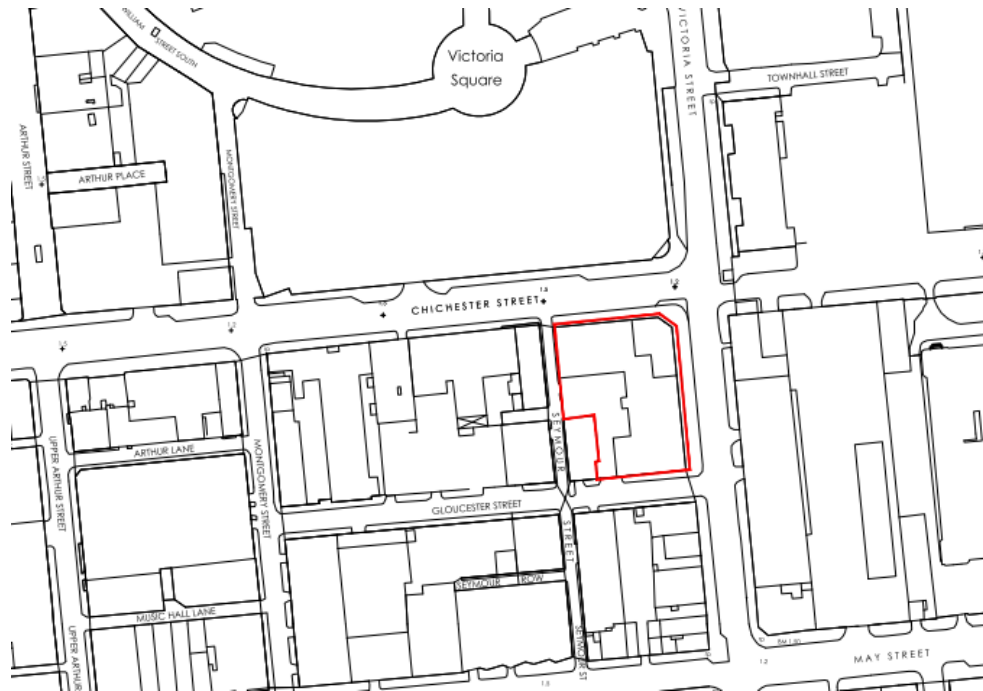


## Development Management Report

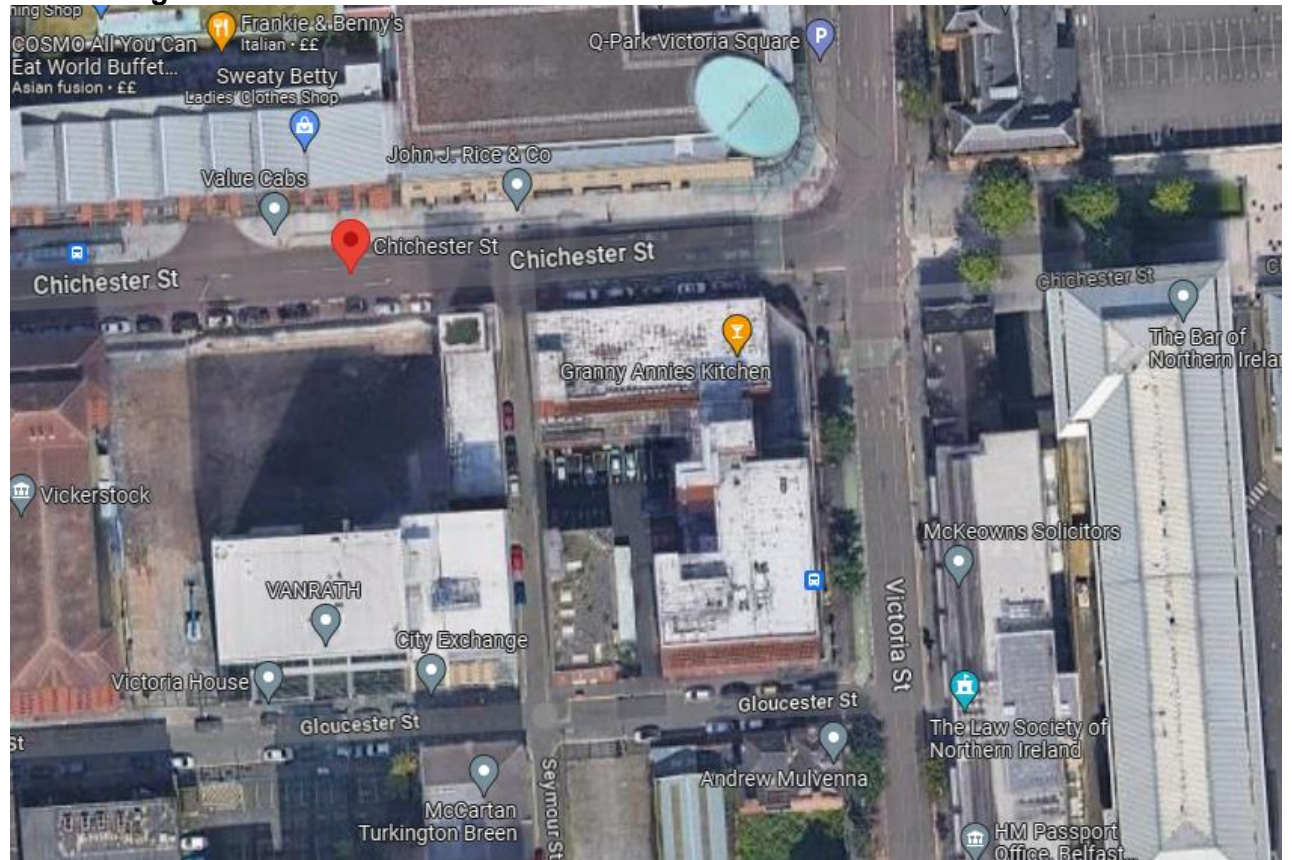
<b>Summary</b>	
<b>Application ID:</b> LA04/2022/2216/F	<b>Committee Meeting Date:</b> 14 <sup>th</sup> November 2023
<b>Proposal:</b> Change of use from offices to hotel (146 bedrooms) over five floors (2nd to 6th floor) including extension to 5th floor (17 bedrooms), goods hoist from ground to 2nd floor and elevational alterations to an existing building.	<b>Location:</b> Centre House, 69 - 87 Chichester Street, Belfast
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Kilmona Property Limited 8 <sup>th</sup> Floor, Bedford House, 16-22 Bedford Street Belfast	<b>Agent Name and Address:</b> Coogan & Co Architects Ltd 122 Upper Lisburn Road Belfast
