

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 16th August 2022	
Application ID: LA04/2022/0510/F	
Proposal: Construction of 90no. apartments (change of house type from that approved LA04/2019/0025/F) with associated car parking and landscaping.	Location: Parklands, Knocknagoney Dale, Knocknagoney, Belfast
Referral Route: Major Application	
Recommendation:	Approve subject to conditions and S76 Planning Agreement
Applicant Name and Address: HB Building Property Services Lesley House 605 Lisburn Road Belfast BT9 7GS	Agent Name and Address: Coogan & Co Architects 122 Upper Lisburn Road Finaghy Belfast BT10 0BD
Executive Summary: <p>This application seeks approval for the construction of 90 apartments on an established residential site set within a mature landscape setting which is part of a wider Local Landscape Policy Area which includes the adjacent Knocknagoney Park. The site is located at the junction of Knocknagoney Road and Holywood Road. Planning permission was previously granted for 90 dwellings on this site (reference LA04/2019/0025/F) which was approved on 19 September 2019 subject to conditions and a Section 76 Planning Agreement. The current application seeks approval for a change of house type from that previously approved along with changes to finishes, minor external design changes and additional balconies. The proposed development is under construction and is substantially complete.</p> <p>The main issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> Principle of development Scale, Height, Massing and Design Traffic and Parking Impact on Character of the Area/LLPA Impact on Adjacent Land Uses <p>No third party objections have been received to the proposed development.</p> <p>Consultees including the Urban Design Officer, Environmental Health, DFI Roads, DAERA, Rivers Agency and NI Water have no objection in principle to the proposal and subject to conditions.</p> <p>The residential use has been established through the previous apartments located on the site and previous planning approvals for residential developments (see planning history section).</p>	

Recommendation

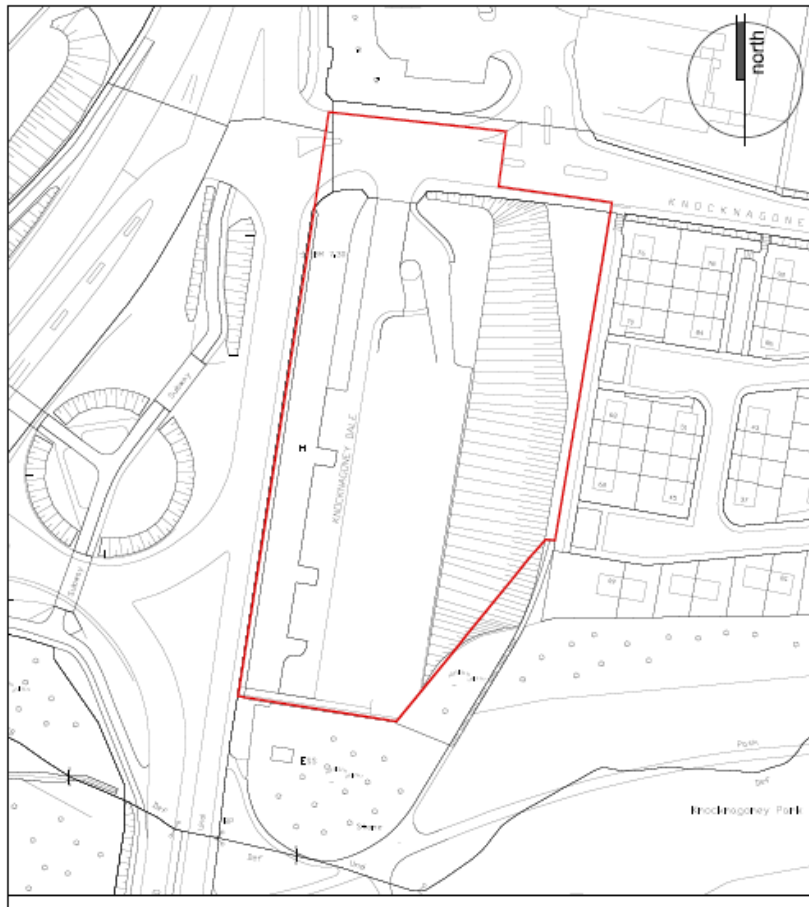
Having regard to the development plan, relevant policy context and other material considerations including the extant planning approval the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 Planning Agreement to secure the management and maintenance of communal open space areas.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 Planning Agreement subject to no substantive issues being raised.

