

## Development Management Report Committee Application

<b>Summary</b>	
<b>Committee Date:</b> 18 June 2024	
<b>Application ID:</b> LA04/2022/0612/F	
<b>Proposal:</b> Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works.	<b>Location:</b> Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.
<b>Referral Route:</b> Application for Major development	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b> Michael Nugent Ltd 2 Tandragee Road Dungannon BT70 3DS	<b>Agent Name and Address:</b> TSA Planning 20 May Street Belfast BT1 4NL
<b>Executive Summary:</b>  The application site is brownfield land with an area measuring 0.85ha within a residential area in the west of the city. The proposal seeks full planning permission for the erection of 53 residential dwelling houses, consisting of 34 no. semi-detached and 4 no. detached houses, and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed). A complete block of 12 units have been allocated for use as social housing.  The key issues for consideration of the application are set out below. <ul style="list-style-type: none"> <li>• Principle of housing in this location</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and placemaking</li> <li>• Public realm</li> <li>• Impact on heritage assets</li> <li>• Climate change</li> <li>• Flood risk and drainage</li> <li>• Residential quality and impact on amenity</li> <li>• Open space provision</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Landscaping</li> <li>• Waste-water infrastructure</li> <li>• Natural heritage</li> </ul>	

- Employability and Skills
- Section 76 planning agreement
- Pre-application Community Consultation

The site is within the development limit. The site is also within a Housing Action Area in the extant Belfast Urban Area Plan 2001; a Major area of employment/industry (BT 011/35) in the 2004 draft Belfast Metropolitan Area Plan 2015; and as unzoned whiteland in the 2014 draft Belfast Metropolitan Area Plan 2015 albeit with an Area of Parking Restraint encroaching on its northeast side and is opposite the boundary of an Area of Townscape Character (ATC) to the east. The Shankill Road frontage of the site is partially within a Shopping / Commercial Area (AR 03/14); however, the buildings here have been demolished.

The site has been subject of previous planning permissions for residential development, albeit now expired. The proposal includes approx. 23% of units for social housing, of which there is a significant unmet need in the city. NIHE is supportive of the social housing element.

There are no unforeseen unacceptable impacts on amenity of any adjacent residential properties. Environmental Health, DfI Roads, DfI Rivers, NI Water, NIEA, HED, and SES offer no objections to the proposal.

The proposal will help regenerate this part of Belfast and utilise a site that has been vacant for approximately 20 years. NIHE is supportive of the social housing element. On balance, the overall design of the proposal is not considered to be out of keeping with the residential character of the area. DfI Roads is content with the level of car parking provision.

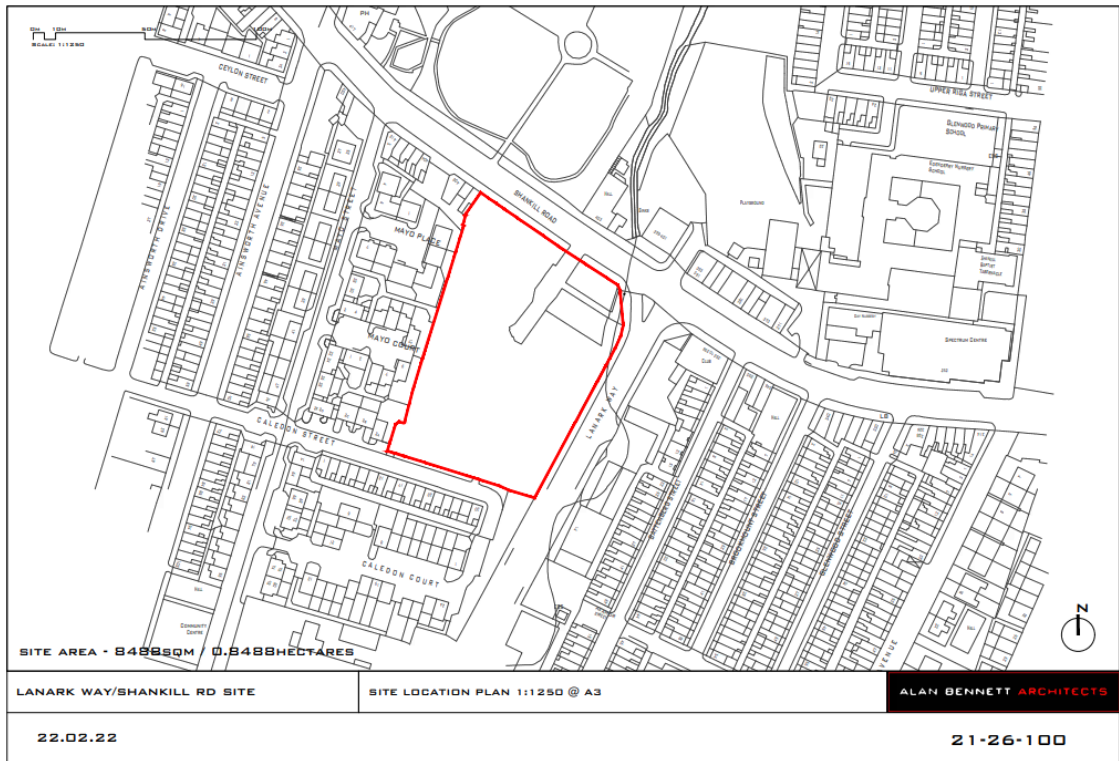
No third-party representations have been received.

Having regard to the Development Plan and material considerations, it is recommended that planning permission should be granted subject to conditions and a Section 76 planning agreement.

