

Public Document Pack

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



**Belfast
City Council**

10th November, 2022

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room and via Microsoft Teams on Tuesday, 15th November, 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:

- 6 (e) LA04/2021/1774/F: Partial demolition of existing buildings to facilitate proposed extension to existing Film Studios & Workshop Facilities to include for Virtual Studios. Development to also include part reclad of existing buildings, retention of lighting columns and boundary fence and all other associated site and access works. At Lands at Loop Studios, 468-476 Castlereagh Road, Belfast. (Pages 1 - 24)

Development Management Report Committee Application

Summary	
Committee Meeting Date: 15 November 2022	Item Number:
Application ID: LA04/2021/1774/F	Target Date:
Proposal: Partial demolition of existing buildings to facilitate proposed extension to existing Film Studios & Workshop Facilities to include for Virtual Studios. Development to also include part reclad of existing buildings, retention of lighting columns and boundary fence and all other associated site and access works	Location: Lands at Loop Studios 468-476 Castlereagh Road Belfast BT5 6RG
Referral Route: Major Development	
Recommendation:	APPROVAL
Applicant Name and Address: LCC Group Limited 16 Churchtown Road Churchtown Cookstown BT80 9XD	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Executive Summary:	
<p>The application site comprises an existing film studios facility on a site that was previously used for industrial processes in the manufacturing and production of soft drinks.</p> <p>The site consists of two large buildings in use as ancillary offices and filming studios, one located roughly centrally within the site and the other located along/adjacent to the eastern site boundary. These building are single storey and of typical industrial warehouse design and materials. There is a further single storey workshop building in the north-western corner of the site also of typical warehouse design. There is a large hard-surfaced yard area to the rear of the main building, and car parking areas along the site frontage. Boundary treatments consist of a mix of walls and fencing varying in height between approximately 2-3m.</p> <p>The site is located within an area of mixed uses, comprising industrial and warehousing uses along the Castlereagh Road adjacent to the site to the east, whilst a church and associated buildings is located immediately to the west. Two storey housing is also located to the west and northern (rear) boundaries, with a landscaped buffer located between the site boundary and dwellings to the north. A mix of commercial and industrial buildings and uses are located opposite the site, including a former Lidl supermarket which is now vacant and relocated to opposite the site (now trading) as part of a wider redevelopment scheme under construction.</p> <p>Full permission is sought for partial demolition of existing buildings to facilitate proposed extension to existing Film Studios & Workshop Facilities to include for Virtual Studios. Development to also</p>	

include part re-cladding of existing buildings, retention of lighting columns and boundary fence and all other associated site and access works.

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

- The principle of extensions at this location;
- Design and layout considerations;
- Impact on amenity / character of the area;
- Impact on transport and other infrastructure.
- Impact on natural environment;
- Impact on Built heritage assets;
- Developer contributions.

The proposal comprises extensions to existing buildings on the site, increasing floorspace from 7563sqm (gross) by 4058sqm to provide 11621sqm in total.

The proposal comprises the extension to an existing industrial use facility. Film studios fall within the industrial use (Class B) of the Use Classes Order and a Lawful Development to this effect was previously granted on the site. Accordingly, the proposal will not result in the loss of industrial land and PED7 of PP4 and the associated considerations are not relevant in this case. The main considerations are therefore within PED9.

All extensions will adopt matching materials, colours and form to the existing buildings and be subservient in scale to the existing buildings. Studio D will result in some visual impact on public views from the Castlereagh Road due to the bold colour of finishes proposed, however these will match the existing buildings on site and the slight setback from the public road will provide a degree of mitigation with the result that the impacts are acceptable. None of the extensions will adversely impact on amenity in relation to dominance, overshadowing or overlooking/privacy of existing properties adjacent to the site due to the separation distances available.

Taking account of the response from BCC Environmental Health, and the existing use rights and planning history, on balance it is considered that the proposal will not unacceptably impact on the amenity of existing properties adjacent to the site in relation to noise or lighting disturbance. It is necessary however, to secure delivery of the proposed noise mitigation measures by planning condition to safeguard amenity of adjacent properties.

No consultees have any objections to the application.

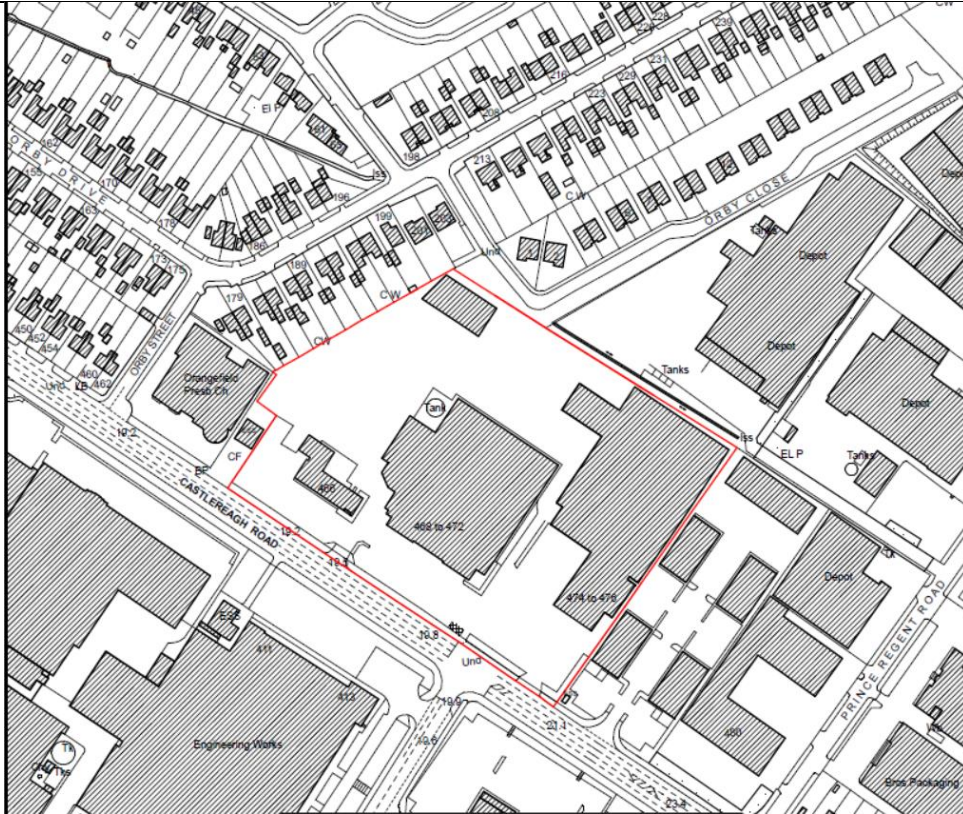
2 objections have been received. Issues raised include dominance, visual and amenity impacts, lack of contact from the developer, and disturbance from construction activities. It is considered that the proposal will not adversely impact on amenity. Lack of contact between the developer and 3rd parties is not a matter for the Council. Disturbance from construction works will be for a limited period and therefore will not result in long term/permanent amenity impacts to render the application unacceptable. One letter of support has been received from Gavin Robinson MP.