Case Officer Report

1.0 Drawings

Site Location Plan



Site Layout



Site Sections



Proposed Elevations



Floor Plans



Landscaping Plan



CGIs





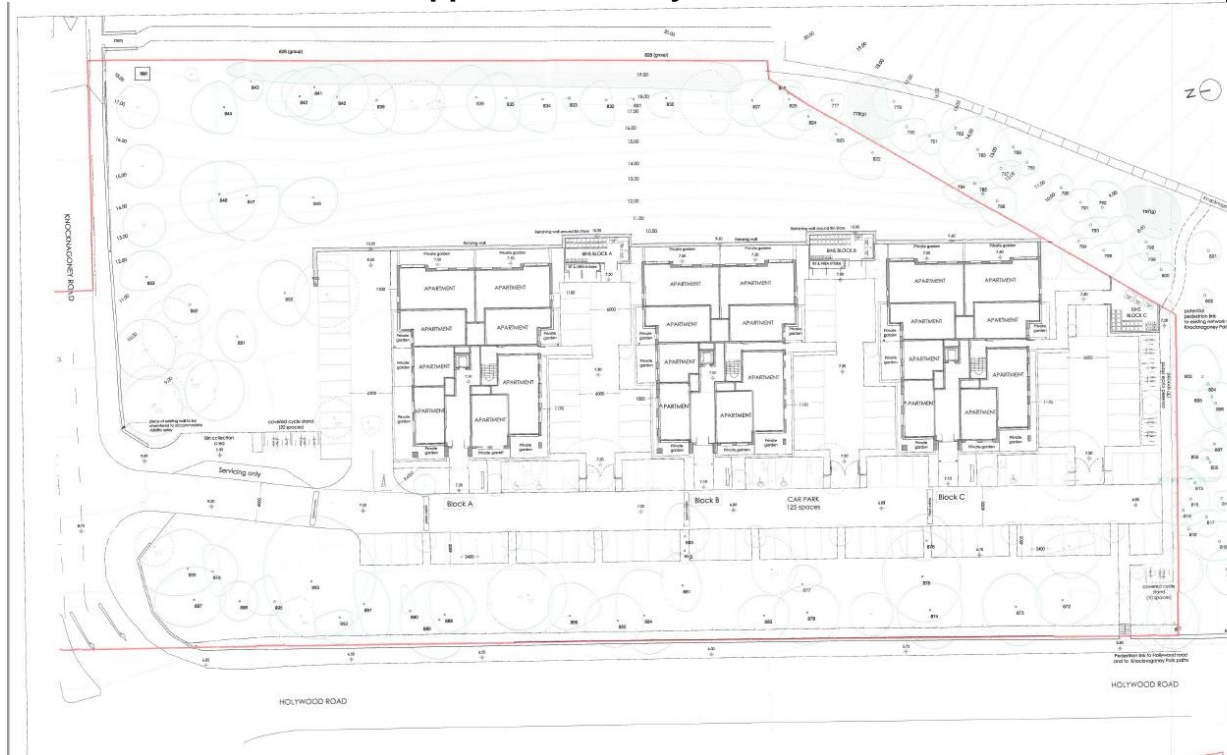
Recent Photos





Extant Approval LA04/2019/0025/F

Approved Site Layout Plan



Approved Elevations



FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)



SIDE ELEVATION (NORTH)