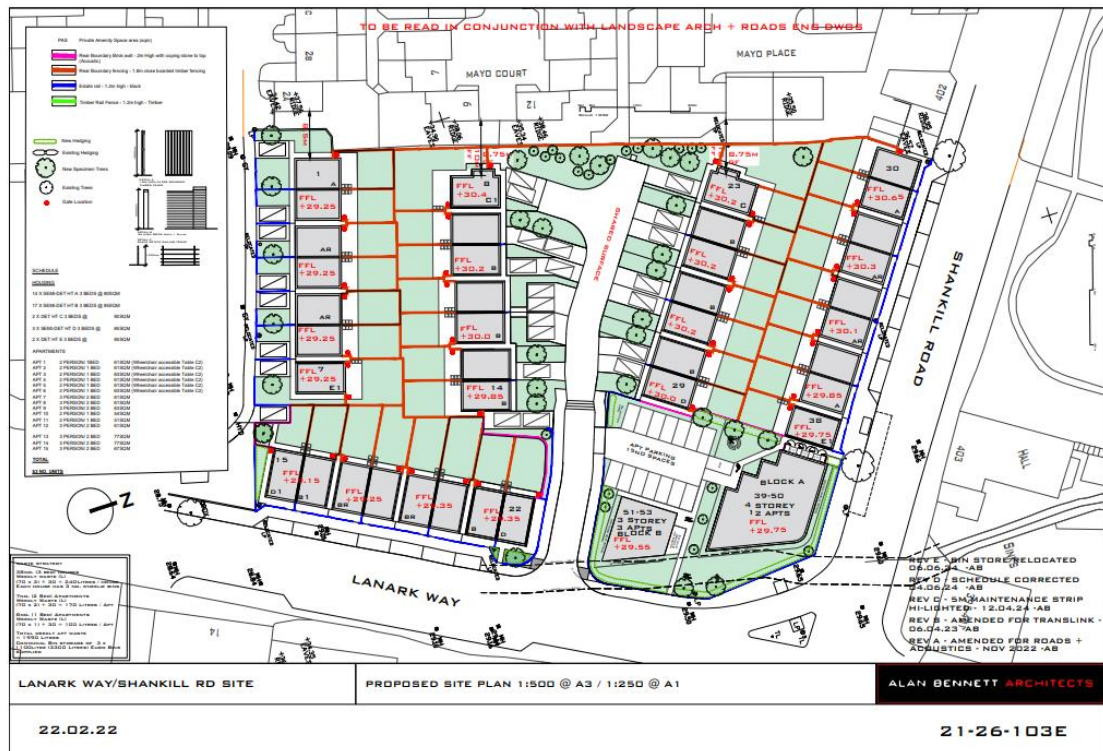
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with any other matters that arise, provided that they are not substantive.

# DRAWINGS AND IMAGERY

## Site Location Plan:



## Proposed Site Layout:





LANARK WAY/SHANKILL RD SITE

APT BLOCK A - ELEVATION PAGE 2 - 1:200 @ A3

ALAN BENNETT ARCHITECTS

22.02.22

21-26-122

0m 1m 2m 3m

APT BLOCK A 3D VIEW

- LIGHT GREY SMOOTH FIBRE CEMENT CLADDING (HIDDEN FIXINGS)
- DARK GREY WINDOW FRAMES
- GLAZED RAILING
- RED FACING BRICK
- DARK GREY WINDOW FRAMES
- GLAZED GUARDING
- RED FACING BRICK VERTICAL DETAILING
- RED FACING BRICK

SHANKILL ROAD

LANARK WAY/SHANKILL RD SITE

APT ELEVATION PAGE 3 - LANARK WAY ELEV DETAIL 1:100 @ A3

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22.02.22

21-26-122



LANARK WAY/SHANKILL RD SITE	APT BLOCK A ELEVATION PAGE 1 - 1:200 @ A3	ALAN BENNETT ARCHITECTS
22.02.22		21-26-121



LANARK WAY/SHANKILL RD SITE	APT ELEVATIONS BLOCK B (3 STOREY BLOCK) 1:100 @ A3	ALAN BENNETT ARCHITECTS
22.02.22		21-26-134



3D VIEW OF APT BLOCK B



LANARK WAY/SHANKILL RD SITE

APT ELEVATIONS BLOCK B (3 STOREY BLOCK) 1:100 @ A3

ALAN BENNETT ARCHITECTS

22.02.22

21-26-133



3D VIEWS OF APT BLOCK B



LANARK WAY/SHANKILL RD SITE

APT ELEVATIONS BLOCK B (3 STOREY BLOCK) 1:100 @ A3

ALAN BENNETT ARCHITECTS

22.02.22

21-26-132

<p><b>1.0</b></p> <p>1.1</p> <p>1.2</p> <p>1.3</p>	<p><b>Characteristics of the Site and Area</b></p> <p>The application site is a square-shaped parcel of brownfield land with an area measuring approx. 0.85ha. This has been cleared of buildings and is now vacant and secured by a 2.5m tall steel palisade fence. The site is bounded by the Shankill Road to the northeast; Lanark Way to the southwest; Caledon Street to the southwest; whilst the rear of existing residential properties at Mayo Place and Mayo Court abut the site on its northwest side. The site is relatively flat.</p> <p>The immediate area is mixed between residential and commercial buildings, the former characterised by narrow terraced streets lined with redbrick, two-storey dwellings, on-street parking and small front and rear gardens.</p> <p><b>Description of Proposed Development</b></p> <p>The application seeks full planning permission for the erection of 53 residential units, 15 of which will be apartments. 12no of the apartments are to be in one block and reserved solely as social housing.</p>
<p><b>2.0</b></p> <p>2.1</p>	<p><b>PLANNING HISTORY</b></p> <p>Relevant planning history is summarised below.</p> <ul style="list-style-type: none"> <li>• Z/2012/1286/F - Lands at the junction of Shankill Road/Lanark Way and bound by Caledon Street, Belfast. Proposed social housing development comprising 9 No.2 person 1 bedroom apartments and associated site and access works. Approval. Expired 12/09/2018.</li> <li>• Z/2010/0610/F - Lands at the junction of Shankill Road, Lanark Way and bound by Caledon Street, Belfast. Mixed tenure housing scheme comprising 41 No. dwellings and apartments for social housing and 28 private/affordable apartments with associated site access works. Expired 06/08/2017</li> <li>• LA04/2021/2195/PAD - Lands at the junction of Shankill Road, Lanark Way and bound by Callendon Street, Belfast. Proposed residential development of 53no. units, comprising of 41no. dwellings (mix if 38no. semi-detached and 3no. detached dwellings), 12no. apartments (10 no. 2 bed apartments and 2no. 1 bed apartments). Private and communal amenity space, bin and bicycle store, landscaping, car parking and all associated site works. Decided.</li> </ul>
<p><b>3.0</b></p> <p>3.1</p>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – operational policies</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery  Policy SP2 – sustainable development  Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience  Policy SP7 – connectivity  Policy SD2 – Settlement Areas  Policy HOU1 – Accommodating new homes</p>



