

Planning Committee

Development Management Report

Committee Date: 12th August 2025

Application ID: LA04/2024/2077/F

Proposal: Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations.

Location:
Adelaide Business Centre
2-6 Apollo Road,
Belfast,
BT12 6HP

Referral Route: Major development.

Recommendation: Approve, subject to conditions

Applicant Name and Address:

Paddy Simpson
26 The Barley Fields
Londonderry
BT48 8TN

Agent Name and Address:

Laura McCausland

Date Valid: 29th January 2025

Target Date: 27th August 2025

Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)

Executive Summary:

The application seeks full permission for a change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations.

The site is located on Apollo Road which is within close proximity of the Boucher Road.

The site is currently occupied by a large single storey warehouse building comprised of a mix of offices and storage and distribution uses.

The key issues for consideration of the application are set out below.

- *Principle of change of use*
- *Design & placemaking*
- *Access & transport*
- *Climate change*
- *Health impacts*
- *Environmental protection*
- *Waste-water infrastructure*
- *Waste storage*
- *Employability and Skills*
- *Pre-application community consultation*

The site is whiteland within both the Belfast Urban Area Plan 2001 and draft Belfast Metropolitan Area Plan 2015 (dBMAP).

The principle of the proposed development is considered acceptable under the strategic aims of the RDS, the SPPS and the Plan Strategy. It has been demonstrated there is no sequentially preferable site to accommodate the proposal and the use proposed will support the day and night time offering within the city for visitors.

The proposal involves alterations to the existing elevations which will reflect the proposed use and are in keeping with the surrounding context of the area.

Sufficient parking has been provided and DFI Roads have no objections.

Dfi Roads Service, HED, NIEA, SES, Environmental Health and the LDP Team have responded advising of no objection, subject to conditions. NIW have recommended refusal due to sewage network capacity issues and this will be addressed by way of condition.

No third-party representations were received.