Drawing
Belfast City Council

2.0	Characteristics of the Site and Area
2.1	The site is located at the junction of Knocknagoney Road and Holywood Road and to the immediate west of the A2 Belfast to Bangor road. There is an existing access to the site from the Knocknagoney Road, located opposite the access to Tesco Petrol Filling Station and Supermarket. The development is currently under construction and substantially complete.
2.2	The boundary along the Holywood Road frontage and the southern boundary adjacent to Knocknagoney Park is defined by a stone wall which varies in height along its length (1-1.5m approximately) and mature planting with a palisade fence immediately behind. The boundary along Knocknagoney Road is defined by a brick wall with metal fencing between brick piers. The eastern boundary is defined by a palisade fence with mature trees behind and in front of the fence facing dwellings on Knocknagoney Park.
2.3	The western (lower) part of the site is relatively flat. The site rises steeply to the rear of the existing apartment block and adjacent dwellings in Knocknagoney Park to the immediate east of the site are at a much higher level than the existing and proposed apartment block.
2.4	There is a grassed embankment to the rear of the apartments. Mature planting exists around the perimeter of the site, providing a mature landscape setting for the existing apartment block.
2.5	The area is characterised by a mix of uses including commercial outlets to the north (Tesco Petrol Filling Station and Supermarket) and west (Holywood Exchange), established residential dwellings to the east and Open space (Knocknagoney Park) to the immediate south. Belfast City Airport is also located in close proximity (to the west).
3.0	Description of Proposal
3.1	The proposal seeks the construction of 90no. apartments (change of house type from that approved LA04/2019/0025/F) with associated car parking and landscaping. The

	proposed development incorporates studies to 9 apartments and 12 additional balconies. Minor changes to external elevations and finishes are also proposed.
4.0	Planning Assessment of Policy and Other Material Considerations
4.1	<p>Policy Context</p> <p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 3 (PPS 3) - Access, Parking and Movement • Planning Policy Statement 7 (PPS 7) – Quality Residential Environments • Planning Policy Statement 15 (PPS 15) - Flood Risk <p>Local Planning Policy Context</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015(v2004) • Draft Belfast Metropolitan Area Plan 2015(v2014) • Belfast Local Development Plan Draft Plan Strategy 2035 <p>Other Material Considerations</p> <ul style="list-style-type: none"> • Creating Places • Developer Contribution Framework
4.2	<p>Planning History</p> <p>LA04/2021/2030/F – Proposed construction of 8no. apartments with associated car parking and landscaping, Parklands, lands west of numbers 70 to 76 Knocknagoney Road, Knocknagoney, Belfast. Under Consideration.</p> <p>LA04/2021/2661/PAN - Proposed 90no. apartments (change of house type from that approved under LA04/2019/0025/F. Changes include the introduction of a study to 27no. apartments, change/addition of balconies to 36no. apartments & elevational changes) with associated car parking and landscaping. (Under construction), Former Parklands, lands west of numbers 60 to 76 Knocknagoney Road, Knocknagoney, Belfast. PAN acceptable 14.12.2021.</p> <p>LA04/2021/0908/F - Proposed construction of 4no. apartments with associated car parking and landscaping, Parklands on lands west of numbers 70 to 76 Knocknagoney Road, Knocknagoney, Belfast. Permission refused 04.07.22</p> <p>LA04/2019/0025/F - Demolition of existing residential building and construction of 90No. apartments with associated car parking and landscaping, Parklands, Knocknagoney Dale, Knocknagoney, Belfast. Permission granted 19.09.19.</p> <p>LA04/2018/1985/PAN - Development of 90 No. apartments with associated car parking and landscaping, Parklands, Knocknagoney, Belfast, BT4 2PS. PAN acceptable 24.08.2018.</p> <p>LA04/2017/0043/F - Demolition of existing building and construction of residential development consisting of 104 apartments (18no 1 bed, 83no. 2 bed and 3no. 3 bed) with associated fitness suite, car parking and landscaping, Parklands, Knocknagoney Dale, Knocknagoney, Belfast. Permission granted 09.01.2018.</p>