Developer contributions are not considered appropriate in this case due to the nature of the proposal.

Having regard to the policy context and other material considerations above, the proposal is considered acceptable, and approval of planning permission is recommended with delegated authority given to the Chief Executive, or her nominated officer to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Site Layout Plan



Floor Plans & Elevations

Studio B, C & D Proposed Front Elevation
Scale: 1:500

Studio B, C & D Proposed Rear Elevation
Scale: 1:500

Studio B, C & D Proposed LHS Elevation
Scale: 1:500

Studio B, C & D Proposed RHS Elevation
Scale: 1:500

Workshops B, C and Studio D Proposed Floor Plan
Scale: 1:500

Workshops B, C and Studio D Proposed Floor Plan
Scale: 1:500

Proposed 3D View 01

Proposed 3D View 02

Proposed 3D View 03

Rev B: Planning Issue
Rev. A: Planning Issue

TAGGART DESIGN

Project Title:
Loop Studios - Proposed New Film

Location:
466 to 476 Castlereagh Road, BT5 6RG

Drawing Title:
Proposed Floor Plan

Scale:
1:500 @ A3

Date:
12.02

Workshop 1 & 2 Existing Floor Plan
Scale: 1:500

Workshop A Proposed Floor Plan
Scale: 1:500

Studio E / Workshop 1 & 2 Existing Front Elevation
Scale: 1:500

Studio E / Workshop 1 & 2 Existing RHS Elevation
Scale: 1:500

Studio E / Workshop 1 & 2 Existing Rear Elevation
Scale: 1:500

Studio E / Workshop 1 & 2 Existing LHS Elevation
Scale: 1:500

Studio E / Workshop 1, 2 & A Proposed Front Elevation
Scale: 1:500

Studio E / Workshop 1, 2 & A Proposed RHS Elevation
Scale: 1:500

Studio E / Workshop 1, 2 & A Proposed Rear Elevation
Scale: 1:500

Studio E / Workshop 1, 2 & A Proposed LHS Elevation
Scale: 1:500

Proposed Studio Finishes:
 Walls: Clay White Plaster Finish
 Roof/Facade: Light Grey Metal Profile Cladding/Glass
 Windows: Light Grey Aluminium
 Doors: Red Steel Fabrication Doors
 Red Steel Industrial Roller Shutters

Proposed Studio Finishes:
 Walls: Clay White Plaster Finish
 Roof/Facade: Light Grey Metal Profile Cladding/Glass
 Windows: Light Grey Aluminium
 Doors: Red Steel Fabrication Doors
 Red Steel Industrial Roller Shutters

