB26 13 013 - Parliament Buildings, Stormont Castle, Stormont Estate (Grade A) • HB26 13 014 - Stormont Castle, Stormont Estate (Grade A) • HB26 13 015 - Conservatory, Stormont Castle, Stormont Estate (Grade B+) • HB26 13 016 - Stables Annex, Stormont Castle, Stormont Estate (Grade B1) • HB26 13 017 - Stormont House, Stormont Castle, Stormont Estate (Grade B1) • HB26 13 051 - Conservatory Cottages, Stormont Castle, Stormont Estate (Grade B+)
8.4.2	HED: Historic Buildings were consulted and responded to state that they ' <i>acknowledge this application site is within an established development which contains an existing Animal Health Sciences Building (AHSB) and associated structures <...> there is an established mature tree and vegetation planted landscape defining the edge to the Stormont Estate in the area adjacent to the application site which provides definition and screening to/from the listed buildings in this wider context</i> '. They conclude that the ' <i>application will not significantly affect the understanding or experience of the listed buildings to harm their essential character, including setting. Therefore, we consider the listed buildings are sufficiently removed and have sufficient presence within the Stormont Estate environment to remain unaffected by this application</i> '.
8.4.3	The proposal is therefore considered compliant with Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 and of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS6) Policy BH11 (Development affecting the Setting of a Listed Building).
8.5	<u>Archaeological Heritage</u>
8.5.1	HED: Historic Buildings were consulted and responded to state that they ' <i>considered the potential impact of the development on the setting of the historic designed landscape of Stormont Castle (D/063) and, on the basis of the information provided, is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements</i> '.
8.6	<u>Ecology and Natural Heritage</u>
8.6.1	The application site is in hydrologically connected to the Knock River which flows into Inner Belfast Lough Area of Special Scientific interest (ASSI) and Belfast Lough Ramsar site and Special Protection Area (SPA) via Conns Water.
8.6.2	It is also in close proximity to a watercourse which is a Northern Ireland Priority Habitat (NIPH).
8.6.3	The site is likely to be used by badgers and bats which are protected species.
8.6.4	The application was supported by an Ecology statement, an outline Construction Environmental Management Plan and a Bat Roost Potential survey.

- 8.6.5 NIEA: Natural Environment Division (NED) were consulted and raised the following issues:
1. The requirement for a bat roost survey and bird survey of the existing AFBI building which will be demolished once the new building is operational. It is anticipated that it will be in the region of 3-5 years before demolition is undertaken and as the demolition does not require planning permission, this has been removed from the description and an informative will be placed on the permission to state that these surveys should be conducted and any required licenses obtained prior to demolition.
 2. A Badger Survey is required – this has been conducted by the applicant's ecologist and it confirms that there is no badger activity on the site. The updated ecological report to include these findings has yet to be formally submitted and NED will be reconsulted with it in due course.
 3. Further information/assessment on the ecological impacts of the proposed infilling of a watercourse on the site – this has been conducted by the applicant's ecologist and has confirmed that there will be no negative ecological impacts. NED will be reconsulted with the updated ecologist report in due course.

8.6.6 Delegated authority is sought to liaise with DAERA to resolve as appropriate the outstanding concerns regarding ecology prior to the issuing of any permission.

8.7 Landscaping and boundary treatments

8.7.1 The proposal contains significant existing and proposed landscaping. Both the Council's Tree Officer and the Council's Landscape, Planning and Development team were consulted.

8.7.2 The proposal includes significant proposed planting and screening, green roofs, pedestrian walkways through landscaped areas and appropriate design and screening of buildings to protect views from the surrounding countryside.