<p>4.3</p> <p>4.4</p> <p>4.4.1</p> <p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.2.1</p> <p>5.2.2</p>	<p>LA04/2016/0671/PAN – Development of 104 apartments including 18-1 bed apartments, 83-2 bed Apartments, 3-3 bed apartments. 1 Fitness suite to be located in block A, Parklands, Knocknagoney, Belfast, BT4 2PS. PAN acceptable 25.04.16.</p> <p>Z/2008/0728/F - Construction of 165 apartments, with covered parking and hard and soft landscaped amenity provision, Knocknagoney Dale, BT4. Permission granted 25.03.2015.</p> <p>Consultations</p> <p>Statutory Consultations</p> <p>Belfast City Airport – No objection. DFI Roads – No objection subject to conditions. DFI Rivers Agency – No objection. NI Water – No objection. NIEA – <i>Water Management Unit</i> – no objection. <i>Regulation Unit Land and Groundwater Team</i> - No objection and <i>Natural Environment Division</i> – No objection.</p> <p>Non-Statutory Consultations</p> <p>Environmental Health – No objection subject to conditions. Shared Environmental Services – No objections. The proposal would not be likely to have a significant effect on the features of any European site. BCC Urban Design Officer – No objection. BCC Landscape Planning and Development Team – No objection.</p> <p>Representations</p> <p>The application has been advertised and neighbours notified. No third party objections have been received.</p> <p>Planning Assessment</p> <p>Key Issues</p> <p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> • Principle of development • Scale, Height, Massing and Design • Traffic and Parking • Impact on Character of the Area/LLPA • Impact on Adjacent Land Uses <p>Development Plan Context</p> <p>Section 6(4) of the Planning Act (Northern Ireland) 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>The adoption of the Belfast Metropolitan Area Plan (BMAP) in 2014 was declared unlawful as a result of a judgement in the court of appeal delivered on 18 May 2017. This means that the Belfast Urban Area Plan 2001 (BUAP) provides the statutory plan context for the area.</p>
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5.2.3	Draft BMAP 2015 (dBMAP 2014), in its most recent, post-examination form remains a significant material consideration when making planning decisions. It was at the most advanced stage possible prior to adoption. However, in assessing this application regard is also had to the provisions of draft BMAP which was published in 2004 (dBMAP 2004).
5.2.4	In dBMAP (v2004) the site is unzoned land within the development limit and falls within a wider Local Landscape Policy Area (Ref BT 132 – Knocknagoney LLPA). In dBMAP (v2014) the site is also unzoned land within the development limit and within a wider Local Landscape Policy Area (Ref BT 114 – Knocknagoney LLPA). Within the BUAP the site is unzoned land within the development limit.
5.2.5	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.
5.3	Principle of Development
5.3.1	The site is not zoned for any specific use in the BUAP or draft BMAP and lies within the development limit of Belfast. Planning permission was previously granted for a 10 storey apartment block accommodating 165 apartments (Z/2008/0728/F) in March 2015, 3 nine storey apartment blocks for 105 apartments (LA04/2017/0043/F) in January 2018 and most recently 3 four storey apartment blocks for 90 units (LA04/2019/0025/F) in September 2019. The most recent approval is extant and provides a lawful fall-back position for the applicant. The previous residential use on the site and the above approvals establishes the acceptability of the principle of residential development on the site. The site falls within a wider Local Landscape Policy Area (LLPA) however this does not preclude development within the LLPA and the impact of the proposal on the LLPA is further considered below. The proposed use does not conflict with the development plan or planning policy context and is considered acceptable in principle. Further assessment of the proposal is set out below. Details of the proposal are considered below.
5.4	Scale, Height, Massing, Design and Layout
5.4.1	Policy QD 1 (Quality in New Residential Development) of PPS 7 states that planning permission will only be granted where it is demonstrated that the proposal will create a quality and sustainable residential environment. The policy further states that in established residential areas housing development will not be permitted where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas. The policy sets out 9 criteria which all residential developments are expected to meet. The proposal is assessed against each of the criteria below.
5.4.2	The layout proposes three, 4 storey blocks laid out in a linear form with parking between, to the sides and front of the blocks. Each of the three blocks are the same design and are 14.6m at the highest point which includes roof plant. The front elevation of each block incorporates a setback at the top floor and side projections with a varied roof