	<p>Policy HOU2 – Windfall housing  Policy HOU4 – Density of residential development  Policy HOU5 – Affordable housing  Policy HOU6 – Housing Mix  Policy HOU7 – Adaptable and accessible accommodation  Policy EC3 – Major employment and strategic employment locations  Policy EC4 – Loss of zoned employment land  Policy DES1 – Principles of urban design  Policy DES2 – Masterplanning approach for major development  Policy RD1 – New residential development  Policy BH5 – Archaeology  Policy HC1 – Promoting healthy communities  Policy TRAN1 – Active travel – walking and cycling  Policy TRAN 2 – Creating an accessible environment  Policy TRAN4 – Travel plan  Policy TRAN6 – Access to public roads  Policy TRAN8 – Car parking and servicing arrangements  Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV4 – Flood Risk  Policy ENV5 - Sustainable drainage systems (SuDS)  Policy GB1 – Green and blue infrastructure network  Policy OS3 - Ancillary open space  Policy NH1 – Protection of natural heritage resources</p>
3.2	<p><b><u>Supplementary Planning Guidance</u></b></p> <p>Affordable Housing and Housing Mix  Residential Design  Placemaking and Urban Design  Masterplanning approach for Major developments  Sustainable Urban Drainage Systems  Transportation  Development Viability  Creating Place</p>
3.3	<p><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)</p>
3.4	<p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.5	<p><b>Other Material Considerations</b>  Developer Contribution Framework (2020)  Belfast Agenda (Community Plan)</p>
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><b><u>Statutory Consultees</u></b>  <b>DfI Roads</b> – No objection subject to conditions.  <b>DfI Rivers</b> – No objection.</p>

<p>4.2</p> <p>4.3</p> <p>4.4</p> <p>4.5</p>	<p><b>NIEA</b> – No objection subject to conditions.  <b>NI Water</b> – No objection subject to conditions.  <b>Historic Environment Division – Historic Monuments</b> - No objection subject to conditions.</p> <p><u>Non-Statutory Consultees</u></p> <p><b>Environmental Health</b> – No objection subject to conditions.  <b>NIHE</b> – supports the proposal, accepting the principle of off-site social housing.  <b>Shared Environmental Services (SES)</b> – no objection.  <b>BCC Parks, Landscape and Development</b> – no objection.  <b>BC LDP Urban Design Officer</b> - Content.  <b>Planning Service Plans &amp; Policy Unit</b> – refer to main assessment.  <b>BCC LDP Housing</b> – refer to main assessment.</p> <p>Whilst consultees may have in some cases 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.</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>No third-party representations have been received.</p>
<p><b>5.0</b></p> <p>5.1</p>	<p><b>PLANNING ASSESSMENT</b></p> <p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of housing in this location</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and placemaking</li> <li>• Public realm</li> <li>• Impact on heritage assets</li> <li>• Climate change</li> <li>• Flood risk and drainage</li> <li>• Residential quality and impact on amenity</li> <li>• Open space provision</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Landscaping</li> <li>• Waste-water infrastructure</li> <li>• Natural heritage</li> <li>• Employability and Skills</li> <li>• Section 76 planning agreement</li> <li>• Pre-application Community Consultation</li> </ul>

5.2	<p><b>Development Plan Context</b></p> <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>
5.3	<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>
5.4	<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>
5.5	<p><u>Operational Polices</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above.</p>
5.6	<p><u>Proposals Maps</u></p> <p>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.</p>
5.7	<p>Belfast Urban Area Plan 2001 – the site is a Housing Action Area.</p>
5.8	<p>Belfast Metropolitan Area Plan 2015 (2004) – the site is located within the development limit. Site is zoned as a Major Area of Existing Employment (BT 011/24 - London Road).</p>
5.9	<p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is located within the development limit. Site is un-zoned “white land”.</p>
5.10	<p>The employment zoning of the site in the 2004 version of draft BMAP (v2004) was deleted from the 2014 draft version as per recommendations made by Planning Appeals Commission’s independent report on the basis that an objection to the proposed zoning was made on the grounds that planning permission for housing was approved on the site.</p>
5.11	<p><b><u>Principle of housing in this location</u></b></p> <p>Given the site is previously developed, unzoned, brownfield land; it is considered a ‘windfall’ site in respect of proposed housing and so Policy HOU2 applies. Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. Policy HOU2 requires windfall housing to be delivered on</p>

	<p>previously developed land, which the application site is. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below.</p> <ol style="list-style-type: none"> <li>a. <b>The site is suitable for housing</b> – the site is located within a predominantly residential area comprising housing and some local commercial uses in close proximity. The location is considered suitable in principle for housing given the character and uses in the area.</li> <li>b. <b>The location is accessible and convenient to public transport and walking cycle infrastructure</b> – the site is on/has frontage onto an arterial route, the Shankill Road and within walking distance of the Springfield Road, which is also an arterial route. It is accessible to shops, services, amenities and public transport.</li> <li>c. <b>Provision is made for any additional infrastructure required as a result of the development</b> – suitable infrastructure is in place.</li> </ol>
5.12	It is notable that the site has been subject of previous planning permissions for residential development, albeit now expired.
5.13	It is considered that the site is a suitable location in principle for housing and that the proposal is compliant with Policies HOU1 and HOU2.
5.14	<p><b><u>Commercial Node</u></b></p> <p>The proposal will involve a residential development on an arterial route on land partially zoned as a Commercial Node/Area of Parking Restraint. For clarification, Arterial Routes serve a similar function within draft BMAP to that intended for City Corridors with the LDP.</p>
5.15	Ideally, development within these designated areas should include a commercial element. However, the LDP does not preclude development that is fully non-commercial within Commercial Nodes.
5.16	Also, it is a material consideration that there is a planning history on the site for a housing scheme for residential units (see Planning History above) which did not include a commercial element.
5.17	<p><b><u>Housing density</u></b></p> <p>Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.</p>
5.18	The site is located within inner city Belfast where the average density should be 75-150 dwellings per hectare (ha). The site area is 0.85ha and so the proposal equates to a density of 62 dwellings per ha, demonstrating that it would make effective use of land without over-development.
5.19	<p><b><u>Affordable housing</u></b></p> <p>Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing. The proposal includes 12 units reserved for social housing. This equates to 23% approx. of the total proposed 53 units.</p>
5.20	The Housing Executive carries out Housing Need Assessments (HNAs) annually across all relevant housing areas. This development is located within the Mid Shankill HRA

which has an unmet need of 71 units for the 2022-27 period. NIHE is therefore supportive of the scheme. The proposal, if approved, would therefore partially address an identified need within the area.