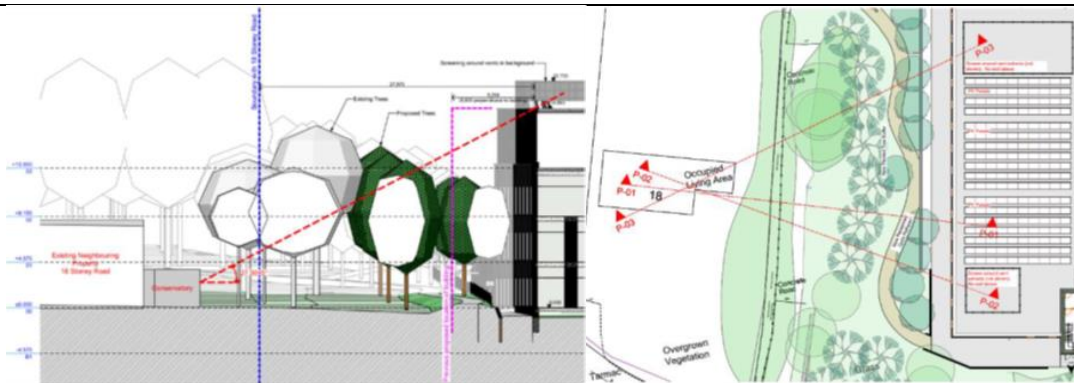
8.7.3 The Tree Officer notes that the 82 trees, group and woods surveyed show that 95% are in fair condition and there are only a small number of trees recommended to be felled. He also notes that there are over 200 extra heavy standard trees proposed of various species which are considered appropriate and that there is also proposed shrub planting, hedging, wildflower planting, bulb planting and conifer planting. See image below at para 8.7.4.



8.7.5	A Landscape Management and Maintenance Plan has been provided and will be subject to condition. The Tree Officer has no objections subject to conditions.
8.7.6	The proposal is supported by a Landscape and Visual Assessment (LVIA) which states that the predicted landscape effects will be either not significant or negligible. The Council's Landscape, Planning and Development team were consulted and agree with the assessments within the LVIA. They are also satisfied with the proposed landscape works and management and maintenance plans.
8.7.8	The proposed landscaping and boundary treatments are considered acceptable.
8.8	<u>Traffic, Movement and Parking</u>
8.8.1	DfI Roads were consulted on the current proposal and in terms of movement and circulation within the site, were content. With regards to the new proposed access, however, they highlighted that the proposal must meet an exceptional circumstances test as detailed in DCAN 15 as the applicant is unable to provide the standard 90m sight splay and is instead proposing 80m.
8.8.2	Officers confirmed in writing to DfI Roads that the case made by the applicant for an additional access at that location was acceptable and considered as exceptional circumstances. It is required in order to manage traffic flows in accordance with public health considerations as the site is responsible for dealing with epizootic disease outbreaks and therefore separate entrances are required for biosecurity reasons which are detailed in an accompanying letter from the Minister of Agriculture, Environment and Rural Affairs. Moreover, the applicant states that a secondary access is required as a more befitting entrance to the facilities for VIPs and investors
8.8.3	DfI Roads confirmed that they therefore offer no objections to the proposal and provided conditions and informatives.
8.9	<u>Contaminated Land</u>
8.9.1	The application is supported by a Preliminary Risk Assessment and Generic Quantitative Risk Assessment, and Remedial Strategy report which have been considered by both NIEA and Environmental Health.
8.9.2	Environmental Health and NIEA have reviewed the proposals and relevant documents and are content and have provided conditions and informatives.
8.10	<u>Noise</u>
8.10.1	Environmental Health has reviewed the Noise Reports provided. They note that ' <i>applicant intends to achieve BREEAM credit, and to achieve this, plant noise levels from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5 dB lower than the background noise throughout the day and night. Plant noise rating emissions levels are therefore being designed to meet a target value of ≤ 39 dB LAr daytime and ≤ 38 dB LAr night-time at the nearest residential properties.</i> ' They further note that ' <i>the location and type of plant to be installed has been determined, the final proposals have not been fully developed, so may yet be subject to change. Any changes to the assumptions applied in the assessment of noise impact will need to be carefully reviewed and re-assessed prior to installation</i> '.
8.10.2	Environmental Health therefore offers no objections subject to conditions.
8.11	<u>Air Quality</u>
8.11.1	Environmental Health has reviewed the Air Quality Assessment and advised that it meets the relevant requirements. Conditions have been provided.