<p><b>Executive Summary:</b> This application seeks full permission for a change of use from offices to hotel (146 bedrooms) over five floors (2nd to 6th floor) including extension to 5th floor (17 bedrooms), goods hoist from ground to 2nd floor and elevational alterations to an existing building.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Design</li> <li>• Impact on the character and appearance of the area</li> <li>• Built heritage</li> <li>• Climate change</li> <li>• Access and parking</li> <li>• Drainage and Waste-Water Infrastructure</li> <li>• Noise, odour and other environmental impacts</li> </ul> <p>Consultees are satisfied subject to conditions and no representations have been received.</p> <p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>	

# 1.0 Drawings

## Site Location Plan



## Aerial image



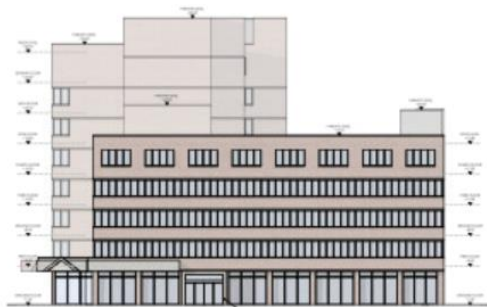
## Existing Block plan



## Proposed Block Plan



## Existing Elevations



EXISTING NORTH ELEVATION - (Chichester Street)



EXISTING EAST ELEVATION - (Victoria Street)