5.21 The tenure of the development will be mixed with 23% social and 77% private. Block C will be reserved for the social housing element. This meets the minimal expectation of 20% as outlined in Policy HOU5.

5.22 The proposal fails part of the policy due to the concentration of all affordable housing units into one block, segregating them from the other units. The associated guidance to this policy states that affordable housing should either clustered or pepper-potted throughout the development. There is no end user agreed as yet for the social housing element; however, a housing association has expressed an interest in acquiring multiple units within this development and has outlined its preference for consolidating all social housing units into a single block/location to allow it to effectively manage the properties rather than having them pepper potted throughout the overall scheme.

5.23 **Housing mix**

Table 1

Block A: Accommodation Type (affordable housing)	Size per Unit	Number of Units
2 PERSON/ 1BED (Wheelchair accessible)	61sqm	6
3 PERSON/ 2 BED	61sqm	4
2 PERSON/ 1 BED	51-54sqm	2
		Total 12

Block B: Accommodation Type	Size per Unit	Number of Units
3 Person / 2 Bed Apartment	77sqm	2
3 Person / 2 Bed Apartment	67sqm	1
		Total 3

Table 2

Total: All Accommodation Types	Size per Unit	Number of Units
House Type A 4 person / 3 bed	80sqm	14
House Type B 4 person / 3 bed	85sqm	17
House Type C 5 person / 3 bed	90sqm	2
House Type D 4 person / 3 bed	85sqm	3
House Type E 4 person / 3 bed	85sqm	2
		Total 38

5.24 Policy HOU6 also applies. It requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of:

- a. Up to date analysis of prevailing housing need in the area;
- b. The location and size of the site;
- c. Specific characteristics of the development; and
- d. The creation of balanced and sustainable communities.

5.25	<p>The requirement for a mix of house types will not apply to single apartment developments. As such this is not applicable to Block A and Block B. In such cases, the housing mix will be considered acceptable through greater variety in the size of units. The proposed housing mix is shown in Tables 1 and 2 above. The proposal consists of mix of unit types, ranging from 2 person / 1 bed, to 5 person / 3 bed houses. This is considered to represent a Reasonable housing mix. NIHE is supportive of the proposal. Having regard to these factors, the proposed housing mix is considered acceptable.</p>
5.26	<p><b>Space Standards</b></p> <p>The proposed internal sizes of each residential unit is in accordance with the minimum space standard as set out in Appendix C of the Plan Strategy. Apartment numbers 1-6 of Block A are to be wheelchair accessible. These are all in excess of 60sqm, which is the minimum requirement for 2-person/1-bedroom wheelchair accessible apartments.</p>
5.27	<p><b><u>Adaptable and accessible accommodation</u></b></p> <p>Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The applicant has demonstrated in the Alan Bennett Architects LDP statement how the proposal satisfies these criteria.</p>
5.28	<p>The policy also requires that at least 10% of units in residential developments of 10 units or more are wheelchair accessible and provides an additional nine criteria (g. to o.) with which these units should accord. The proposal includes 6 wheelchair units which is in excess of the required 10%. It is considered that the proposal complies with the additional nine criteria g. too. The proposed floor plans clearly show the 10% wheelchair acceptable units demonstrating that the criteria above has been met.</p>
5.29	<p><b><u>Design and placemaking</u></b></p> <p>The proposal has been assessed against the SPPS, and Policies SP5, DES1, DES2 and RD1. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent land and uses.</p>
5.30	<p>The layout of the proposed housing scheme is in keeping with the prevailing character of the area, which is defined by two-storey houses on streets in the form of courtyards and cul-de-sacs off a main through road. The proposed layout includes reinstating a street frontage along Caledon Street, Shankill Road and Lanark Way. The rest of the scheme (14 dwellings) will be along a new road within the site, accessed from Lanark Way.</p>
5.31	<p>The proposed apartment scheme will be in two separate blocks: one 4 storey block containing 12 units; and one 3 storey block containing 3 units. These are on the corner of the site, with a frontage on both the Shankill Road and Lanark Way.</p>
5.32	<p>The proposed scale, height and massing, which sees the tallest four storey height proposed at the nodal junction of the Shankill Road, a key arterial route, and Lanark Way and heights dropping along both elevations down to three and then predominantly two storeys, echoing that of surrounding properties, is considered to be contextually appropriate for this site. The Council's Urban Design section is content with the overall design of the scheme and its relationship with the wider area.</p>