8.12	<u>Site Drainage/Flood Assessment</u>
8.12.1	Dfl Rivers Flood Maps (NI) indicates that the site does not lie within the 1 in 100 year fluvial flood plain but is located within a predicted flooded area. The proposal has therefore been assessed against Policy FLD1 of Revised Planning Policy Statement 15. Dfl Rivers state that they have no specific reason to object from a flood risk perspective.
8.12.2	Dfl Rivers state that under FLD 2, it is essential that an adjacent working strip is retained to facilitate future maintenance by Dfl Rivers, other statutory undertaker or the riparian landowners. The applicant is aware of this requirement.
8.12.3	Dfl Rivers has reviewed the Flood Risk & Drainage Assessment and therefore with regards to Policy FLD 3, they have no objection.
8.12.4	The applicant has provided an approved Schedule 6 consent to meet the requirements of FLD 4 and Dfl Rivers indicate that FLD 5 does not apply.
8.12.5	NIW were consulted and confirm that there is available capacity at the Waste Water Treatment Works and therefore they have no objections.
8.13	<u>Economic Considerations.</u>
8.13.1	The proposal is for a replacement facility with no net increase or decrease in the current 186 staff members.
8.13.2	Policy PED9 of PPS4 states that a proposal for economic development use, in addition to the other policy provisions of this Statement, will be required to meet all the following criteria:
8.13.3	It is compatible with surrounding land uses; The proposal is within an established government facility.
8.13.4	It does not harm the amenities of nearby residents; The main AHSB building extends the full length of part of the site boundary which is shared with a neighbouring residential property. The potential impact on the residential amenity of this property was highlighted at the PAD stage and also during assessment of the planning application. Concerns were raised regarding potential impact on the amenity and outlook of the adjacent residential properties.
8.13.5	The main building has been moved further east away from the shared boundary by around 8.0m to provide a separation distance of around 27.5m between the main building and site boundary. A site section was submitted to illustrate this increased separation, an area which would allow for the planting of additional mature trees and low level shrubs to complement existing mature tree planting within the site and the garden of the closest residential property. The Urban Design Officer notes that "Given that the single storey conservatory of the adjacent residential property is setback from the shared boundary by a further 5.5m, this would provide a total separation distance of around 33.0m between both buildings. BRE guidelines state that if a new building or extension breaches a perpendicular line at an angle of 25 degrees above the horizontal taken from a point 2.0m above GL on an existing house, it is likely that windows in the existing house will be overshadowed."

8.13.6



8.13.7

The extract above demonstrates that the main 20.0m height of the four storey main building exceeds 25 degrees (27.5 degrees) and would therefore meet the BRE guidelines in this respect. Page 4 of 5 While two enclosed areas within the NW and SW corners of the main building roof extend by a further 2.7m to screen roof vents, as can be seen from the second extract below, these would be located to the north and south of the adjacent property. Considering the above mitigation measures and the fact that the adjacent residential property is currently enclosed by substantial mature tree planting, on balance I am of the view that the proposal would not have a detrimental impact on residential amenity.

8.13.8

It does not create a noise nuisance;

Noise has been assessed under Para 8.10 and Environmental Health have no concerns subject to conditions.

8.13.9

It does not adversely affect features of the natural or built heritage;

This is assessed under Paras 8.4, 8.5 and 8.6 and Historic Environment Division have no concerns.

8.13.10

It is not located in an area at flood risk and will not cause or exacerbate flooding;

This is assessed under Para 8.12 and DfI Rivers have no objection.

8.13.11

It is capable of dealing satisfactorily with any emission or effluent;

This is assessed under Para 8.12 and NI Water have no objection.

8.13.12

The existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified; Adequate access arrangements, parking and manoeuvring areas are provided;

This is assessed under Para 8.8 and DfI Roads have no objection subject to condition.

8.13.13

A movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport;

The site is well connected via pedestrian links which connect to the wider Stormont estate. DfI Roads have assessed the Travel Plan and have no objections – see Para 8.8.