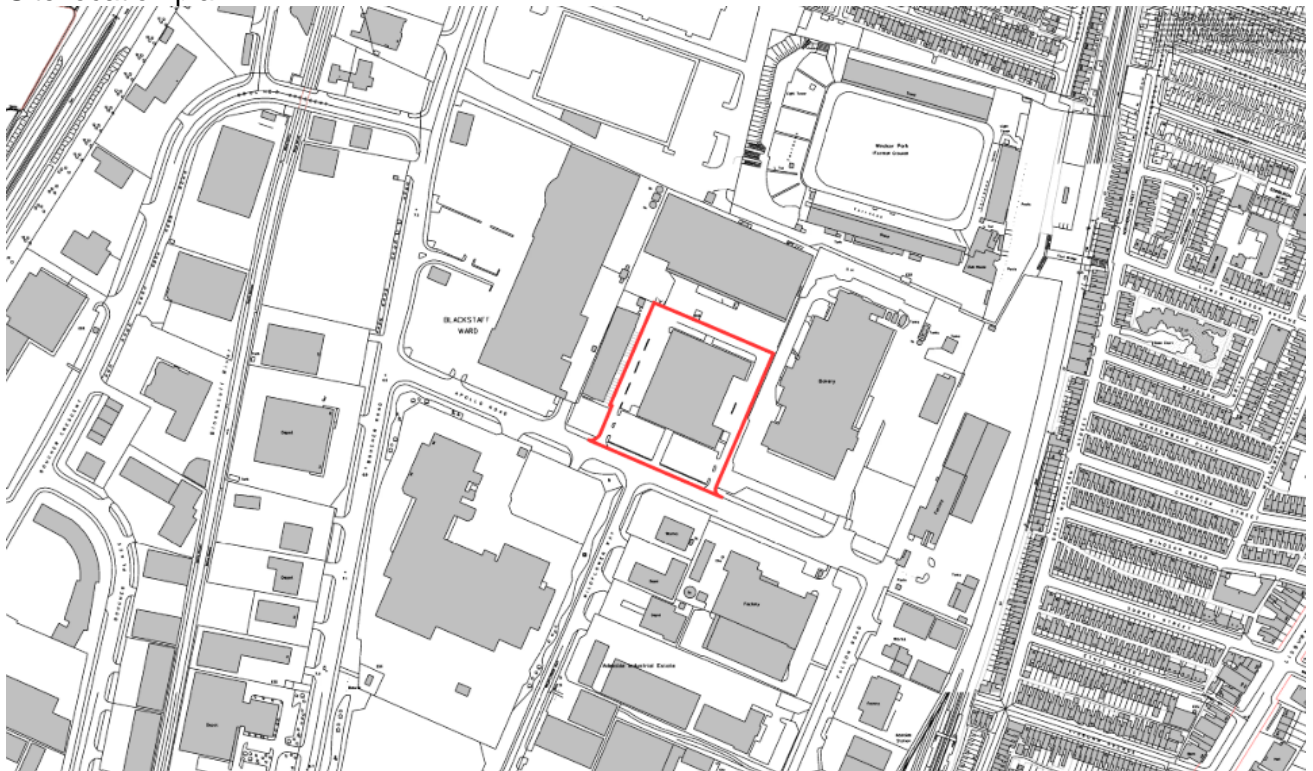
Recommendation

Having regard to the Development Plan and all relevant material considerations, it is recommended that planning permission is granted subject to conditions.

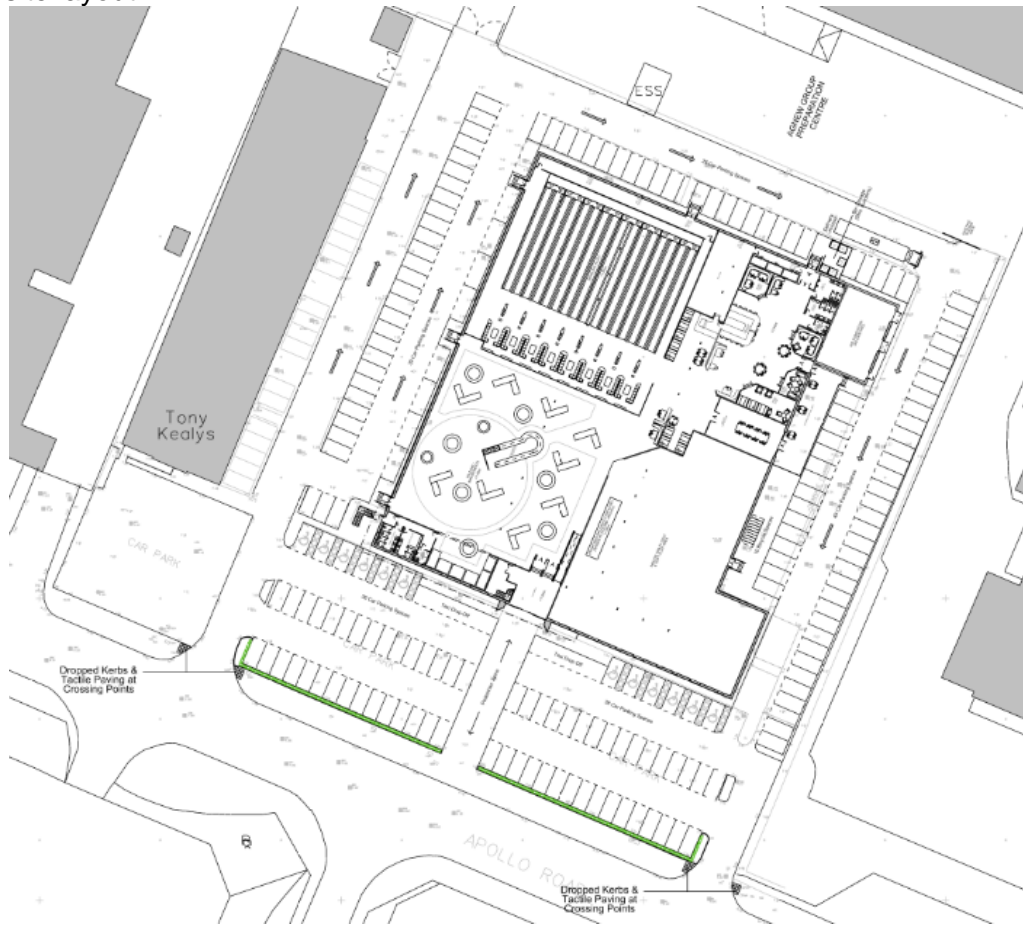
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions deal with any other issues that arise, provided that they are not substantive.