5.33	<p><i>Finished Materials</i></p> <p>The dwellings houses will be finished with dark grey smooth concrete roof tiles, red facing brick on the walls mixed with sections of smooth render in a neutral colour. Dark grey window frames and dark grey entrance doors.</p>
5.34	<p>Apartment blocks A and B will be finished in red facing brick to the ground and first floor walls whilst the second floor will be cladded in light grey smooth fibre cement. Dark coloured timber window frames.</p>
5.35	<p>It is recommended that in the event of planning permission being granted, that a planning condition for samples of these materials are provided prior to construction works beginning on site to ensure the materials are of appropriate quality and character for the area.</p>
5.36	<p><b><u>Impact on heritage assets</u></b></p> <p>HED (Historic Buildings) has considered the impacts of the proposal on the nearby listed graveyard gateway, watch-house, boundary walls and railings and on the basis of the information provided, advises that it satisfies the requirements of paragraph 6.12 of Strategic Policy Planning Statement for Northern Ireland and Policy BH 1, without conditions. HED (Historic Monuments) is content that the proposal satisfies policy requirements, subject to conditions for 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 BH 5.</p>
5.37	<p><b><u>Climate change</u></b></p> <p>Policies ENV2, ENV3 and ENV5 state that planning permission will be granted for development that incorporates measures to mitigate / adapt to environmental change and reduce greenhouse gases by promoting sustainable patterns of development.</p>
5.38	<p>The site will incorporate hard SuDS in the format of oversized pipes and manholes which will have a vortex flow control devise to restrict the storm water discharge from the site down to greenfield run-off rates, mitigating the local flooding impacts. Soft SuDS methods will also be included with the use of 3,240m<sup>2</sup> of green space within the site including gardens and landscaped areas. This equates to almost 40% of the proposed development being green space.</p>
5.39	<p>In addition, the private car parking spaces, allocated to the apartment blocks, will use permeable paving to allow rainwater to soak away more naturally. The site will also benefit from the use of rainwater gardens for the apartment blocks. These rainwater gardens will utilise rainwater run-off from the roofs of the development by diverting it through the garden itself watering all plants and shrubberies along the way. The gardens will be designed to ensure that plants more suited to an aquatic environment will be placed closer to the discharge points of the rainwater from the roofs.</p>
5.40	<p>This also proposal includes a quality sustainable design, incorporating PV Panels, and high-efficiency gas boilers i.e. an electric generating source and a separate heat source. The external fabric of the proposal will have high levels of insulation reducing the need for expensive heating and reducing the cost to the end-user and to the environment. All building materials to be used in this proposal are readily available locally, which reduces the need for importing materials from further afield. Reducing the requirement on fossil fuels for delivery of materials and lessening the carbon footprint of the proposal.</p>

5.41	Building orientation has been designed to optimise solar gain, the fabric of the building will be to a high level to ensure an energy efficient development.
5.42	It is recommended that planning permission, if granted, is conditional that the proposal is constructed to this standard. The proposal is considered compliant with the relevant policies.
5.43	<p><b><u>Flood Risk and Drainage</u></b></p>
5.44	<p>DfI Rivers has assessed the proposal against the latest climate change data, a Drainage Assessment and the proposed use of SuDS and confirmed it is content, subject to a condition. This is compliant with Policy ENV 4.</p>
5.44	<p><b><u>Residential quality and impact on amenity</u></b></p>
5.45	<p>Policies DES1, DES1 and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments.</p>
5.45	<p>To minimise overlooking and promote privacy, the departmental design guide <i>Creating Places</i> (CP) advocates a separation distance of 20m between new residential development and the rear of existing residential properties. None of the proposed dwelling houses back onto any existing house. Internally, separation distances from back-to-back dwellings are between 19m and 20m in all cases. This will ensure overlooking will not be an issue for prospective residents.</p>
5.46	<p>CP advocates a greater separation distance of up to 30m between apartments where there are living rooms / balconies at upper floors that face directly towards windows of existing dwellings, as this can cause significant loss of amenity to adjoining dwellings. In this case, Blocks A and B face directly towards the front of existing dwellings at 1-13 Lanark Way at a distance in excess of 30m. All other units are orientated to ensure minimal direct overlooking, overshadowing and dominance to any existing neighbouring residential property.</p>
5.47	<p>Internally, there are no windows of habitable rooms in the adjacent opposing gable of Block B where this faces Block A. This will ensure no potential adverse impacts for prospective residents.</p>
5.48	<p><i>Open Space Provision</i></p>
5.49	<p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.</p>
5.49	<p>Furthermore, planning permission will only be granted for proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.</p>
5.50	<p><i>Creating Places</i> advocates external private amenity space averaging between 10 and 30 sqm per residential unit for apartment developments, adding that private communal open</p>



	<p>space will be acceptable in the form of landscaped areas, courtyards or roof gardens. The proposal includes both private and communal spaces, with the private open space being limited to the ground floor apartments, excluding Block C.</p>
5.51	<p>Communal open space equates to 564sqm with each apartment within the larger four storey block (Block A) benefitting from private balconies ranging from 2.0sqm to 14sqm, equating to a total provision of around 40sqm of amenity space per apartment. This is in excess of the 10sqm average per apartment unit set out by Policy OS3 of the LDP and the Departmental Creating Places design guide.</p>
5.52	<p>Rear private gardens associated with the semi-detached and detached properties range from 59sqm to 188sqm. This is above the average of 70sqm per unit as advocated by Creating Places.</p>
5.53	<p>The total site area is 0.85ha, and at 564sqm the provision of open space falls short of the 850sqm or 10% as required by Policy OS3 of the LDP. However, this policy may accept provision of less than 10% if the site is close to and would benefit from ease of access to areas of existing public open space. Woodvale Park, which is large public recreation space, is 0.5 miles approx. from the site. The ratio of open space to built form is considered, on balance, acceptable.</p>
5.54	<p><i>Bin Storage</i></p> <p>Each dwelling house has sufficient space for 3x bins to the rear. Apartment Block A has communal bin storage directly adjacent. Apartment Block B shares the communal bin storage with Block A. This is at a distance of 23.5m approx. from the block. The location and quantum of storage provided is acceptable and would not adversely impact on the amenity of prospective and residents.</p>
5.55	<p><b><u>Access and transport</u></b></p> <p>The site has good accessibility being within walking distance of two arterial routes (Shankill Road and Springfield Road). The area is well served by existing pedestrian facilities with footways provided on both sides of the carriageways as well as controlled pedestrian crossings located at strategic locations on the surrounding road network. An internal cycle storage area is provided within the two apartment blocks to encourage cycling. DfI Roads is content with the number and provision of cycle stands for 10 bikes. The proposal is considered compliant to Policy TRAN1.</p>
5.56	<p>Policy TRAN 2 states that the design of new developments must take account of the specific needs of people with disabilities and others whose mobility is impaired. The proposal includes ease of access to reserved parking for the apartments, with the provision of 1 space per unit. These are in close unhindered proximity to the apartments, ensuring ease of access between the car park and each block.</p>
5.57	<p>Policy TRAN 4 states that planning permission for development proposals with significant travel generating uses will require a travel plan. The application is supported by a travel plan, which sets out a range of measures and targets aimed at promoting sustainable travel within the development. This includes the following green travel measures:</p> <ul style="list-style-type: none"> <li>• 100% subsidy for one travel card offered per dwelling for a period of 3 years,</li> <li>• 50% subsidy of car club membership per dwelling for a period of 3 years; and</li> <li>• 100% subsidy of Belfast Bike Scheme Membership.</li> </ul> <p>This may be delivered as an integrated fund.</p>