8.13.14

The site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;

	<p>The proposal is aiming for BREEAM excellence and contains a number of measures to promote sustainability and biodiversity such as the landscaping proposals and green roofs. The Design and Access statement states that '<i>A revised Energy Strategy for the building means that it will have a low carbon footprint which will be almost net zero.</i>'</p>
8.13.15	<p>Appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view; See Para 8.7 – the landscaping and screening proposals are considered acceptable.</p>
8.13.16	<p>Is designed to deter crime and promote personal safety; The proposal is within an existing, secure, government facility.</p>
8.14	<p><u>Pre-Community Consultation</u></p>
8.14.1	<p>For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application. Also relevant are the Planning (Development Management) (Temporary Modifications) (Coronavirus) Regulations (Northern Ireland) 2020 which removed the requirement for in-person events due to the pandemic for a temporary period.</p>
8.14.2	<p>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. A PAN (LA04/2021/2553/PAN) was submitted to the Council on 03 November 2021 and was deemed acceptable on 11 November 2021.</p>
8.14.3	<p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which details a drop-in event on 25 November 2021 to which individual landowners in the proximity of the site were invited by hand-delivered letter, a website, and the public advertisement.</p>
8.14.4	<p>According to the PACC report, there were:</p> <ul style="list-style-type: none"> - 18 written responses - 165 visits to the website
8.14.5	<p>The feedback was positive overall, welcoming the design of the building and landscaping.</p>
8.14.6	<p>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.</p>
8.15	<p><u>Statutory Consultation</u></p>
8.15.1	<p>The scheme was advertised on 20 May 2022. Neighbour notifications were issued on 19 May 2022.</p>
8.16	<p><u>Developer Contributions</u></p>
8.16.1	<p>Para 5.69 of the SPPS states that "Planning authorities can require developers to bear the costs of work required to facilitate their development proposals". Relevant further guidance is provided by the Council's Developer Contributions Framework, adopted in 2020.</p>
8.16.2	<p>The Economic Development Team recommended that developer contributions under Section 76 relating to employability and skills during the construction and operational</p>

	phases were not necessary as the scheme is unlikely to have an impact upon the skills and labour supply in the city.
10.0	Summary of Recommendation:
10.1	It is recommended that planning permission is granted subject to conditions. Delegated authority is requested for the Director of Planning and Building Control to resolve any outstanding issues raised by DAERA NIEA: NED as appropriate, and to finalise the wording of conditions.
11.0	Proposed Conditions:
1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
2	<p>No development shall commence on site (other than that required to fulfil this condition) unless the new proposed vehicular access, including visibility splays of 4.5m x 90.0m left hand side exiting and 4.5m x 80.0m right hand side exiting as well as any forward sight distance have been provided in accordance with Doran Consulting - Proposed Additional Site Access Plan, Drawing 0108 Revision PL02 published on the portal by the Council on 17th May 2022. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm 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>
3	<p>The gradient(s) of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a 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 in 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>
4	<p>Gates or security barriers at the access shall be located at a distance from the edge of the public road that will allow the largest expected vehicle to stop clear of the public road when the gates or barriers are closed.</p> <p>Reason: To ensure waiting vehicles do not encroach onto the carriageway.</p>
5	<p>The development hereby approved shall not be occupied or operated until the hard surfaced areas for parking have been constructed and permanently marked in accordance with RPP Architects Site Layout Plan, Drawing 0903 Revision P06 published on the portal by the Council on 17th May 2022, to provide for parking and manoeuvring of cars within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles within the site.</p> <p>Reason: To ensure that adequate provision has been made for parking of vehicles and traffic circulation within the site.</p>
6	<p>The development hereby approved shall not be occupied or operated until secure and covered cycle parking has been provided in accordance with RPP Architects Site Layout</p>