Rev A: Planning Issue 00.07.21

TAGGART DESIGN

Project Title:
Loop Studios - Proposed New Film Studio

Location:
466 to 476 Castlereagh Road, Belfast, BT5 6RG

Drawing Title:
Studio E Floor Plans, Elevations & Site Section

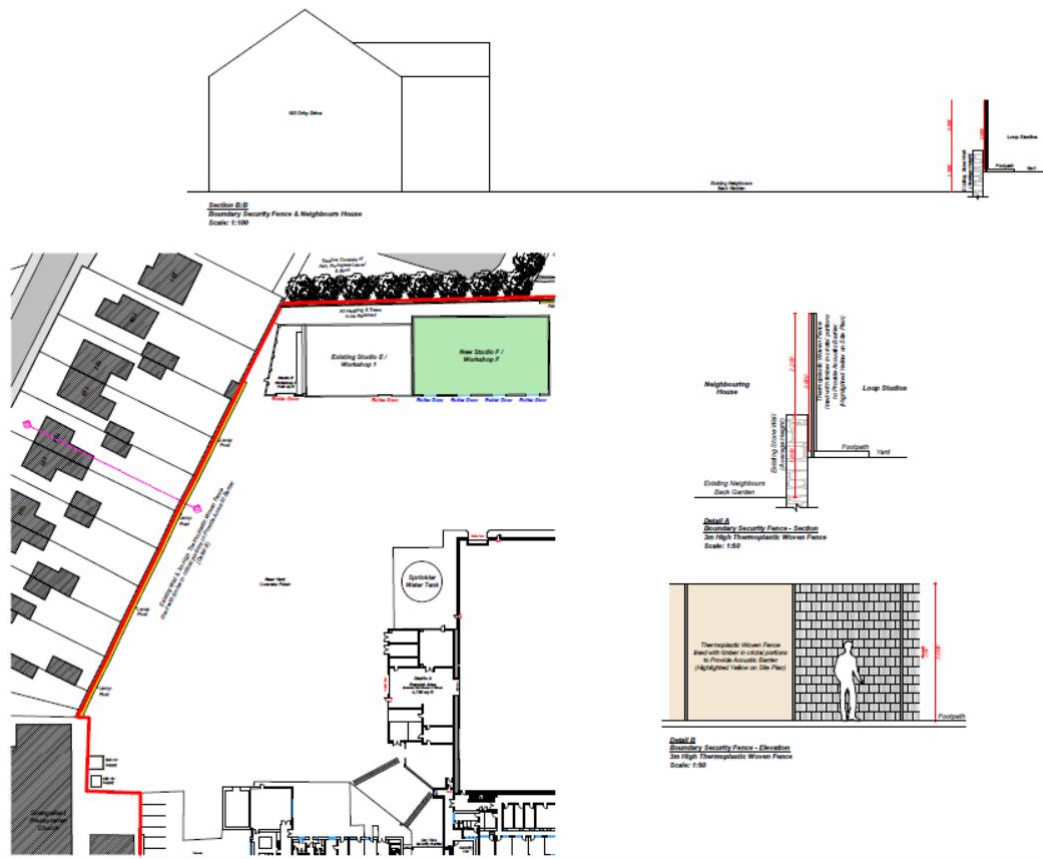
Scale:
1:500 @ A3

Date:
12.02.21

Project No.:
-

Drawing No.:
008

Acoustic Fence Details



Representations:

Letters of Support	1
Letters of Objection	2
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Officials	Letter of support from Gavin Robinson MP

1.0	Description of Proposed Development
1.1	Partial demolition of existing buildings to facilitate proposed extension to existing Film Studios & Workshop Facilities to include for Virtual Studios. Development to also include part reclad of existing buildings, retention of lighting columns and boundary fence and all other associated site and access works
2.0	Description of Site
2.1	The site comprises an existing film studios facility on a site that was previously used for industrial processes in the manufacturing and production of soft drinks.
2.2	The site consists of two large buildings in use as ancillary offices and filming studios, one located roughly centrally within the site and the other located along/adjacent to the eastern site boundary. These buildings are single storey and of typical industrial warehouse design and materials. There is a further single storey workshop building in the north-western corner of the site also of typical warehouse design. There is a large hard-surfaced yard area to the rear of the main building, and car parking areas along

2.3	<p>the site frontage. Boundary treatments consist of a mix of walls and fencing varying in height between approximately 2-3m.</p> <p>The site is located within an area of mixed uses, comprising industrial and warehousing uses along the Castlereagh Road adjacent to the site to the east, whilst a church and associated buildings is located immediately to the west. Two storey housing is also located to the west and northern (rear) boundaries, with a landscaped buffer located between the site boundary and dwellings to the north. A mix of commercial and industrial buildings and uses are located opposite the site, including a former Lidl supermarket which is now vacant and relocated to opposite the site (now trading) as part of a wider redevelopment scheme under construction.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	<p>Ref ID: Y/2013/0128/LDP Proposal: Proposed use of the existing industrial buildings for filming and related uses in connection with the production of a film Address: 468/472 Castlereagh Road, Belfast, BT5 6RG, Decision: Granted Decision Date:</p> <p>Ref ID: LA04/2021/0958/PAN Proposal: Proposed extension to existing Film Studios, including part demolition and creation of new floorspace for Film and Workshop Facilities including Virtual Studios. Part reclad of existing buildings and all other associated site and access works. Address: Lands at Loop Studios, 468-476 Castlereagh Road, Belfast, BT5 6RG, Decision: PANACC Decision Date:</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001; Draft Belfast Metropolitan Area Plan 2015 (v2004); Draft Belfast Metropolitan Area Plan 2015 (v2014); Draft Belfast Local Development Plan Draft Plan Strategy 2035;</p>
4.2	<p>Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); PPS2: Planning and Natural Heritage; PPS4: Planning and Economic Development; PPS6: Planning, Archaeology and Built Heritage; PPS3: Roads Considerations; Development Control Advice Note 15 Vehicular Access Standards;</p>
5.0	Statutory Consultee Responses
	<p>Transport NI – no objections subject to conditions; DEARA – no objections subject to conditions; Rivers agency - no objections subject to conditions; HED - no objections; NI Water- no objections; Health & Safety Executive – no objections; NIE – no objections.</p>

6.0	Non-Statutory Consultee Responses
	Environmental Health - no objections subject to conditions (TBC); Shared Environmental services- no objections subject to conditions;
7.0	Representations
	The application has been neighbour notified and advertised in the local press. 2 representations objecting to the application has been received. 1 letter of support from Gavin Robinson MP
8.0	Other Material Considerations
	BCC Belfast Agenda BCC Developer Contributions Framework Economic Benefits cited by the applicant: The proposed scheme will also deliver a number of significant short- and long-term benefits for Belfast, the wider Northern Irish economy, and the local community, as outlined below: - <ul style="list-style-type: none"> • The proposals represent the next phase of economic stimulus to this established filming location on Castlereagh Road, in addition to recent £2.5million refurbishment of on-site offices; • Total investment associated with the new film and workshop facilities total £6million, with c.60-80no. local construction jobs created throughout the c.12-month build period. • Positive benefit to local suppliers and subcontractors in the area, both throughout the construction phase of the proposal as well as on a continued basis for set design and build; • Bespoke Virtual Studio will be first of its kind on the island of Ireland, representing a significant c. £9million investment; • Once operational, the site will have capacity for c.150no. production roles on site. A further 25no. full-time positions will be created through installation of the Virtual Studio; • Positive ongoing contribution to the local economy, with Loop Studios catering for a rapidly expanding industry and attracting international investment to the City of Belfast; and • New indoor studio adjacent to Castlereagh Road, increasing the capacity for indoor filming/set production works. Going forward, this reduces the dependence upon using external yard areas.
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - The principle of extensions at this location; - Design and layout considerations; - Impact on amenity / character of the area; - Impact on transport and other infrastructure. - Impact on natural environment; - Impact on Built heritage assets; - Developer contributions. <p>Policy Considerations:</p>
9.2	The RDS sets out the overall guidance for the economic and growth strategy for the region in key areas of the economy, society, and environment. It states at paragraph 3.2 that to underpin economic growth, Northern Ireland needs a modern and sustainable