	height. The external wall finishes include a mix of grey coloured render, buff clay brick panels and dark grey metal cladding. Window sizes vary across the elevations providing an appropriate solid to void ratio and are proposed to be finished in dark grey PPC aluminium. Balconies are proposed adding variety to the elevations and providing private amenity space to all of the apartments. The top floor is set back from the front elevation allowing generous terraces to be provided at the upper level. The architectural detailing of the blocks will create visual contrast within the development. A retaining wall is proposed to the rear of the development measuring between 2.1 and 2.5m.
5.4.3	The Urban Design officer considers the proposed internal and external changes minimal in nature and would not result in a notable change to the external appearance of the blocks and that the proposed scale, height and massing are contextually appropriate and are in keeping with that of surrounding buildings and sit comfortably within the heavily landscaped setting. The scale, height, massing, design and layout of the proposed development is comparable to that approved under planning approval LA04/2019/0025/F and is considered appropriate to the character of the area and respects the surrounding context and complies with criterion (a) of Policy QD 1, PPS 7.
5.4.4	The density of the proposed development is in keeping with the established residential development currently on the site. Each of the apartments has an outlook to the side or front of the proposed blocks which is acceptable providing for passive surveillance of the parking and open space areas. The apartments vary in size with 1bed/studios (37sqm), 1bedroom apartments (39-43sqm), 1 bed apartments with study (50-56 sqm), 2 bedroom apartments (64-97sqm) and 3 bedroom apartments (94sqm) and are in accordance with the recommended space standards as set out in PPS 7 and in the emerging draft LDP with an appropriate mix of unit sizes provided (9 studios, 12 - 1 bed apartments, 27 - 1 bed + study apartments, 39 - 2 bed apartments and 3 - 3 bed apartments).
5.4.5	All of the apartments have private amenity space in the form of a private garden at ground floor level or balconies/terraces at upper levels. The gardens/balconies range from 3.4 – 35.7 sqm and the average level of provision of private amenity provision is 9.1 sqm per unit. Cumulatively, with the communal space the average level of amenity provision per apartment is in accordance with recommended standards set out in Creating Places. The proposal is a betterment on the previous permissions with access to private amenity provision for each apartment. The proposal complies with criterion (c) of Policy QD 1, PPS 7 and Policy OS2 of PPS 8 (Public Open Space in New Residential developments).
5.4.6	Bin storage is provided at 3 locations to the rear of the development and is accessible to all the apartments.
5.4.7	Given the size of the development local neighbourhood facilities are not required to be provided and therefore criterion (d) of Policy QD 1 does not apply to the development. The development is well located to avail of existing neighbourhood facilities/amenities in the area such as recreational facilities (Knocknagoney Park), schools (Knocknagoney Primary & Nursey School, Ashfield Boys/Girls High School), community facilities (Knocknagoney Community Centre) and retail developments (Tesco and Holywood Exchange).
5.5	Traffic and Parking
5.5.1	The existing access point from Knocknagoney Road will be used to serve the proposed development. One hundred and twenty-five parking spaces are proposed on the site between the apartment blocks and to the side and front of the blocks. Four covered cycle stands each with 10 spaces providing space for parking 40 cycles are also proposed on site. The level of parking remains unchanged from the previous