	<p>Plan, Drawing 0903 Revision P06 published on the portal by the Council on 17th May 2022. The covered cycle parking shall be retained in accordance with the approved plans at all times.</p> <p>Reason: To ensure provision of acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p>
7	<p>The development hereby permitted shall not be occupied or operate unless in accordance the FBI VSD Travel Plan - Revision 1.2 published on the portal by the Council on 17th May 2022.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
8	<p>In the event that the hereby approved development is subject to Part C permitting under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013, the applicant shall, prior to installation, and the final specification of the plant and equipment and a final noise assessment report shall be submitted to and approved in writing by the Council. The final noise assessment report shall include evidence to demonstrate that all plant and equipment will be capable of achieving a target rating level of 39 dB LAr,1hr daytime, and 38 dB LAr,15min night-time as per Cundall Report entitled '<i>DAERA, Animal Health Sciences Building, Environmental Noise Report, RPP Architects Ltd,</i>' Job No. 1020053, document ref 557788-CUNNXX-X-RP-AC-4523, revision P08, dated 22nd September 2022.</p> <p>Reason: Protection of the amenity of nearby residential premises.</p>
9	<p>In the event that the hereby approved development is subject to Part C permitting under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013, the applicant shall, prior to operation of the hereby approved development, ensure that the development and the installation of all plant and equipment is in accordance with all mitigation measures identified within the approved updated Noise Impact Assessment.</p> <p>Reason: Protection of the amenity of nearby residential premises.</p>
10	<p>In the event that the hereby approved development is subject to Part C permitting under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013, the applicant shall, within 1 month of operation of the hereby approved development, a Noise Verification Report shall be submitted to and approved in writing by the Council. The Noise Verification Report shall demonstrate that all necessary mitigation measures outlined within the approved updated NIA have been successfully incorporated within the development and it shall confirm that the cumulative rating level (dBLAr,T) does not exceed the representative background sound level (dBLA90,T) during the day or at night as measured and determined in accordance with British Standard BS4142+A1:2019 Methods for rating and assessing industrial and commercial sound.</p> <p>Reason: Protection of the amenity of nearby residential premises.</p>
11	<p>Prior to operation of the hereby approved development, the plant and equipment and any necessary noise attenuation measures as approved shall be installed and maintained and retained thereafter.</p> <p>Reason: Protection of the amenity of nearby residential premises.</p>
12	<p>There shall be no service deliveries and/or loading /unloading activity between the hours of 23:00-07:00hrs.</p>

13	<p>Reason: Protection of the amenity of nearby residential premises.</p> <p>Prior to the installation of combustion plants, the applicant shall submit to and have approved in writing by the Council, an Air Quality Impact Assessment providing full specification details, including emission rates and flue termination heights, of the proposed combustion systems, including the incineration process. The assessment must demonstrate that there will be no significant adverse air quality impacts or exceedances of Air Quality Strategy objectives at relevant human receptor locations, associated with operation of proposed combustion processes and with the overall development.</p> <ul style="list-style-type: none"> - The assessment shall employ a suitably robust atmospheric dispersion model and it shall have regard to recent, up-to-date guidance and best practice for air quality such as: <i>Local Air Quality Management Technical Guidance document LAQM.TG(16)</i>, <i>Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017)</i> and the Institute of Air Quality Management 2014 publication, <i>'Guidance on the assessment of dust from demolition and construction Version 1.1'</i>. - The assessment should consider all of the regulated pollutants associated with the incinerator's proposed emission characteristics. <p>Where odours are to be released as a consequence of incineration or any associated processes or activities, the Air Quality Impact Assessment shall also consider odour impact at relevant receptor locations in accordance with the Institute of Air Quality Management 2018 publication, <i>'Guidance on the assessment of odour for planning'</i> and the March 2011 Environment Agency, <i>'Additional guidance for H4 Odour Management. How to comply with your environmental permit'</i>.</p> <p>Air quality impacts associated with the demolition and construction phase shall be considered as part of the Air Quality Impact Assessment and where necessary, a Dust Management Plan shall be provided, describing the site-specific methods to be employed to control dust emissions.</p>
14	<p>Reason: Protection of human health and safeguarding of amenity</p> <p>If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. 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>
15	<p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>The development hereby permitted shall not be operated unless in accordance with the approved Waste Management Plan and associated Waste Management Guidance – Disposal of Waste Materials document (Annex A) both published on Epic by Belfast Planning Service on 17th May 2022.</p>