5.58	The travel plan measures are considered acceptable having regard to Policy TRAN4. DfI Roads, the statutory regulator for travel, is content subject to conditions.
5.59	Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The dwellings along Lanark Way and Shankill Road has access to the new on street layby parking whilst all other units have at least one incurtilage parking space. The proposal is considered to accord with Policy TRAN8.
5.60	DfI Roads offers no objection to the proposal, subject to conditions, which is considered acceptable with regards to highway safety, traffic progression and parking. The proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9.
5.61	<p><b><u>Health impacts</u></b></p> <p>Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
5.62	The applicant has outlined in a statement how the proposal provides opportunity for active travel, physical and improved mental wellbeing. The site is within walking distance of the city centre and its amenities. It is within short walking distance of Woodvale Park and a Tesco shopping centre. Active travel will be further encouraged through the travel plan and green measures proposed as part of the application. An appropriate level of amenity space is incorporated into the scheme, mixed between private and communal gardens. The proposal would provide quality housing for people in housing stress and housing need.
5.63	The proposal is considered to satisfy the requirements of Policy HC1.
5.64	<p><b><u>Environmental protection</u></b></p> <p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The Council's Environmental Health (EH) has been consulted and having assessed risks from contaminated land, air quality and noise, has advised that it is content subject to conditions to ensure any risks associated with contamination and noise are adequately mitigated. In respect of air quality, EH advised that the agent has confirmed that there will be no substantial centralised combustion process serving the proposed development and that individual gas boilers will be installed at houses and within the apartment blocks. Based on thermal output specification provided by the agent for the type EH noted that these boilers would not trigger the need for an air quality impact assessment. However, EH caveated if there is any change to the proposed heating system other than that proposed and indicated in information submitted by TSA planning on behalf of the applicant should be submitted to planning service for review and comment.</p>
5.65	<p><b><u>Proposed Landscaping</u></b></p> <p>There is no existing soft planting or trees on the site worthy of retention and as such all soft landscaping will be new. This consists of grass, trees and shrubs. Species will be</p>

	<p>mixed to ensure resilience against disease. The planting will be subject of a long-term management and maintenance plan to ensure establishment and longevity. Hard landscaping will consist of hard surfaced areas, boundary walls and steel railings and metal fences. The existing brick boundary wall to the southeast and southwest will be retained and rebuilt in places. The proposed details are acceptable and appropriate conditions are necessary for delivery, management and maintenance.</p>
5.66	<p><b><u>Waste-water infrastructure</u></b></p> <p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water as the statutory authority was consulted and advised that it has no concerns from a wastewater and supply capacity, subject to conditions.</p>
5.67	<p><b><u>Natural heritage</u></b></p> <p>Policy NH1 relates to the protection of natural heritage resources. NIEA Natural Heritage has been consulted and advised it has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns.</p>
5.68	<p>Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough, an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC). Water quality of the lough is a key consideration. The Habitats Regulations are framed in such a way that it is not only the impacts of individual development proposals that need to be considered, but also “in combination” impacts with other development.</p>
5.69	<p>Whilst a precautionary approach applies to Habitats Regulations Assessment (HRA), SES confirms that the onus is on NIW to provide evidence of likely actual impacts, rather than hypothetical impacts. As the Competent Authority, the Council may take its own objective view on whether a proposal is likely to have a significant effect on water quality of the Lough. However, having regard to the precautionary approach, where there is clear intensification, the Council may need to consult SES and ask them to undertake a HRA Appropriate Assessment Screening to ascertain whether there would be a likely significant impact. This also triggers statutory consultation with DAERA NIEA.</p>
5.70	<p>In this case, it is considered that there would be clear intensification of the existing use of the site. Accordingly, it has been necessary to consult SES and DAERA. SES has advised following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, that the proposal would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. Due to the land buffer between the proposed development and the closest open watercourse to the north (approx. 21m - across the Shankill Road), the effects of dilution/dispersal and considering the scale/nature of the proposed development, there can be no conceivable effect to the qualifying features of any European site from the proposal.</p>
5.71	<p>The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the Strategic Planning Policy Statement.</p>

5.72	<p><b><u>Employability and Skills</u></b></p> <p>The Developer Contribution Framework requires proposals for Major development to make a contribution towards Employability and Skills where necessary. The applicant has submitted an Employability and Skills Profile, and Planning consulted with the Council's Economic Development Unit (EDU) who confirmed that given the scale of the employment to be created and reported skills shortages, Employability and Skills related Developer Contributions Section 76 clauses will not be required for the construction or operational phase.</p>
5.73	<p><b><u>Section 76 planning agreement</u></b></p> <p>If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable.</p> <ul style="list-style-type: none"> <li>• <b>Affordable housing</b> – to require the delivery of the 12 social housing units;</li> <li>• <b>Green travel measures</b> – travel plan and green travel measures;</li> <li>• <b>Management and maintenance of communal open space and landscaping.</b></li> </ul>
5.74	<p><b><u>Pre-application Community Consultation</u></b></p> <p>The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.</p>
5.75	<p>The applicant sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> <li>• Issued a press notice to highlight information about the proposals and provide notification of an online public information event;</li> <li>• Distribution of an information leaflet containing the details of the proposals and the avenues through which recipients could provide their comments and feedback; and</li> <li>• Hosted an online public exhibition event with members of the project team to assist in any questions and to allow for further feedback.</li> </ul>
5.76	<p>The feedback was reviewed, and the matters were considered within the PACC report, detailing how the feedback was gathered, analysed, assessed, and considered.</p>
5.77	<p>It is considered that the Pre-Community Consultation 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>
5.78	<p>It should be noted that the public event was online as per a relaxation of pre-application community consultation requirements during Coronavirus emergency period as provided for in The Planning (Development Management) (Temporary Modifications) (Coronavirus) (Amendment No.2) Regulations (Northern Ireland) 2021.</p>