	<p>approval (LA04/20219/0025/F). A pedestrian access point is proposed onto the Hollywood Road which will provide improved connectivity to the immediately adjoining Knocknagoney Park. Planning permission was previously granted in 2015 for 165 units on the site and more recently in 2018 for 105 apartments. Given that the number of apartments proposed has reduced from previous permissions and is the same as the most recent permission (LA04/2019/0025/F) which also proposed similar access arrangements the proposed access arrangements are considered acceptable. DFI advises that they are aware of the extant approval (LA04/2019/0025/F) on the site and offer no objections subject to conditions. The proposal is considered to comply with criterion (e) of Policy QD 1, PPS 7.</p>
5.6	<p>Materials and Detailing</p>
5.6.1	<p>The external finishes include pewter grey coloured render, buff clay brick panels, pewter grey k-rend finish to masonry walls, dark grey metal cladding, dark grey PPC aluminium window and door frames and Juliette balconies, glass balustrades and dark grey sills/coping. The proposed finishes will be the same on each of the three blocks which will bring continuity throughout the development. The Urban Design officer considers that the palette of materials will provide a pleasant combination of materials which contrast with and complement the clean and contemporary look of the blocks as well as nodding towards the brick and light render of properties along the neighbouring Knocknagoney Park. The proposed range of surface materials, which includes silver sienna paving blocks, sandstone paving blocks, graphite setts, off white/buff/charcoal concrete paving slabs, asphalt and bitmac help to delineate pedestrian and vehicular routes while adding character to a series of intimate spaces and dwelling areas. The proposal is considered to comply with criterion (g) of Policy QD 1, PPS 7.</p>
5.6.2	<p>The parking and communal open space areas will be overlooked providing surveillance and providing a secure environment and promoting the safety of prospective occupiers and therefore complies with criterion (i) of Policy QD 1, PPS 7.</p>
5.7	<p>Impact on the Character of the Local Area/LLPA and on Adjacent Land Uses</p>
5.7.1	<p>There is an established residential development (Knocknagoney Park) located to the east of the proposed development which sits at a much higher level than the proposed development. There are mature trees at the top of the embankment within the site boundary and trees outside the site boundary between the existing dwellings and the proposed apartments which provide a substantial buffer between the developments. There is also adequate separate distance (approx. 39m) and a height differential of c.12.5m between the finished floor level of the proposed apartments and the ground level of properties in Knocknagoney Park which will ensure that there will be no adverse impact on the amenity of existing residents in Knocknagoney Park by way of noise, overlooking or overshadowing.</p>
5.7.2	<p>To the immediate south of the site is an area of existing open space (Knocknagoney Park) which will serve the development as a valuable open space and recreational asset. Tesco Petrol Filling Station and Supermarket are located to the north of the site. The proposed development will not create an adverse impact on the existing adjacent land uses and therefore complies with criterion (h) of Policy QD 1, PPS 7.</p>
5.7.3	<p>Features that contribute to the environmental quality, integrity and character of the LLPA surrounding the apartment block include the well planted steep embankment and groups of mature trees surrounding the existing apartment block. A Landscaping scheme and a tree survey has been submitted with the application. More recent changes to the proposed landscape plan include three additional heavy standard trees</p>