Proposed Plans

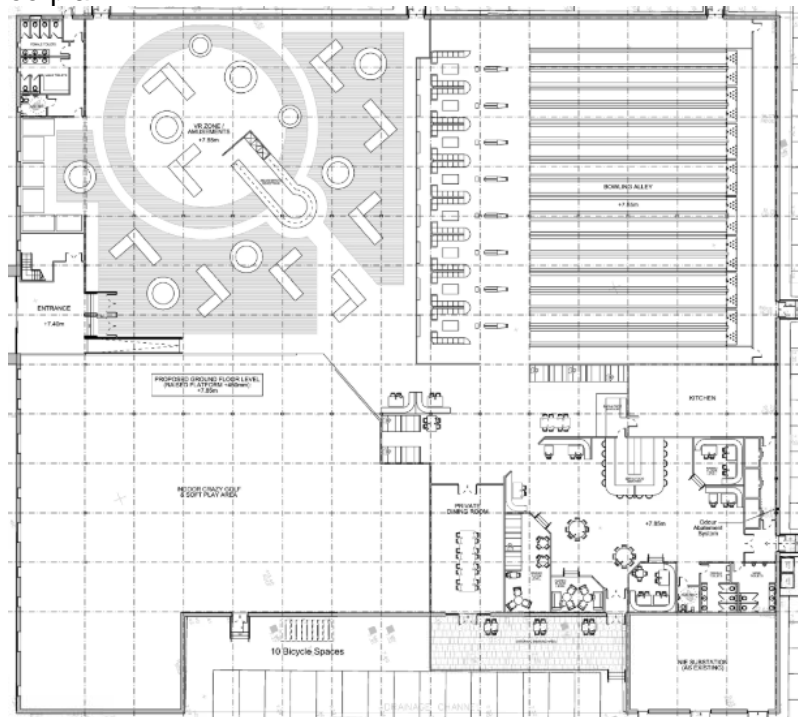
Site location plan:



Proposed site layout:



Proposed ground floorplan:



Proposed elevations:



1.0	Characteristics of the Site and Area
1.1	The site is located along the Apollo Road which is accessed from the Boucher Road. The site is currently comprised of a large single storey warehouse building with a large amount of car parking which surrounds the building. The surrounding area is mixed use with a number of similar warehouse buildings with varying uses such as retail, industrial and storage. To the west along the Boucher Road is a large retail park.
2.0	PLANNING HISTORY
2.1	<p>LA04/2018/1321/F- Unit 2-6 Apollo Road- Change of Use from Call Centre to vehicle storage including new access vehicle access ramp and associated site works. Permission Granted 24th October 2018.</p> <p>LA04/2018/2117/PAN- Unit 2-6 Apollo Road- Development of an 87 bed Hotel, 36 apartments and 14 business studios. PAN Concluded.</p> <p>LA04/2023/4125/PAD- Unit 2-6 Apollo Road- change of use from office space to a Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Carparking, Signage and Associated Site Works. PAD Concluded.</p>

3.0	PLANNING POLICY
3.1	Development Plan – Plan Strategy <u>Belfast Local Development Plan, Plan Strategy 2035</u> <i>Strategic Policies:</i> <ul style="list-style-type: none"> • 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 <i>Operational Policies:</i> <ul style="list-style-type: none"> • Policy DES1 – Principles of urban design • Policy EC1 – Delivering inclusive economic growth • Policy TLC1 – Supporting tourism, leisure and cultural development • Policy TLC4 – Evening and night-time economy • Policy HC1 – Promoting healthy communities • Policy RET1- Establishing a centre hierarchy • Policy RET2- Out of Centre Development • Policy TRAN1 – Active travel – walking and cycling • Policy TRAN2 – 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 ENV5 – Sustainable drainage systems (SuDS) • Policy NH1 – Protection of natural heritage resources <u>Supplementary Planning Guidance</u> <ul style="list-style-type: none"> • Placemaking and Urban Design • Sustainable Urban Drainage Systems • Transportation • Retail and Main Town Centre Uses
3.2	Development Plan – zoning, designations and proposals maps <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.3	Regional Planning Policy <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS)