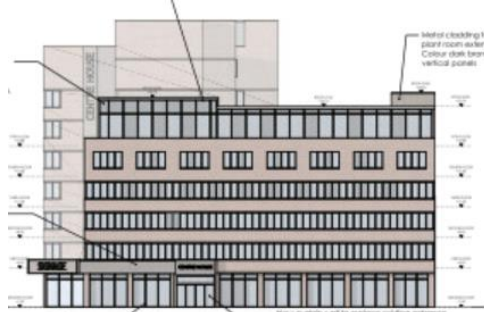


EXISTING SOUTH ELEVATION - (Gloucester Street)

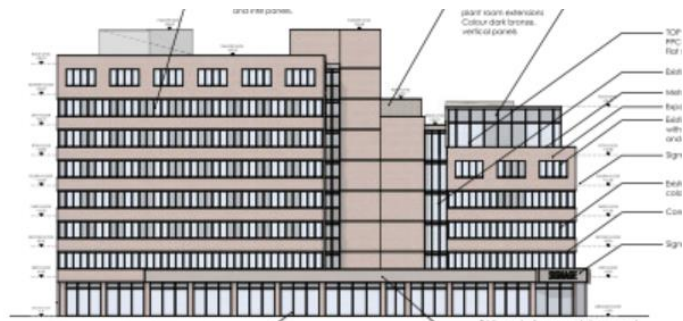


EXISTING WEST ELEVATION - (Seymour Street)

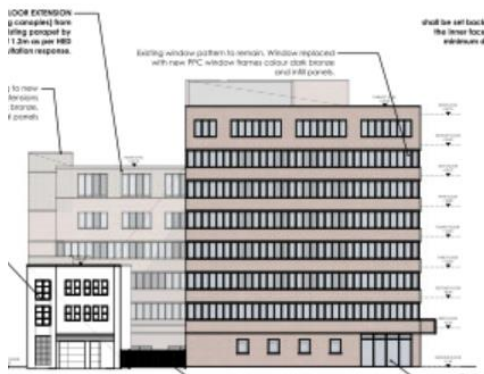
## Proposed Elevations



PROPOSED NORTH ELEVATION - (Chichester Street)



PROPOSED EAST ELEVATION - (Victoria Street)



PROPOSED SOUTH ELEVATION - (Gloucester Street)



PROPOSED WEST ELEVATION - (Seymour Street)

## 2.0 Characteristics of the Site and Area

2.1	The application site measures approximately 0.26ha and is located at Centre House, 69-87 Chichester Street, Belfast. The site occupies the corner of Victoria Street and Chichester Street and consists of a flat roof part 8 storey, part 5 storey building, finished in red brick.
2.2	The site is within the city centre and development limits of Belfast in BUAP, and both versions of Draft BMAP. The site is within the main office area of BUAP. Draft BMAP (v2004) identifies the site as within the City Centre and main office area. The site is identified as being within the City Centre, the Civic Precinct Character Area CC008 and is within an Area of Townscape Character (ATC) city centre of Belfast in the Draft BMAP (v2014).
3.0	<b>Description of Proposed Development</b>
3.1	Full planning permission is sought for the change of use from offices to hotel (146 bedrooms) over five floors (2nd to 6th floor) including extension to 5th floor (17 bedrooms), goods hoist from ground to 2nd floor and elevational alterations. The 1 <sup>st</sup> and 7 <sup>th</sup> floors are to be retained as office space having had some renovation works recently completed, with the ground floor retained as retail and restaurant space.
3.2	Whilst previous approvals exist on the site neither have been enacted. The Planning Statement accompanying the proposal states that currently only the ground, 1 <sup>st</sup> and 7 <sup>th</sup> floors are occupied in Centre House.
<b>4.0</b>	<b>Planning Assessment of Policy and Other Material Considerations</b>
<b>4.1</b>	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035
<b>4.2</b>	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
<b>4.3</b>	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
<b>4.4</b>	<b>Other Policies</b> Belfast Agenda
<b>4.5</b>	<b>Relevant planning history</b> There is recent relevant planning history on the site under the following application references: <ul style="list-style-type: none"> <li>- LA04/2019/0582/F - Proposed extension to existing building to provide additional floorspace including elevational alterations (further to approved application LA04/2016/0581/F) – Permission granted 28/06/19</li> <li>- LA04/2016/0581/F - Proposed extension of existing office building to provide additional office floorspace and single retail unit, including the demolition of existing 3 storey office building 9 Gloucester Street – Permission granted 23/09/16</li> </ul>
<b>4.6</b>	Since this proposal falls under the category of Major Development, Pre Application Community Consultation was carried out under the planning reference LA04/2022/1353/PAN. The PACC report states a number of people attended the event. Four feedback forms were submitted by attendees with some containing general support for