16	<p>Reason: In the interests of road safety and the convenience of road users.</p> <p>All hard and soft landscaping works shall be carried out in accordance with the approved details on drawing no's 23 and 24 uploaded to the portal on 17 May 2022 . The works shall be carried out prior to the occupation of the development unless otherwise agreed in writing by the Council. Any existing trees or proposed trees or plants as indicated on the approved plans 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. All hard landscape works shall be permanently retained in accordance with the approved details.</p>
17	<p>Reason: In the interests of the character and appearance of the area.</p> <p>All trees and planting within the site shall be retained unless shown on the approved drawings as being removed (they can be stored temporarily at a safe appropriate location and transplanted onto the site as part of proposed landscaping measures). Any trees or planting indicated on the approved drawings 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p>
18	<p>Reason: In the interests of visual amenity.</p> <p>No works shall commence on site (including demolition and site clearance) unless all tree protective measures, protective barriers (fencing) and ground protection have been 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.</p>
19	<p>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.</p> <p>No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.</p>
20	<p>Reason: To avoid compaction within the RPA of existing trees to be retained.</p> <p>Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), all tree protection monitoring, and site supervision shall be overseen by a suitably qualified tree specialist (where arboricultural expertise is required). The development thereafter shall be implemented in strict accordance with the approved details.</p>
21	<p>Reason: Required prior to the commencement of development in order that the Council may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details / plans.</p> <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</p>

22	<p>verified. Should contamination be identified during this process, Conditions 22 and 23 will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
23	<p>After completing the remediation works under Condition 22; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks. Regulation Unit The verification report should 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>
24	<p>Within 6 months of occupation of the development hereby permitted, the use of the existing main AHSB building, incinerator and store must permanently cease.</p> <p>Reason: To ensure both buildings would not be retained operationally as the assessment for access and parking is based on the proposed building being a replacement and not additional.</p>
25	<p>Within the next planting season following the demolition of the existing buildings, the proposed landscaping for this area must be implemented in accordance with the Planting Plan, Drawing 23, uploaded to the portal on 17.05.2022. Any existing trees or proposed trees or plants as indicated on the approved plans 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.</p> <p>Reason: In the interest of visual amenity.</p>
12.0	<p>Representations from Elected Representatives (if relevant) N/A</p>
13.0	<p>Referral to DfI (if relevant) N/A</p>

ANNEX A	
Date Valid	4th May 2022
Date First Advertised	20th May 2022
Date Last Advertised	N/A
Date of Neighbour Notification(s)	19th May 2022
Number of Neighbour Notifications	551 letters issued – full details available on planning portal.
Date of EIA Determination	19th May 2022
ES Requested	No
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 12 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 14 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 16 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 18 Stoney Road,Belfast,Down,BT16 1UP The Owner/Occupier, 3 Stoney Road,Belfast,Down,BT16 1UP Knock Golf Club Summerfield, Dundonald, Belfast, BT16 2QX	
Planning History Ref ID: LA04/2020/1498/PAN Proposal: Development of a new replacement Animal Health Sciences Building, new replacement General Stores Building, new replacement Post-Mortem Suite and new replacement Carcass Incineration Facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, landscaping and new entrance/exit arrangements for he site (see proposed site plan and Design and Access Statement) Address: AFBI Stormont, 12 Stoney Road, Belfast, BT4 3SD, Decision: PAN Acceptable Decision Date: 07.08.2020 Ref ID: LA04/2021/2553/PAN Proposal: Development of a new, replacement animal health sciences building, new, replacement general stores building, new, replacement post mortem suite and new, replacement carcass	

incineration facility (with subsequent demolition of the existing facilities) with associated staff and visitor car parking, new entrance from Stoney Road, entrance security building, landscaping and associated operational development.

Address: AFBI Stormont, 12 Stoney Road, Belfast, BT4 3SD.,

Decision: PAN Acceptable

Decision Date: 11.11.2021

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Subject:	Planning Publication Policy for new Regional Planning IT system
Date:	18 October 2022
Reporting Officer:	Ed Baker, Planning Manager (Development Management)
Contact Officer:	Helen Richmond, Project Officer

Restricted Reports

Is this report restricted?