<p><b>6.0</b></p> <p>6.1</p> <p>6.2</p>	<p><b>Recommendation</b></p> <p>The proposal would provide housing units including a significant element of social housing, for which there is a significant unmet need in the city and would assist the further regeneration of an area that is socially and economically deprived. The design of the proposed housing is considered on balance acceptable. Sufficient parking would be provided and the proposal would not be detrimental to highway safety. The proposal, if approved, would not give rise to harmful impacts on existing neighbouring properties. It is recommended that planning permission is granted.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other matters that arise, provided that they are not substantive.</p>
<p>7.0</p>	<p><b>DRAFT CONDITIONS:</b></p> <p>The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p><b><i>Materials</i></b></p> <p>No external brickwork or render shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p>No external roofing shall be constructed or applied unless in accordance with a written specification and a physical sample, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>The sample shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p><b><i>Drainage and Flooding</i></b></p> <p>No development shall proceed beyond sub-floor construction until a suitable dedicated surface water solution has been agreed upon. The applicant may requisition NI Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose.</p> <p>Reason: To ensure a practical solution to the disposal of surface water from this site.</p> <p>Prior to the construction of the drainage network, the applicant shall submit a Drainage Assessment, compliant with 4.8 and Appendix E of SPG, to be agreed with the Council which demonstrates 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,</p>

including an allowance for climate change (10%) and urban creep (10%).  
Reason: In order to safeguard against surface water flood risk.

***PSD, Access and Parking***

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Private Streets Determination Drawing No. C-01, Revision F bearing the Department for Infrastructure Determination date stamp 26th October 2023.

Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

Notwithstanding the provisions of the Planning (General Development) (Northern Ireland) Order 1993, no buildings, walls, or fences shall be erected, nor hedges nor formal rows of trees grown in service strips determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage to or obstruction of services within the service strip.

Notwithstanding the provisions of the Planning (General Development) (Northern Ireland) Order 1993, no planting other than grass, flowers or shrubs with a shallow root system and a mature height of less than 0.5m shall be carried out in service strips determined for adoption.

Reason: To prevent damage to or obstruction of services within the service strip.

The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination Drawing No. C-01, Revision F, published on the Planning Portal 4th May 2023, to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

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

The vehicular accesses, including visibility splays, shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.

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

No part of the lay-by fronting the proposed houses 30-38 shall be constructed until permission has been granted to relocate the bus stop/shelter on Shankill Road.

Reason: To ensure the orderly development of the site and the necessary road works.

The Residential Travel Plan, published on the Planning Portal 26th November 2022, shall be implemented on completion of the development.

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

Covered and secure cycle parking shall be provided in accordance with Private Streets Determination Drawing No. C-01, Revision F, published on the Planning Portal 4th May 2023.

Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.

### ***Human health***

Prior to the occupation 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 RSK Ireland Ltd report entitled 'Michael Nugent Ltd, Remediation Strategy, Lands at Lanark Way, Belfast, 603564-R2(00), October 2022' have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (residential with homegrown produce). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that:

a) A minimum 800mm capping layer has been emplaced in all landscaped areas formed from material that is demonstrably suitable for use (residential with homegrown produce).

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

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.

Prior to installation of window units within each phase or each block of the hereby permitted development, the applicant shall submit to the planning authority, for review and approval in writing, a final window schedule detailing the glazing configuration and sound reduction performance of proposed windows to habitable rooms of the hereby permitted development. The sound reduction specification for the chosen windows shall be in accordance with the requirements identified in annotated colour coded figure K of the Lester Acoustics report dated 25th November, referenced MRL/1502/L03.

Reason: Protection of health and amenity against adverse noise impact.

Prior to installation of any alternative means of ventilation to be incorporated within each phase or block of the hereby permitted development, the applicant shall submit to the planning authority, for review and approval in writing, confirmation of the specification of the alternative means of ventilation to serve habitable rooms. The sound reduction specification for the alternative means of ventilation shall be in accordance with the requirements identified in figure K of the Lester Acoustics report dated 25th November, referenced MRL/1502/L03.

Reason: Protection of health and amenity against adverse noise impact.

Prior to occupation of each phase or block of the hereby permitted development, the window schedule and approved alternative means of ventilation shall be installed, as approved, to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided. The approved windows and alternative means of ventilation shall be retained thereafter.

Reason: Protection of health and amenity against adverse noise impact.

In the event that dormer style windows are proposed anywhere at the hereby permitted development, an enhanced specification of ceiling construction shall be installed in accordance with recommendation identified on page 1 of the Lester Acoustics report dated 11th March 2022, report reference: MRL/1502/L01.

Reason: Protection of health and amenity against adverse noise impact.

Prior to occupation of each phase or block of the hereby permitted development, the acoustic barrier (2m high wall with coping stone) shall be constructed in the areas of the site as identified in the Alan Bennett Architect's drawing titled: 'Proposed Site Plan' dated X.

Reason: Protection of health and amenity against adverse noise impact.

### ***Heritage***

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 the 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.

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



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

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 Y above. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the 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.

***Landscaping***

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

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

The residential units hereby approved shall not be occupied until their respective boundary treatments have been implemented in accordance with the approved plans. The boundary treatments shall be retained in accordance with the approved details.

Reason: In the interests of amenity.

Works shall be managed and maintained thereafter in accordance with the landscape management and maintenance plan.

Reason: To ensure establishment and longevity of the soft landscaping plan.

The development hereby permitted shall not be occupied until details of the hard surfaces within the site, including driveways, parking and turning areas, footways and patios, have been submitted to and approved in writing by the Council. All new hard surfacing areas shall be permeable or drained to a permeable area. The development shall not be occupied unless the approved works have been carried out and retained as such thereafter.

Reason: In the interests of the character and appearance of the area, and to promote sustainable drainage.