	<p>the project while others contained some queries about the proposals. Queries included questions regarding car parking, how office workers in the building would be affected by the new hotel and possible gym membership for office workers. Attendees showed support for the proposals, noting that it was a great location and that there is a need for more high-quality hotels, similar to the proposed, in Belfast City Centre.</p>
<b>5.0</b>	<b>Consultations and Representations</b>
<b>5.1</b>	<p><b>Statutory Consultees</b>  DFI Roads Service – No objection subject to conditions  NI Water – Refusal  DfI Rivers Agency – No objection  DAERA Water Management Unit – Issues raised  DAERA Regulation Unit – No objection subject to conditions  Historic Environment Division: Historic Buildings – No objection  Historic Environment Division: Historic Monuments – No objection subject to conditions</p>
<b>5.2</b>	<p><b>Non Statutory Consultees</b>  BCC LDP Environment and Community – No objection  BCC LDP Economy – No objection  BCC Environmental Health – No objection subject to conditions  Northern Ireland Tourism Board (NITB) – No response  BCC Urban Design Officer – No response</p>
<b>5.3</b>	<p>Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy. Additional consultation has been carried out with Plans and Policy Team following adoption of the Plan Strategy and receipt of the Plan Strategy Statement.</p>
<b>5.4</b>	<p><b>Representations</b>  The application has been neighbour notified and advertised in the local press. No written representations have been received.</p>
<b>6.0</b>	<b>Planning Assessment</b>
<b>6.1</b>	<b>Development Plan Context</b>
<b>6.2</b>	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
<b>6.3</b>	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
<b>6.4</b>	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>

6.5	<p><b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.</p>
6.6	<p><b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious. The relevant zonings/designations are set out below.</p>
6.7	<p><b>dBMAP (v2004)</b> In dBMAP (v2004) the site is within the Belfast Metropolitan/Settlement Development Limit, and falls within the city centre. It is zoned as Civic Precinct Character Area (Designation CC 011); Belfast City Core Area of Parking Restraint; Victoria/Oxford Street Area of Townscape Character; and the Main office area.</p>
6.8	<p><b>dBMAP2015 (v2014)</b> In dBMAP (v2014) the site is within the Belfast Metropolitan/Settlement Development Limit, and falls within the city centre. The site is within Belfast City Core Area of Parking Restraint; (Designation CC025); Belfast City Centre Area of Archaeological Potential;BMA Office Strategy; Civic Precinct Character Area – (Designation CC008); and Victoria/Oxford Street Area of Townscape Character (Designation CC0026)</p>
6.9	<p><b>BUAP</b> Within the BUAP the site is within the city centre and main office area.</p>
7.0	<p><b>Relevant Planning Policies</b></p> <ul style="list-style-type: none"> <li>Policy SP2 – Sustainable development</li> <li>Policy SP3 – Improving health and wellbeing</li> <li>Policy SP5 – Positive placemaking</li> <li>Policy SP6 – Environmental resilience</li> <li>Policy SP7 – Connectivity</li> <li>Policy SP8 – Green and blue infrastructure network</li> </ul> <ul style="list-style-type: none"> <li>Policy SD1 – Settlement hierarchy</li> <li>Policy SD2 – Settlement Areas</li> </ul> <ul style="list-style-type: none"> <li>Policy TLC1 - Supporting tourism leisure and cultural development</li> <li>Policy TLC3 – Overnight visitor accommodation</li> </ul> <ul style="list-style-type: none"> <li>Policy DES1 – Principles of Urban Design</li> <li>Policy DES2 - Masterplanning approach for major development</li> <li>Policy HC1 - Promoting Healthy Communities</li> </ul> <ul style="list-style-type: none"> <li>Policy BH1 - Listed buildings</li> <li>Policy BH3 – Areas of Townscape Character</li> <li>Policy BH4 – Works to grounds affecting built heritage assets</li> </ul> <ul style="list-style-type: none"> <li>Policy ENV1 – Environmental Quality</li> <li>Policy ENV2 - Mitigating environmental change</li> <li>Policy ENV3 – Adapting to environmental change</li> <li>Policy ENV4 – Flood Risk</li> </ul>