	<p>economic infrastructure. Policy RG1 seeks to ensure adequate supply of land to facilitate sustainable economic growth. Policy RG7 seeks to support 'Urban renaissance', the process of development and redevelopment in urban areas to attract investment and activity, foster revitalisation and improve the mix of uses. Policy SFG3 seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services, and cultural amenities.</p>
9.3	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating, and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3 and PPS4, remain applicable under 'transitional arrangements.</p>
9.4	<p>Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.</p>
9.5	<p>Economic Development considerations:</p> <p>Paragraph 6.97 of the SPPS states that "planning authorities should generally adopt a positive and constructive approach to determining applications for appropriate sustainable economic development informed by the provisions of the LDP, the SPPS and all other material planning considerations. Where proposals come forward on land not identified for economic development through the LDP, the planning authority must consider and assess the proposal against a wide range of policy considerations relevant to sustainable development, such as integration with transportation systems (particularly public transport), synergy with existing economic development uses, and use of previously developed land or buildings."</p>
9.6	<p>PPS4:</p> <p>PPS4 policy is retained as a material consideration as set out at paragraph 1.13 of the SPPS. Policy relevant to the application includes Policy PED 1 - Economic Development in Settlements, Policy PED 7 - Retention of Zoned Land and Economic Development Uses, Policy PED 8 - Development incompatible with Economic Development Uses, and Policy PED 9 - General Criteria for Economic Development.</p> <p>Development Plan Considerations</p>
9.7	<p>Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
9.8	<p>Within draft BMAP (v2004), the site falls within a designation of 'Existing Major Employment and Industry'.</p>
9.9	<p>Following the May 2017 Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan (BUAP). The application site is located within a simplified planning zone in the BUAP 2001. The plan states that legislation is being prepared which will provide for the establishment of Simplified Planning Zones (SPZ) within which certain planning controls will be removed and that the main purpose of SPZs is to allow greater freedom of action in stimulating and</p>

	encouraging development. However, no further advice or legislation was ever provided on these.
9.10	Given the stage at which the Draft BMAP 2015 (v2014) 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.
9.11	BMAP 2015 (v2014) reached an adopted stage and was subject to legal challenge in relation to the policies regarding Sprucefield Shopping Centre. BMAP 2015 (v2014) is therefore considered to hold significant weight. The weight to be afforded is a matter of judgement for the decision maker.
9.12	<p>Within the dBMAP (v2014), the site is within the settlement development limit of Belfast and forms part of Existing Employment Zoning Ref: MCH 09 and a small portion of unzoned lands (i.e., White Land). The Area Plan states that Existing Employment Lands comprise undeveloped or partially developed sites of the previous local development plan, developed zonings from previous area plans or other lands currently in employment use. Developed portions of zonings such as this are noted as having potential to accommodate new development and offer opportunities of redevelopment for business use. Employment policy contained within the draft plan states that proposals within these sites will be determined in accordance with prevailing regional planning policy. Acceptable Uses on employment zonings based on the Planning (Use Classes) Order (Northern Ireland) 2004 are:</p> <ul style="list-style-type: none"> - Class B1: Business (b) as a call centre; - Class B1: Business (c) for research and development; - Class B2: Light Industrial; - Class B3: General Industrial; and - Class B4: Storage or Distribution.
9.13	The application site fronts also onto an arterial route. The plan states that as arterial routes provide local and neighbourhood reference points, an important aim of the plan is to promote and develop these routes.
9.14	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 DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 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 the transitional period planning authorities will apply existing policy together with the SPPS.
	Consideration
9.15	The proposal and comprises extensions to existing buildings on the site, increasing floorspace from 7563sqm (gross) by 4058sqm to provide 11621sqm in total.
9.16	As set out above, the main policy considerations are set out in PPS4, BUAP, and BMAP. The BMAP plans identify the site as exiting employment/industrial use. PED 7 of PPS4 relates to loss of industrial land, whilst PED9 sets out general criteria against which proposals will be assessed.