	to the rear of the apartment blocks and to the entrance of Block B increasing the total number of new trees planted to 34. The Urban Design officer considers that the retention of existing trees around the edge of the site will help to soften and screen sections of the new build particularly in relation to views into the site from along the dual carriageway (Holywood Road). Additional tree, shrub and hedge planting will help to further integrate the development into the surrounding landscape.
5.7.4	The Tree Officer has no objections to the landscaping scheme subject to conditions. The Landscape and Planning Development Team (LPDT) note the landscape proposals and support the inclusion of the previously approved pedestrian path and gate linking the development site with Knocknagoney Park and advise that a new section of public pathway required to complete this connection, will be constructed by Belfast City Council using the Section 76 developer contribution associated with this development. LPDT advise that during construction, all existing trees to be retained are protected in accordance with BS 5837:2012. A condition is recommended to protect existing trees during construction.
5.7.5	Existing mature trees in good condition are proposed to be retained and provide a mature landscape setting for the proposed development. It is considered the proposed development will not compromise the integrity of the Knocknagoney LLPA at this location, landscape features will be integrated into the development and protected through appropriate measures during the construction phase and managed and maintained in perpetuity. The proposal is considered to comply with criterion (b) of Policy QD 1, PPS 7.
5.7.6	The design and layout of the proposed residential development on an established residential site is considered acceptable and will enhance the bringing a viable use with environmental improvements and enhanced links to the local area. The proposal respects the surrounding context and is considered acceptable.
5.8	Environmental Considerations
5.8.1	Drainage The application is supported by a Drainage Assessment. The proposal has been considered against policies FLD 1-5 of Revised PPS15. DFI Rivers have raised no objections under Policies FLD 1, 2, 3, 4 and 5.
5.8.2	NI Water has no objection to the proposed development and advises that there is available capacity at the Waste Water Treatment Works to serve the development; that there is a foul sewer, public surface water sewer and public water main within 20m of the proposed development boundary which can adequately service these proposals.
5.8.3	The drainage arrangements for the proposed development have already been established through the previous approval on the site and are considered acceptable.
5.8.4	Contamination The application is supported by a Land Contamination Assessment which has been considered by both DAERA, NIEA and Environmental Health. Neither have raised objections and both have provided conditions/informatives if permission is granted.
5.8.5	Noise The application is supported by a Noise Impact Assessment which has been considered by Environmental Health who has provided conditions should permission be granted.
5.8.6	Air Quality

	Environmental Health has reviewed the proposal and has advised that an Air Quality Impact Assessment or associated conditions are not required/recommended.
5.8.7	Waste Management Waste management arrangements are considered sufficient to service this development.
5.9	Developer Contributions
5.9.1	The previous Section 76 executed for planning approval LA04/2019/0025/F secured a financial contribution of £90,000 towards the provision and improvement of open space and recreational facilities including access to the adjoining Knocknagoney Park. These monies have been received and the BCC Landscape Planning and Development Team are liaising with the applicant's design/project team to provide a new access to the site from Knocknagoney Park and associated works. It is envisaged the works will commence within 12 months.
5.9.2	A revised draft S76 agreement has been received which restates clauses secured in the previous agreement which secured management and maintenance of the communal open areas. Delegated authority is sought to finalise the S76 Agreement.
5.10	Pre-Application Community Consultation
5.10.1	In accordance with the requirements of Section 27 of the Planning Act (NI) 2011, the applicant served a Proposal of Application Notice (PAN) on Belfast City Council on 24 th November 2021 (LA04/2021/2661/PAN). Belfast City Council responded confirming that the PAN and associated approach met the requirements of Section 27 of the Planning Act and was acceptable. An online consultation event via a dedicated website was proposed between Monday 17 th January 2022 and Monday 7 th February 2022.
5.10.2	A Pre-Application Community Consultation Report has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements. The report has confirmed advertising for the public event and that the public event took place in accordance with section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015. The report also confirmed that a leaflet containing details of the consultation process and website address was distributed to all addresses within a 100m radius of the site and that the online digital consultation took place. The report states that feedback was limited to general queries and no issues arose.
5.10.3	The Pre-Community Consultation Report submitted satisfactorily demonstrates that the applicant has complied with the requirements of Sections 27 and 28 of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.
Neighbour Notification Checked Yes	
Summary of Recommendation: Having regard to the development plan, relevant policy context and other material considerations, including the extant planning approval, the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 Planning Agreement.	

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 Planning Agreement subject to no substantive issues being raised.

Draft Conditions:-

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. 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.

Reason: In the interests of visual amenity.

3. Tree protective measures, protective barriers (fencing) and ground protection shall be erected or installed as specified within the landscape plan and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site.

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

4. All soft landscaping works shall be carried out in accordance with the approved details on Drawing Number 10A, published by the Council on 04.05.22. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

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

5. If roots are accidentally damaged the Council must be notified and given the opportunity to inspect the damage before it is covered over. The roots must be wrapped in wet hessian wrap until the arrival of an arborist or Council tree officers.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees.

6. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices service runs / cables or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction and root severance within the RPA of existing trees to be retained.