	<p>Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy TRAN8 – Car parking and servicing arrangements</p> <p><b>Key issues</b></p>
<b>8.0</b>	The key issues to be considered in the assessment of this application are:
<b>8.1</b>	<ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Design</li> <li>• Impact on the character and appearance of the area</li> <li>• Built heritage</li> <li>• Climate change</li> <li>• Access and parking</li> <li>• Drainage and Waste-Water Infrastructure</li> <li>• Noise, odour and other environmental impacts</li> </ul>
	<b>Additional Information</b>
<b>8.2</b>	Officers have requested that the applicant provides a “Plan Strategy Statement” that sets out how the proposal complies with the relevant policies in the Plan Strategy. Where the proposal does not meet the policy requirements, the applicant was asked to either modify the proposal or justify why they are not proposing to change the proposal.
<b>8.3</b>	
<b>8.4</b>	The applicant has subsequently provided a Plan Strategy Statement (and further addendum) which assesses the proposal against the relevant Plan Strategy policies and concludes that the proposed scheme accords with the plan strategy.
	<b>Principle of development</b>
<b>9.0</b>	The principle of hotel use within the city centre boundary is acceptable and in line with Policy
<b>9.1</b>	TLC3 of the Plan Strategy which states planning permission will be granted for development proposals for new overnight visitor accommodation within the city centre boundary.
<b>9.2</b>	BCC LDP Economy and City Centre team’s initially requested more information to demonstrate compliance with paragraph 8.4.12 of Policy TLC3, in that the proposed change of use will not have any significant impact on suitable and viable office accommodation in the city centre. The Agent provided details of CBRE latest market reports showing there is over 1 million sqft of office space still available in Belfast City Centre and with take up still below the 5 year average there are no concerns for office supply in this area. The LDP team agree with this figure, and whilst it has not been demonstrated the existing building would require improvements to and therefore could have implications on viability. Taking this into consideration, as well as the acceptability of for hotel use in the city centre the principle of development is considered acceptable.
	<b>Design</b>
<b>9.3</b>	The development proposal comprises of alterations and reconfiguration of existing floor plans and a one storey extension to provide 146 no. bedrooms. Further to this, the
<b>9.4</b>	development includes an additional storey to the elevation on Chichester Street; relocation of the plant equipment from 5th floor roof to roof of the new storey; a gym at 2nd floor; hotel reception and area serving food; construction and installation of a goods hoist at ground floor; and storage areas (linen etc). It is proposed that existing uses at ground floor, first floor and seventh floor are retained which will retain an active frontage.
<b>9.5</b>	The scale and massing are largely that of what was previously granted under LA04/2019/0582/F, however are reduced. The extant approval allows for an additional 5th floor onto Chichester Street and an additional 8th floor onto Victoria Street/Gloucester Street. Centre House has a maximum ridge height of 32.4 metres on the Victoria Street elevation



(including the roof plant) and steps down to 18.8 metres on Chichester Street. The increase in height will bring this to 24.6 metres at the highest point.