9.17	<p>PED7 (clarification) relates to the loss of industrial lands. The proposal comprises extensions to an existing industrial use facility. Film studios fall within the industrial use (Class B) of the Use Classes Order and a Lawful Development to this effect was previously granted on the site. Accordingly, the proposal will not result in the loss of industrial land and PED7 of PP4 and the associated considerations are not relevant in this case. The main considerations are therefore within PED9.</p> <p>Layout and Design</p>
9.18	<p>Two of the extensions (studio B and studio F) proposed are to buildings located towards the rear of the site and are not readily visible from public viewpoints due to screening provided by existing buildings on the site and adjacent built form. The extension to studio C will provide an additional studio (studio D) and involves built form to the front of the existing studio C building resulting in development to front of the site and closer to the Castlereagh Road. This extension will therefore be subject to public views and will result in built form slightly beyond adjacent buildings with a slight setback from the public road. The extension will, however, be setback more than the existing church building to the west of the site. All extensions will adopt matching materials, colours and form to the existing buildings and be subservient in scale to the existing buildings. Studio D will result in some visual impact on public views from the Castlereagh Road due to the bold colour of finishes proposed, however these will match the existing buildings on site and the slight setback from the public road will provide a degree of mitigation with the result that the impacts are acceptable.</p>
9.19	<p>None of the extensions will adversely impact on amenity in relation to dominance, overshadowing or overlooking/privacy of existing properties adjacent to the site due to the separation distances available. Studio F is the closest extension to adjacent residential properties and is approximately 24m from the nearest dwelling at 1 Orby Close. Existing boundary treatments and vegetation within the landscaped area to the north outside the site will mitigate any visual impacts. Studio F would be approximately 40m from the rear elevation of the nearest dwelling at Orby Drive.</p>
9.20	<p>The proposal includes the retention of 3m high fencing and floodlighting located along the western and northern site boundaries. The site sits at a higher level than existing properties to the west in Orby Drive by approximately 0.8m. there is an existing wall along this boundary approximately 1.8m in height. The 3m high fencing therefore appears higher from the rear garden areas of properties in Orby Drive. Public views of the fence are restricted to any gaps between these dwellings. Accordingly, it is not considered that the fence would adversely impact on public views from this location. The fence is not visible from the Castlereagh Road or Orby Close due to existing boundary structures and landscaping. On balance it is considered that the 3m fence will not adversely impact on existing residents/dwelling in Orby Drive as there is a minimum separation distance of approximately 20m to any rear returns, increasing to approximately 28m to the main rear elevations. These distances, together with existing mature boundary planting, are therefore considered sufficient to mitigate any adverse impacts.</p>
9.21	<p>The proposal is therefore considered to be compliant with the policy requirements of PPS 4, including the general criteria as set out at PED 9. It is also considered that the proposal would not compromise existing business/industrial uses adjacent to the site as they of similar uses and the proposal will not alter the nature of operations/activities.</p> <p>Noise & Lighting impacts</p>

9.22	Noise impact information has been provided in support of the application. In considering this aspect, existing use rights and unrestricted operating hours of the facility must be considered. The site has a longstanding historic industrial use at this location which is not subject to ongoing planning restrictions in terms of operations and activities. The key consideration is the potential of additional disturbance from the extensions proposed, as it is beyond the scope of the application to restrict the overall site in relation to amenity impacts. Objections have been received in relation to this issue and Environmental Health have been consulted for advice in relation to this aspect.
9.23	Environmental Health have expressed concerns in relation to the night-time noise impacts of the proposal. The applicant indicates that they have a good relationship with neighbouring properties and received one noise related complaint during the many years of operations. They also indicate that activities that currently are undertaken within the external yard areas will be relocated to within the new extensions and are seeking to include additional noise mitigation measures, such as upgrading the boundary fencing to include acoustic barriers, to further mitigate any impacts.
9.24	Taking account of the response from BCC Environmental Health, and the existing use rights and planning history, on balance it is considered that the proposal will not unacceptably impact on the amenity of existing properties adjacent to the site in relation to noise or lighting disturbance. It is necessary however, to secure delivery of the proposed mitigation measures by planning condition to safeguard amenity of adjacent properties.
	Access, Parking and Transport:
9.25	In relation to traffic, access, and parking issues, DFI Roads were consulted and are satisfied with the parking and access arrangements subject to conditions. Accordingly, the proposal is considered compliant with requirements in PPS3 and associated guidance.
	Natural Heritage Impacts
9.26	The site is not located in close proximity to protected habitats. NED and SES have reviewed the submitted details and have no objections to the application. This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.
9.27	Having considered the nature, scale, timing, duration, and location of the project it is concluded that it is eliminated from further assessment because it could not have any conceivable effect on a European site. HRA Stage 1 screening by SES has found no viable environmental pathway from the proposal as detailed to any European Site or feature. The application is therefore compliant with PPS2 based on these responses.
9.28	Water Management
	Water Management Unit has considered the impacts of the proposal on the water environment and have no objection subject to conditions.
9.29	Contamination:

	<p>A Preliminary Construction Method Statement has been provided by RSK Ireland Ltd (RSK) in support of this planning application. Regulation Unit Land and Groundwater team and Environmental Health have no objections to the content of the Construction Method Statement subject to conditions and informatives.</p> <p>Flooding and Drainage</p>
9.30	Rivers have been consulted in relation to these issues. A submitted Drainage assessment indicates that the proposal will not result in increased surface run off.
9.31	DfI Rivers PAMU advise the applicant that the Flood Hazard Map (NI) indicates that small portions of the proposed development does lie within the 1 in 100 year climate change fluvial flood plain. Adopting the precautionary approach embodied by PPS 15, DfI Rivers PAMU recommends that the finished floor levels of the proposed development are set with a minimum freeboard of 600mm.
9.32	DfI Rivers PAMU also recommends that the applicant ensures that the proposals take into consideration measures to improve the resilience of new developments in flood risk areas by the use of suitable materials and construction methods. Further details of Flood Proofing – Resistance & Resilience Construction can be found in revised PPS 15 Annex E.
9.33	Given the nature of the proposal, it is not considered practical to include the increase the finished floor levels of the extensions given the requirement for level access/floor levels to the existing buildings. DfI Rivers have no objections to the proposal in relation to PPS15.
9.34	<p>HSE</p> <p>After applying PADHI (Planning Advice for Developments near Hazardous Installations) Guidelines based on the information provided in this application, HSENI have no objections to the planning application.</p>
9.35	<p>NIW</p> <p>NIW have no objections to the application and confirm there is sufficient capacity at the receiving Wastewater Treatment Works for the proposal.</p> <p>Representations</p>
9.36	2 objections have been received. Issues raised include dominance, visual and amenity impacts, lack of contact from the developer, and disturbance from construction activities.
9.37	These issues have been considered in the above assessment, and it is not considered that the proposal will not adversely impact on amenity. Lack of contact between the developer and 3 rd parties is not a matter for the Council. Disturbance from construction works will be for a limited period and therefore will not result in long term/permanent amenity impacts to render the application unacceptable. One letter of support has also been received from Gavin Robinson MP
9.38	<p>Pre-Community Consultation</p> <p>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory</p>