7. The development hereby permitted shall not be occupied unless a Noise Verification Report has been submitted to and approved in writing by the Council. The Report must demonstrate that:

a) The noise mitigation measures as outlined in the RPS Noise Impact Assessment entitled "Parklands, Residential" document no: NI2382 dated January 2022 have been implemented;
 b) That the entire window system (including frames, seals etc) and ventilator units to the residential units have been so installed so as to ensure that internal noise levels within any proposed residential unit shall:

- Not exceed 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;
- Not exceed 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any proposed bedrooms, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;
- Not exceed 45 dB LAm_{ax} for any single event on more than 10 occasions between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;

Reason: Protection of residential amenity

8. All demolition and construction activities shall be undertaken in line with best practice guidance. Demolition and construction activities shall pay due regard to the current standards; BS 5228-1:2009+A1:2014 and BS 5228- 2:2009+A1:2014 A2: Noise and Vibration Control on Construction and Open Sites.

Reason: To protect amenity and human health.

9. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council 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 Council in writing, and subsequently implemented and verified to its satisfaction.

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

10. After completing the remediation works under Condition 1; and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>
 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.

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

11. In the event that piling is required, no development or piling work should commence on this site until a piling risk assessment, undertaken in full Regulation Unit accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been submitted to and approved in writing by the Council. The methodology is available at:

<http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>.

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

12. Tree no.845, as identified in the PEA (Ayre Environmental Consulting Ltd, January 2022), must be felled using soft-felling techniques, with any limbs or cuttings left in situ overnight before offsite disposal.

Reason: To minimise potential impacts on roosting bats.

13. The development hereby permitted shall not become operational until the vehicular access has been constructed and road layout and markings amended in accordance with the approved access Drawing No. 13 'Proposed Access Amendments' published by the Council on 04 August 2022. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter. The access shall be constructed and marked to the satisfaction of DfI Roads.

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

14. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 03A 'Proposed Site Plan' bearing the Belfast City Council Planning Office date stamp 03 May 2022 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking and manoeuvring within the site.

15. A minimum of 40 No. covered and secure cycle parking spaces shall be provided and permanently retained within the development for use by residents.

Reason: to encourage the use of alternative modes of transport for development users.

16. The development hereby permitted shall operate in accordance with the Residential Travel Plan published on the Planning Portal on 28 March 2022. The Site Operator will provide access to the Translink iLink Initiative or equivalent measures agreed by DfI Roads.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

17. The development hereby permitted shall operate in accordance with the Service Management Plan published on the Planning Portal on 28 March 2022.

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

Notification to Department (if relevant)

Date of Notification to Department: **Not Required**
Response of Department:

Representations from Elected Members: None

ANNEX	
Date Valid	22nd March 2022
Date First Advertised	8th April 2022
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 60 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, 62 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, 64 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, 66 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, 68 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, 70 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, 72 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, 74 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, 76 Knocknagoney Park,Belfast,Down,BT4 2PU The Owner/Occupier, Tesco 24hr Store,Knocknagoney Road,Belfast,Down,BT4 2PW The Owner/Occupier, Tesco Filling Station,Knocknagoney Road,Belfast,Down,BT4 2PW	
Date of Last Neighbour Notification	31st March 2022
Date of EIA Determination	31st March 2022
ES Requested	No
Drawing Numbers and Title 01 – Site location Plan – Published 28.03.22 03A – Proposed Site Plan – Published 04.05.22 04 – Proposed Ground & First Floor Plans – Published 28.03.22 05 – Proposed Second & Third Floor Plans – Published 28.03.22 06 – Proposed Elevations – Published 28.03.22 07 – Roof Plan – Published 28.03.22 08 – Proposed Site Sections – Published 28.03.22 09 – Additional Site Sections & Retaining Wall & Gate – Published 28.03.22 10A – Proposed Landscape Plane Rev A - Published 04.05.22 11 – Drainage Layout - Published 28.03.22 12 – Tree Protection Plan 13 - Proposed Access Amendments	