**9.6** The general criteria of Civic Precinct Character Area (Designation CC011) states that *the part of any development which front onto Wellington place, Donegall Square North, and Chichester Street shall be a minimum height of 5 storeys and maximum height of 7 storeys, with use of set back or sloping roof form or a combination of both and that part of any development which fronts onto Victoria Street shall be a minimum building height of 6 storeys a, or 18 metres to shoulder height, and a maximum of height of 7 storeys.* The proposal involves increasing the height of the 5-storey Chichester Street fronting block by one storey which is proposed to be set back and is therefore compliant with this guidance. The proposed extension will not unduly affect neighbouring buildings by means overshadowing/overlooking.

**9.7** The proposed materials are aluminium curtain walling with and glass, dark bronze cladding to the rear elevation and plant rooms. It is considered that this provides an acceptable contrast to the existing red brick of the existing building. The existing projecting canopy on Victoria Street and Chichester Street at ground level is to be removed and new metal cladding to the existing parapet added, giving a more contemporary style than existing. The existing entrance will be replaced with a new curtain wall (see sketch view at 9.8)



**9.9** The existing taller block to the south of the site to the rear of the Chichester Street elevation, arguably currently reads as dominant in its composition and therefore the additional extension to the 5<sup>th</sup> floor on the Chichester Street element brings greater cohesion.

**9.10** The site is easily accessed by public transport, walking, cycle paths. Cycle stands have been included as part of the proposal also. This approach accords with the SPPS and Plan Strategy 2035 to help promote sustainable modes of transport.

In conclusion, having regard to the policies as a whole, the proposal is considered to meet criteria (a) to (k) of DES 1 and (a) to (j) of DES 2 as well as SP5 (PS).

9.11	<p><b>Impact on the character and appearance of the area</b></p>
9.12	<p>The site falls within the Area of Townscape Character Victoria Street / Oxford Street and consequently has been assessed against Policy BH3 of the Plan Strategy. When consulted on previous proposals the conservation advice stated that the proposed building height of seven storeys to Chichester Street under LA04/2016/0581/F was broadly acceptable in the context of Chichester Street, and respected the historic built pattern. As stated previously a further extant approval was issued under LA04/2019/0582/F of a similar height and massing. The only demolition proposed is the existing plant, which does not make a contribution to the character of the ATC and is therefore acceptable.</p>
9.13	<p>The site falls within the Area of Townscape Character Victoria Street / Oxford Street and consequently has been assessed against Policy BH3 of the Plan Strategy. When consulted on previous proposals the conservation advice stated that the proposed building height of seven storeys to Chichester Street under LA04/2016/0581/F was broadly acceptable in the context of Chichester Street, and respected the historic built pattern. As stated previously a further extant approval was issued under LA04/2019/0582/F of a similar height and massing. The only demolition proposed is the existing plant, which does not make a contribution to the character of the ATC and is therefore acceptable.</p>
	<p><b>Built Heritage</b></p>
9.12	<p>The proposal has been assessed against Policy BH1 of the Plan Strategy. Historic Environment Division: Historic Buildings (HED:HB) were consulted since the site is in the vicinity of four listed buildings, which are of special architectural and historic interest, protected by Section 80 of the Planning Act (NI) 2011. HED has considered the effects of the proposal on the listed building and on the basis of the information provided is content without conditions.</p>
9.13	<p>The application site is located within the Belfast Area of Archaeological Potential (AAP) designated in the Belfast Metropolitan Area Plan (BMAP) 2015 to protect the aboveground and below-ground archaeological remains associated with the early development of the settlement. It is also across the road from Victoria Square, which was the subject of a major archaeological investigation in 2008 which uncovered eighteenth- and early nineteenth-century docks. Historic Environment Division: Historic Monuments (HED:HM) has considered the impacts of the proposal and is content with the proposal, conditional on the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH4 of the Plan Strategy. A condition is proposed to assure this work is carried out.</p>
	<p><b>Climate change</b></p>
9.14	<p>Policy ENV2, (Mitigating Environmental Change) states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gas by promoting sustainable patterns of development. Policy ENV3,</p>
9.15	<p>(Adapting to environmental change) states that planning permission will be granted for development that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development.</p>
9.16	<p>Various measures are proposed to promote this, eg a centralized heat pump system; upgrade/replacement of windows utilising modern heat resistant, low transmitting glass to keep the size of AC plant to a minimum. The high quality sealed glass systems will mean reduced capacity heat pump systems can be utilized with corresponding lower refrigerant quantities. It is stated that these measures will reduce energy usage and costs, with a reduction in carbon emissions. In addition, these measures will help deal with extreme climatic conditions, including through efficient/smart warming and cooling. BCC LDP Environment and Community team recognised the proposal complies with ENV2 and ENV3.</p>
9.17	<p>The submission states that the potential for soft SuDS measures are limited by space and the requirements of statutory undertakers. The proposal does include a revision to provide some permeable paving at the parking area. It is acknowledged this is a change of use of an existing building, and whilst BCC LDP Environment and Economy's response states there remains further opportunities for SuDS it is considered that on balance the proposal meets the requirements of ENV5.</p>
	<p>Whilst Policy HC1 generally applies to all development, it is noted that the proposal is for a</p>