<p>9.39</p>	<p>duty on applicants for planning permission to consult the community in advance of submitting an application.</p> <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. 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>
<p>9.40</p>	<p>Developer Contributions</p> <p>Due to the nature of the application, impacts of the development are not likely to be significant and therefore it is not considered that contributions are necessary in this case.</p>
<p>10.0</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable, and approval of planning permission is recommended with delegated authority given to the Chief Executive, or her nominated officer to finalise the wording of conditions.</p>
<p>Draft Planning Conditions (delegated authority requested to the Chief Executive, or her nominated officer, to finalise conditions)</p> <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. All external facing and roofing materials shall be carried out as specified on the approved plans.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p>3. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.</p> <p>Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.</p> <p>4. 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> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>	

Prior to the occupation or operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the [include full title of Remediation Strategy/GQRA Report] (dated XXXXXX) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be prepared in accordance with up-to-date Environment Agency, British Standards and CIRIA industry guidance. In particular, the Verification Report must:

Include all identified potential source-pathway-receptor contaminant linkages and the remedial measures required to break them;

Contaminating activity removal/treatment (if required) e.g., all fuel storage tanks, and associated infrastructure have been fully decommissioned and removed from the site in line with Guidance for Pollution Prevention (GPP2) and the Pollution Prevention Guidance (PPG27) (or any standard that reproduces or replaces this standard).

Soil source removal or treatment (if required). All remaining soils (or base and sidewalls of all excavations) to be proven suitable for the proposed end-use.

Pathway interruption methods (if required).

Gas protection measures (if required) as per BS 8485:2015+A1:2019 (or any standard that reproduces or replaces this standard), which must include (level of detail required may depend on Characteristic Situation).

Gas protection measures must be verified in line with the requirements of CIRIA C735 (or any standard that reproduces or replaces this standard). VOC vapour protection measures shall be installed and verified in accordance with the requirements of CIRIA C748 (or any standard that reproduces or replaces this standard).

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

5. No development hereby approved shall commence (other than site clearance, site preparation, demolition and the formation of foundations and trenches) until design details of structural components of the building façades including the roller shutter doors, roof, and acoustic PVC curtains to demonstrate how noise breakout will be prevented as referred to in the conclusion of the KRM consulting letter dated the 22nd July 2022 have been submitted to and approved in writing by the Council.

Reason: Protection of residential amenity against adverse noise impact.

6. The development hereby approved shall not be operated or occupied unless all of the following noise mitigation measures, including details to be agreed under condition 5 above, have been constructed and installed:

a. The structural façade and roof upgrades as outlined in the KRM Consulting letter of the 22nd September 2022 uploaded to the planning portal;

b. The structural design details for the new workshops and studio areas shall be constructed in accordance with the approved details;

c. Install the upgraded boundary fence to both Orby Drive and Orby Close in accordance with the details and extent as shown on the following drawings: 'Proposed Site Plan' (Dwg. No: 004 Rev. D); and 'Proposed Fence' (Dwg. No: 011 Rev. B planning submission 07.11.22).

The barriers shall be constructed and installed with no gaps and be of a minimum self-weight of 25kg/m².

d. The workshop door of 'Studio E Workshop 2' shall be fitted with an acoustic PVC curtain to reduce noise breakout.

All noise mitigation measures shall be permanently retained and operated in accordance with the approved arrangements thereafter.

Reason: Protection of residential amenity against adverse noise impact.

7. No part of the development hereby permitted shall become occupied or operational until a noise verification report, including documentary evidence, has been submitted to and approved in writing by the Council. The noise verification report must confirm that the structural upgrade work as recommended by KRM consulting has been completed and provide final details demonstrating how the structural components installed meet the recommendations of the KRM Consulting letter of the 22nd September 2022, all mitigation measures under condition 6 above have been installed.

Reason: Protection of residential amenity against adverse noise impact.

8. The development shall not be operated or occupied unless full details of all plant and equipment to be installed at the proposed development have been submitted to and approved in writing by the Council. The report shall demonstrate that the cumulative noise rating level (dBL_{A,r,T}) associated with the operation of all new plant and equipment does not exceed the baseline background noise level dBL_{A90,T} during the day and at night when measured in accordance with BS4142: 2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. The plant and equipment shall be installed in accordance with the approved details and documentation and shall thereafter be retained as such at all times.

Reason: Protection of residential amenity against adverse noise impact.

9. Access to workshops and studios at the hereby approved development between the hours of 23:00 and 07:00 shall only be permitted via lobbied door arrangements.

Reason: Protection of residential amenity against adverse noise impact.

10. Roller shutter doors at the hereby approved development shall be kept shut at all times between the hours of 23:00 and 07:00hrs.

Reason: Protection of residential amenity against adverse noise impact.

11. The development shall not be operated or occupied unless, the external lighting have been installed, and luminaires orientated at a 100 tilt in accordance with details presented in the Tegral Lighting Report titled: 'External Lighting Assessment', report reference: TL-211-LOOP STUDIOS – REV01, DATED 25.04.2022. The lighting shall be operated and retained in accordance with the approved arrangements thereafter.

Reason: Protection of residential amenity against adverse light spill.

12. The development shall not be operated or occupied unless a lighting verification report which confirms that the lighting has had the 100 tilt mitigation measure applied as recommended by Tegral Lighting has been submitted to and approved in writing by the Council. The report shall also confirm by way of on-site verification measurements after 11pm that the vertical lux levels at nearby residential facades will not exceed 2 lux. The lighting shall be retained as such at all times.