Yes ☐ No ☒

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Some time in the future

Never

☐
☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes ☒ No ☐

1.0	Purpose of Report or Summary of main Issues
1.1	To update the Committee on a Planning Publication Policy, setting out how the authorities will handle personal information in the new Regional Planning IT system.
2.0	Recommendations
2.1	Members are asked to note the Planning Publication Policy which has been agreed with all planning authorities.
3.0	Main report
3.1	The new regional Planning IT system is scheduled to “go live” in November 2022. As part of the preparation work, a revised Planning Publication Policy has been developed and agreed by all planning authorities (including Mid Ulster Council, which is not part of the regional project).

3.2	The policy sets out what information will be published on the new regional Planning IT system (Planning Portal), how sensitive, personal data and Special Category Information will be handled and what information will be redacted.
3.3	The Planning Publication Policy was discussed at the meeting of the Regional Information Governance Group on 16 September 2022 and no queries were raised.
3.4	<u>Financial & Resource Implications</u> None identified.
3.5	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> There are no equality implications with this report.
4.0	Appendices
4.1	Appendix 1 – Planning Publication Policy

Planning Publication Policy

As part of the process of managing and determining planning and tree work applications, the Northern Ireland Councils (Planning Authorities) are required by law and in the public interest, to publish planning applications and supporting documents so that they are available to view on the Planning System. This includes comments received on planning applications.

The way we process sensitive and personal data and Special Category Information will be considered under the UK General Data Protection Regulation (UK GDPR), tailored by the Data Protection Act 2018.

Criteria for Redaction

The Planning Authorities will take extreme care when publishing sensitive personal data and Special Category Information on the Planning System. The following data will be redacted [blacked out so that it cannot be seen in all instances, using electronic methods] or the document withheld i.e. it will not be published on the Planning System:

- signatures (hand written and electronic);
- personal telephone numbers including mobile phone numbers (this does not include commercial or business phone numbers);
- personal email addresses (this does not include commercial or business email address);
- registration plates on motor vehicles;
- identification of children's/youth's information (photographs);
- children's names and ages;
- DAERA Farm Business Identification number;

Planning Publication Policy

- where there are security implications on a planning application site;
- information relating to an enforcement issue;
- personal information irrelevant to the planning application; and
- criminal offence data.

This list of data is not conclusive.

Sensitive information/Special Category Information

Some planning applications are likely to contain sensitive personal data and Special Category Information. This will be redacted [blacked out so that it cannot be seen when published] or the complete document withheld, whichever is most appropriate.

Sensitive personal data and Special Category Information could include:

- medical details of any living person;
- bank statements;
- tenancy agreements;
- lifestyle details which reveal a health aspect e.g. needs a carer or has poor health;
- education details where a name identifies the child;
- environmentally sensitive data; and
- details of any criminal convictions.

Sensitive personal data and Special Category Information considered as part of the decision-making process will be retained on file.

Sensitive personal data and Special Category Information not material to the decision-making process will be redacted and not held on file.

Planning Publication Policy

Representations

To deliver a consistent approach when dealing with comments on Planning applications, the Planning Authorities will deal with representations received in the following manner:

- Personal Data will be redacted as set out above, names and addresses of senders will be published (unless anonymity is requested – see notes below);
- If a representation contains information that may be defamatory, malicious, inaccurate or libellous, the communication may be returned to sender along with the letter at *Annex A*, explaining that it cannot be accepted;
- Anonymous representations will be considered and published;
- Where details of the sender have been provided but anonymity is requested, the representation will be anonymised for publication with personal data removed.
- The planning authority will use its discretion when considering whether to publish photographs accompanying a representation but where photographs are published, they will be subject to redaction criteria as set out above; and

Copy document requests

Personal data will be redacted when providing copies of planning applications and supporting documentation to members of the public.

Planning Publication Policy

ANNEX A

Our reference:

Dear

PLANNING APPLICATION REFERENCE:

Please find enclosed your objection letter to the above planning application.

This has been returned to you as it contains issues that could be considered _____ and are not relevant Planning considerations.

Please re submit your objection ensuring it relates to relevant planning matters and does not contravene the guidance within our Planning Publication Policy regarding personal or sensitive information and Special Category Information as per General Data Protection Regulations.

Kind regards

Planning Business Support Team

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