9.18	<p>major development and an HIA would be required. In recognition of this, the planning statement refers to the accessible location of the building and the incorporation of leisure facilities. The PSS also highlights some design and placemaking benefits of the proposal. Given the nature of the proposal, including the reuse of an existing building and the proposed hotel use, this is considered a reasonable and proportionate policy response.</p>
9.19 9.20	<p><b>Access and Parking</b> The proposed car park displays 14 car parking spaces, which includes 1 disabled space. Cycle stands are also shown. A Service Management Plan and Travel Plan were submitted and DfI Roads Service has considered the proposed development and raise no objection under the now defunct PPS 3 (subject to conditions). The policies contained within the new LDP Strategy are sufficiently similar to not require them to re-evaluate the proposal in the context of the Plan Strategy. The proposal complies with Policy TRAN8.</p>
9.21 9.22	<p><b>Drainage and Waste-Water Infrastructure</b> Policy ENV5, Sustainable drainage systems (SuDS), seeks that all built development should, where appropriate, include SuDS measures to manage surface water effectively. As stated previously BCC LDP Environment and Community noted that further opportunities for SuDS exist than what is proposed (permeable paving). It is accepted however that due to spatial constraints as well as NI Water &amp; DfI Roads adoption standards, further SuDS measures are not proposed.</p>
9.23	<p>NI Water has objected to the proposal on the basis that there is insufficient waste water treatment capacity available to service the proposed development. They have also advised that the foul sewer network cannot presently serve this development proposal without significant risk of environmental harm and detrimental impact on existing properties. Importantly, NI Water makes allowance for existing significant committed development across the city. Such development, which includes un-implemented permissions across the city, will not all come forward at once.</p>
9.24	<p>In practical terms it is considered unreasonable for the Council to refuse planning permission for the proposed development on the basis that NI Water's pre-existing commitments to connect to significant levels of un-implemented development across the city. Moreover, NI Water has not provided evidence that the proposed development would have a direct and detrimental impact on waste-water infrastructure or environment, particularly in the context of impacts over and above what has already been committed across the city. NI Water confirms that it has a programme for WWTW improvements which will increase capacity over the coming years. Whilst NI Water advises that it cannot support the proposal at the time of response (April 2023), some additional capacity would be available from July 2023 as a result of the completion of initial upgrade work, subject to an Impact Assessment. This date has obviously already passed. A condition has been added to ensure consent to discharge is in place prior to commencement.</p>
9.25	<p>DfI Rivers has considered the proposed development and raise no objection under the now defunct PPS 15. The policies contained within the new LDP Strategy are sufficiently similar to not require DFI Rivers Agency to re-evaluate the proposal in the context of the Plan Strategy. The proposal complies with Policies ENV3, ENV4 and ENV5.</p>
9.26 9.27	<p><b>Noise, odour and other environmental impacts</b> A Preliminary Risk Assessment and Generic Quantitative Risk Assessment were submitted relating to the risk of contaminated land on the site. BCC Environmental Health and DEARA both responded with no objection to the proposal and suggesting conditions to be included should approval be granted.</p>