Reason: Protection of residential amenity against adverse light spill.

Neighbour Notification Checked

Yes

Signature(s)

Date:

ANNEX	
Date Valid	8th September 2021
Date First Advertised	25th February 2022
Date Last Advertised	21st October 2022
<p>Details of Neighbour Notification (all addresses)</p> <p>Stephanie Cherry1 Orby Close,Belfast,Down,BT5 6BP The Owner/Occupier, 179 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 181 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 183 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 185 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 187 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 189 Orby Drive,Belfast,Down,BT5 6BD Stephen and Clare Orr189, Orby Drive, Belfast, Down, Northern Ireland, BT5 6BD The Owner/Occupier, 191 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 193 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 195 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 197 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 199 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 1a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 1b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 1c ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 1d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 2 Marshalls Road,Belfast,Down,BT5 6SR The Owner/Occupier, 2 Orby Close,Belfast,Down,BT5 6BP The Owner/Occupier, 201 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 203 Orby Drive,Belfast,Down,BT5 6BD The Owner/Occupier, 2a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 2a ,Marshalls Road,Belfast,Down,BT5 6SR The Owner/Occupier, 2b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 2c ,Castlereagh Business Park,Belfast,Down, The Owner/Occupier, 2d,Castlereagh Business Park,478 Castlereagh Road,Belfast,Down,BT5 6BQ The Owner/Occupier, 3a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 3b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 3c ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 3d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 4 Marshalls Road,Belfast,Down,BT5 6QU The Owner/Occupier, 41 Montgomery Road,Belfast,Down,BT6 9HL The Owner/Occupier, 415 Castlereagh Road,Belfast,Down,BT5 6QP The Owner/Occupier, 46 Montgomery Road,Belfast,Down,BT6 9HQ The Owner/Occupier, 460 Castlereagh Road,Belfast,Down,BT5 6BH The Owner/Occupier, 462 Castlereagh Road,Belfast,Down,BT5 6BH The Owner/Occupier, 466 Castlereagh Road,Belfast,Down,BT5 6BH The Owner/Occupier, 468-472 ,Castlereagh Road,Belfast,Down,BT5 6RG The Owner/Occupier, 474-476 ,Castlereagh Road,Belfast,Down, The Owner/Occupier, 478 Castlereagh Road,Belfast,Down, The Owner/Occupier, 478 Castlereagh Road,Belfast,Down,BT5 6QA The Owner/Occupier, 4a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ</p>	

<p>The Owner/Occupier, 4b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 4c-4d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 4d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 5b ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 5c ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 5d ,Castlereagh Business Park,Belfast,Down,BT5 6BQ The Owner/Occupier, 5e ,Castlereagh Business Park,Belfast,Down, The Owner/Occupier, 5f ,Castlereagh Business Park,Belfast,Down, The Owner/Occupier, 6a ,Prince Regent Road,Belfast,Down,BT5 6QR Gavin Robinson MP 96 Strandtown Hall, Belmont Avenue, Belfast, Down, Northern Ireland, BT4 3DE The Owner/Occupier, Castlereagh Road,Belfast,Down, The Owner/Occupier, Castlereagh Road,Belfast,Down, The Owner/Occupier, Orangefield Presbyterian Church,464 Castlereagh Road,Belfast,Down,BT5 6BH The Owner/Occupier, Prince Regent Road,Belfast,Down,BT5 6QR The Owner/Occupier, Stirling House,5a ,Castlereagh Business Park,Belfast,Down,BT5 6BQ</p>	
Date of Last Neighbour Notification	12th October 2022
Date of EIA Determination	
ES Requested	No
Planning History	
<p>Ref ID: Y/1999/0157 Proposal: Erection of 4 No. detached dwellings and 20 No. semi- detached dwellings and associated garages. Address: 201-211 Orby Drive and to rear of 213-259 Orby Drive, Decision: Decision Date: 15.04.2000</p> <p>Ref ID: LA04/2019/1243/PAN Proposal: Mixed use regeneration scheme involving demolition of vacant buildings on former Hughes Christensen site, erection of Class B2 (light industrial) and class B4 (storage/distribution) units, change of use of existing supermarket to class B4 use, erection of replacement supermarket, provision of new accesses from Montgomery Road and Castlereagh Road, road improvements, car parking, landscaping and associated site works (Lynas Food Outlet building to be retained). Address: 46 Montgomery Road (former Hughes Christensen site), vacant site between Nos 44 and 46 Montgomery Road and, 41 Montgomery Road, Belfast, Decision: PANACC Decision Date:</p> <p>Ref ID: Y/1981/0038 Proposal: EXTENSION TO SECURITY HUT Address: 468 CASTLEREAGH ROAD Decision: Decision Date:</p> <p>Ref ID: Y/1981/0249 Proposal: WATER TREATMENT PLANT ROOM, WATER AND OIL TANKS Address: 468 CASTLEREAGH ROAD</p>	

Decision:
Decision Date:

Ref ID: Y/1977/0186
Proposal: EXTENSION TO CANOPY
Address: 468 CASTLEREAGH ROAD, CASTLEREAGH
Decision:
Decision Date:

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

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

Ref ID: Y/1976/0358
Proposal: ERECTION OF TEMPORARY SECURITY BUILDING
Address: 468-472 CASTLEREAGH ROAD (CANTRELL & COCHRANE)
Decision:
Decision Date:

Ref ID: Y/1977/0109
Proposal: ERECTION OF ILLUMINATED FASCIA BOX SIGNS
Address: 468-472 CASTLEREAGH ROAD BELFAST (CANTRELL & COCHRANE)
Decision:
Decision Date:

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

Ref ID: Y/1986/0143
Proposal: INSTALLATION OF LPG TANK
Address: 468-472 CASTLEREAGH ROAD, BT5
Decision:
Decision Date:

Ref ID: Z/2005/2377/F
Proposal: Erection of single storey extension to front of existing offices (amendment to previous approval ref: Z/2005/0676/F).
Address: 468-472, Castlereagh Road, Carnamuck, Belfast, BT05 6RG
Decision:
Decision Date: 26.01.2006

Ref ID: Y/2013/0128/LDP
Proposal: Proposed use of the existing industrial buildings for filming and related uses in connection with the production of a film

Address: 468/472 Castlereagh Road, Belfast, BT5 6RG,
Decision: PG
Decision Date:

Ref ID: Y/1976/0211
Proposal: OFFICE ACCOMMODATION AT EXISTING WAREHOUSE
Address: 478 CASTLEREAGH ROAD
Decision:
Decision Date:

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

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

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

Ref ID: Y/2011/0251/F
Proposal: Formation of access to warehouse and installation of canopy for storage of forklift trucks
Address: 6a Prince Regent Road, Belfast, BT5 6QR,
Decision:
Decision Date: 18.10.2011

Ref ID: Y/1994/0171
Proposal: Proposed warehouse and office extension to existing pharmaceutical distribution centre.
Address: A.A.H.PHARMACEUTICALS LTD.,PRINCE REGENT ROAD, CASTLEREAGH.
Decision:
Decision Date:

Ref ID: Y/1994/0378
Proposal: Proposed warehouse, loading bay and office extension to existing pharmaceutical distribution centre.
Address: A.A.H.PHARMACEUTICALS, PRINCE REGENT ROAD,CASTLEREAGH.
Decision:
Decision Date:

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

Decision Date:

Ref ID: Y/1995/0435

Proposal: External refurbishment of office block facade.

Address: CANTRELL AND COCHRANE (BELFAST) LTD., 474-476 CASTLEREAGH ROAD, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/1990/0431

Proposal: Extension to existing warehouse.

Address: CANTRELL AND COCHRANE LTD. 468-472 CASTLEREAGH ROAD, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/1987/0397

Proposal: Erection of engineers workshop and store

Address: CANTRELL AND COCHRANE LTD. 468/472 CASTLEREAGH ROAD, BELFAST

Decision:

Decision Date:

Ref ID: Y/1999/0245

Proposal: Double advertising hoardings.

Address: CANTRELL AND COCHRANE LTD., 474-476 CASTLEREAGH ROAD, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/1995/0309

Proposal: Extension to existing warehouse and construction of new service yard.

Address: CANTRELL AND COCHRANE LTD., 468-472 CASTLEREAGH ROAD, CASTLEREAGH.

Decision:

Decision Date:

Ref ID: Y/1977/0351

Proposal: ERECTION OF LOADING DOCK TO EXISTING WAREHOUSE

Address: CASTLEREAGH ROAD BELFAST W D & H O WILLS

Decision:

Decision Date:

Ref ID: Y/1974/0219

Proposal: ERECTION OF TEMPORARY CANTEEN AND KITCHEN.

Address: CASTLEREAGH ROAD, BELFAST (CANTRELL AND COCHRANE LTD).

Decision:

Decision Date:

Ref ID: Y/2001/0663/F

Proposal: Replacement cladding to the roof and walls of fire damaged high bay warehouse to match existing and replacement cladding to front of picking warehouse to match existing.

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

Decision:

Decision Date: 27.02.2002

Ref ID: Y/2002/0060/F

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

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

Decision:

Decision Date: 05.04.2002

Ref ID: LA04/2021/0958/PAN

Proposal: Proposed extension to existing Film Studios, including part demolition and creation of new floorspace for Film and Workshop Facilities including Virtual Studios. Part reclad of existing buildings and all other associated site and access works.

Address: Lands at Loop Studios, 468-476 Castlereagh Road, Belfast, BT5 6RG,

Decision: PANACC

Decision Date:

Ref ID: LA04/2020/1089/PAD

Proposal: Demolition of existing buildings and the erection of a petrol filling station comprising of a covering forecourt, 5no pumps, store/control building: 1no trade counter and shop, 2no drive through cafe/restaurant units, car parking, landscaping and all associated site and access works.

Address: Lands at former Britvic Factory site, nos 466-476 Castlereagh Road, Belfast.,

Decision: WITHDR

Decision Date: 12.07.2022

Ref ID: LA04/2020/1211/F

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

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

Decision: PG

Decision Date: 07.03.2022

Ref ID: Z/1999/0439

Proposal: Redevelopment of church halls and extension to car park

Address: ORANGEFIELD PRESBYTERIAN CHURCH 464 CASTLEREAGH ROAD BELFAST BT5

Decision:

Decision Date:

Ref ID: LA04/2021/1836/F

Proposal: Proposed Installation of a 20m High Telecoms Streetpole c/w Wraparound Cabinet, with Integrated Antenna, and 3no. additional Equipment Cabinets and Ancillary Equipment.

Address: On the Public Footpath Approximately 25m South-East of the Entrance to Loop Studios, 468-472 Castlereagh Road, Belfast, BT5 6RG,

Decision: PG

Decision Date: 17.05.2022

Ref ID: Z/2009/1093/F

Proposal: Construction of single storey extension to side of building and material change of use from NIE store to kitchen store

Address: Orangefield Presbyterian Church, 464 Castlereagh Road, Belfast BT5 6BH

Decision:
Decision Date: 09.03.2010

Ref ID: Z/2008/1091/A
Proposal: Display of church sign
Address: Orangefield Presbyterian Church, Castlereagh Road, Belfast, BT5
Decision:
Decision Date: 23.07.2008

Drawing Numbers and Title

01, 04B, 05A, 06, 07, 08, 09, 10, 11

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

This page is intentionally left blank