The development hereby approved shall not be occupied until the external amenity areas have been provided in accordance with the approved plans. The amenity areas shall be retained as such at all times.

Reason: To ensure that a quality residential environment is provided for occupants of the approved development.

The development hereby approved shall not be occupied until the open spaces have been provided in accordance with the approved plans. The open spaces shall be retained as such at all times.

Reason: To ensure that appropriate provision is made for open space.

The development hereby approved shall not be occupied unless a management plan for managing and maintaining the open space has been submitted to and approved in writing by the Council. The open space and play equipment shall be managed and maintained in accordance with the approved management plan at all times.

Reason: To ensure that the open space is properly managed and maintained.

### ***Climate Change***

The development hereby approved shall not be occupied unless the climate change measures have been implemented in accordance with the submitted details. The climate change measures shall be retained in accordance with the approved details at all times.

Reason: To mitigate and/or adapt to climate change.

### ***Waste Management***

Prior to the occupation of any apartment hereby permitted, the bin store area shall be constructed in accordance with the approved drawings and retained thereafter. Access to the bin storage area shall be available to residents of the apartments hereby permitted at all times.

Reason: In the interests of residential and visual amenity.

### ***Removal of Permitted Development Rights***

Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no extension, garage, shed, outbuilding, wall, fence or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area.

**ANNEX**

<b>Date Valid</b>	15 April 2022
<b>Date First Advertised</b>	27 April 2022
<b>Date Last Advertised</b>	27 April 2022

**Details of Neighbour Notification** (all addresses)**Neighbours Issued: 15 May 2022**

31 Caledon Street,Belfast,Antrim,BT13 3AX  
396 Shankill Road,Belfast,Antrim,BT13 3AD  
8 Lanark Way,Belfast,Antrim,BT13 3BH  
6 Caledon Street,Belfast,Antrim,BT13 3AX  
33 Caledon Street,Belfast,Antrim,BT13 3AX  
12 Mayo Court,Belfast,Antrim,BT13 3BE  
13 Caledon Street,Belfast,Antrim,BT13 3AX  
374b ,Shankill Road,Belfast,Antrim,BT13 3AD  
12 Lanark Way,Belfast,Antrim,BT13 3BH  
4 Lanark Way,Belfast,Antrim,BT13 3BH  
10 Caledon Street,Belfast,Antrim,BT13 3AX  
19 Caledon Street,Belfast,Antrim,BT13 3AX  
387-389 ,Shankill Road,Belfast,Antrim,BT13 3AF  
395-401 ,Shankill Road,Belfast,Antrim,BT13 3AF  
7 Mayo Court,Belfast,Antrim,BT13 3BE  
403 Shankill Road,Belfast,Antrim,BT13 3AF  
400 Shankill Road,Belfast,Antrim,BT13 3AD  
14 Lanark Way,Belfast,Antrim,BT13 3BH  
384 Shankill Road,Belfast,Antrim,BT13 3AD  
2 Caledon Street,Belfast,Antrim,BT13 3AX  
10 Mayo Court,Belfast,Antrim,BT13 3BE  
14 Caledon Street,Belfast,Antrim,BT13 3AX

21 Caledon Street,Belfast,Antrim,BT13 3AX  
8 Caledon Street,Belfast,Antrim,BT13 3AX  
394 Shankill Road,Belfast,Antrim,BT13 3AD  
4 Caledon Street,Belfast,Antrim,BT13 3AX  
5 Mayo Place,Belfast,Antrim,BT13 3EG  
388-390 ,Shankill Road,Belfast,Antrim,BT13 3AD  
378 Shankill Road,Belfast,Antrim,BT13 3AD  
380 Shankill Road,Belfast,Antrim,BT13 3AD  
2a ,Caledon Street,Belfast,Antrim,BT13 3AX  
382 Shankill Road,Belfast,Antrim,BT13 3AD  
9 Caledon Street,Belfast,Antrim,BT13 3AX  
3 Mayo Place,Belfast,Antrim,BT13 3EG  
12 Caledon Street,Belfast,Antrim,BT13 3AX  
364 Shankill Road,Belfast,Antrim,BT13 3AD  
402a ,Shankill Road,Belfast,Antrim,BT13 3AD  
4 Mayo Place,Belfast,Antrim,BT13 3EG  
1 To 4 ,Lanark Way,Belfast,Antrim,BT13 3BH  
Shankill Road,Belfast,Antrim,  
2 Mayo Place,Belfast,Antrim,BT13 3EG  
10 Lanark Way,Belfast,Antrim,BT13 3BH  
27 Caledon Street,Belfast,Antrim,BT13 3AX  
25 Caledon Street,Belfast,Antrim,BT13 3AX  
398 Shankill Road,Belfast,Antrim,BT13 3AD  
374a ,Shankill Road,Belfast,Antrim,BT13 3AD  
29 Caledon Street,Belfast,Antrim,BT13 3AX  
383-385 ,Shankill Road,Belfast,Antrim,BT13 3AF  
1 Lanark Way,Belfast,Antrim,BT13 3BH  
20 Caledon Street,Belfast,Antrim,BT13 3AX  
1b ,Caledon Street,Belfast,Antrim,BT13 3AX  
9 Mayo Court,Belfast,Antrim,BT13 3BE  
392 Shankill Road,Belfast,Antrim,BT13 3AD  
374 Shankill Road,Belfast,Antrim,BT13 3AD

23 Caledon Street,Belfast,Antrim,BT13 3AX  
15 Caledon Street,Belfast,Antrim,BT13 3AX  
380 Shankill Road,Belfast,Antrim,BT13 3AD  
352-358 ,Shankill Road,Belfast,Antrim,BT13 3AD  
Lanark Way,Belfast,Antrim,BT13 3BH  
17 Caledon Street,Belfast,Antrim,BT13 3AX  
391-393 ,Shankill Road,Belfast,Antrim,BT13 3AF  
11 Caledon Street,Belfast,Antrim,BT13 3AX  
6 Lanark Way,Belfast,Antrim,BT13 3BH  
18 Caledon Street,Belfast,Antrim,BT13 3AX  
376 Shankill Road,Belfast,Antrim,BT13 3AD