9.28	BCC Environmental Health also have no objection to the proposed development with regards to effect on air quality or noise, subject to conditions.
10.0	<p><b>Recommendation:</b> Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
11.0	<p><b>Draft Conditions:</b></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. The development shall not become operational until weather protected cycle parking has been fully provided in accordance with the approved plans.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>3. The development shall not become operational until hard surfaced parking areas, including one disabled parking space, have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.</p> <p>Reason: To ensure acceptable parking facilities on the site.</p> <p>4. The development shall operate in accordance with the Service Management Plan.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p> <p>5. The development shall operate in accordance with the Travel Plan.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p> <p>6. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Guidance on Pollution Prevention No. 27 (GPP27) and No. 2 (GPP2). Should contamination be identified the requirements of Condition 7 will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>7. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <a href="https://www.gov.uk/guidance/land-contamination-how-to-manage-the">https://www.gov.uk/guidance/land-contamination-how-to-manage-the</a></p>

risks. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

8. After completing all remediation works under Condition 7 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

9. If piling is required, no development or piling work should commence on this site until a piling risk assessment, undertaken in full 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 in writing and agreed with the Planning Authority. The methodology is available at: ([nationalarchives.gov.uk](http://nationalarchives.gov.uk))

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

10. 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. This new contamination shall be 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.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

11. The rating level (dBLAr,T) associated with the operation of all combined plant and equipment shall not exceed the existing daytime and night-time background noise level dBLA90,T of at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: Protection of residential amenity.

12. Prior to commencement of operation of the hereby permitted development, a proprietary fit-for-purpose kitchen extraction and odour abatement system shall be installed by competent persons to suppress and disperse odours created from cooking operations on the premises, in line with relevant industry guidance including EMAQ+ 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2022).

Reason: Protection of amenity.

13. The components of any approved kitchen extraction and odour abatement system shall be cleaned in accordance with manufacturer's instructions and be maintained, retained /upgraded as fit for purpose thereafter.

Reason: Protection of amenity.

14. In the event that any centralised combustion sources (boilers, CHP, biomass or generators) are proposed and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), this Service would request that an updated Air Quality Impact Assessment be submitted to and approved in writing by the Planning Authority prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development.

Reason: To ensure that ambient air pollution related to the site is appropriately dealt with, in the interests of human health.

15. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

16. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition L15a.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

17. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition L15a. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

18. No development shall take place on-site until the method of sewage disposal has been submitted and agreed in writing with the Council or evidence of a Consent to discharge

	<p>granted under the terms of the Water (NI) Order 1999 has been submitted to and agreed in writing to the Council.</p> <p>Reason: To ensure the project will not have an adverse effect on the integrity of any European site.</p> <p>19. Prior to the construction of the drainage network, a Drainage Assessment, shall be submitted to and agreed in writing by the Council. The Drainage Assessment shall demonstrate compliance with the Planning and Flood Risk Supplementary Planning Guidance of the Belfast Local Development Plan Strategy 2035 and the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100 year event. The development shall be carried out in accordance with agreed details.</p> <p>Reason: In order to safeguard against surface water flood risk.</p>
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<b>ANNEX</b>	
<b>Date Valid</b>	11/01/23
<b>Date First Advertised</b>	17/03/23
<b>Date Last Advertised</b>	(as above)
<b>Details of Neighbour Notification</b> (all addresses)	
143-147 Victoria Street 149 – 151 Victoria Street 153-155 Victoria Street 161-163 Victoria Street 169 Victoria Street 90 Victoria Street 92 Victoria Street 82 Victoria Street 88 Victoria Street 94 Victoria Street 71-75 Chichester Street 76 Chichester Street 77 Chichester Street 78 Chichester Street 81-85 Chichester Street 69 Chichester Street 79 Chichester Street 65-67 Chichester Street 9 Gloucester Street 2 Gloucester Street 11-13 Gloucester Street	
<b>Date of Last Neighbour Notification</b>	11/03/23
<b>Date of EIA Determination</b>	N/A