3.4	<ul style="list-style-type: none"> Strategic Planning Policy Statement for Northern Ireland (SPPS) <p>Other Material Considerations</p> <ul style="list-style-type: none"> Belfast Agenda (Community Plan)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u></p> <ul style="list-style-type: none"> DfI Roads: No objection subject to conditions DfI Rivers: No objection Shared Environmental Services: No objection DAERA (NIEA): Raised concerns that the proposal has the potential to adversely affect the surface water environment NI Water: Recommend refusal
4.2	<p><u>Non-Statutory Consultees</u></p> <ul style="list-style-type: none"> BCC Local Development Plan Team: No objection BCC Environmental Health: No objection with conditions <p><u>Representations</u></p>
4.3	<p>The application has been advertised in the newspaper and neighbours notified, no representations were received.</p>
5.0	PLANNING ASSESSMENT
5.1	<p><u>Main Issues</u></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <i>Principle of change of use</i> <i>Design & placemaking</i> <i>Access & transport</i> <i>Climate change</i> <i>Health impacts</i> <i>Environmental protection</i> <i>Waste-water infrastructure</i> <i>Waste storage</i> <i>Employability and Skills</i> <i>Pre-application community consultation</i> <p><u>Development Plan Context</u></p>
5.2	<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</p>

	determination must be made in accordance with the plan unless material considerations indicate otherwise.
5.3	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.
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> <p><u>Operational Polices</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<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 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) 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 dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan 2001: The site is un-zoned “white land”. • Belfast Metropolitan Area Plan 2015 (2004): The site is within a major area of existing Employment/Industry. • Belfast Metropolitan Area Plan 2015 (v2014): The site is un-zoned “white land”.
5.7	Due to the size and scale of the proposal and in line with Section 27 of the Planning Act (Northern Ireland) 2011, a Proposal of Application Notice (PAN) was submitted to the Council under LA04/2022/1465/PAN on 5 th July 2022. The Council confirmed on 9 th August that the PAN was acceptable.
5.8	<p>Full details of the public consultation process and associated PAN information were provided in the Pre-Application Community Consultation Report, which is considered further in the report below.</p> <p><u>Principle of Change of Use</u></p>
5.9	The proposal is for a change of use from an office space to a number of leisure uses such as a bowling alley, indoor golf, children’s soft play, VR zone and amusements as well as a restaurant.

5.10	Draft BMAP 2004 zoned the land as an area of existing employment and industry. However, at the PAC Inquiry it was recommended this zoning was deleted in order to acknowledge the reality of the situation on the ground at Boucher Road which contains a number of non-employment, retail and sui generis uses. Subsequently in Draft BMAP 2015 the area is zoned as whiteland. Draft BMAP remains a material consideration and given the recommendation from the PAC at the inquiry it is likely that the proposed site would have been in whiteland within any subsequent adopted version of BMAP. Officers therefore are content to give determining weight to the draft BMAP 2015 and consider the proposed use acceptable in the context of land use subject to the Plan Strategy.
5.11	Policies RET1 (Establishing a centre hierarchy) and RET2 (Out of centre Development) are relevant to the consideration of this proposal. RET1 establishes a network and hierarchy of centres for main town centres uses which includes cultural and community facilities, retail, leisure, entertainment and businesses. The proposal includes leisure and entertainment uses and therefore Policy RET 1 applies. The sequential approach directs these uses to centres before considering edge of centre sites.
5.12	RET2 states that main town centre uses outside of centres must: a) Demonstrate that there is not a sequentially preferable site in, or on the edge of, centres having regard to criteria of suitability, availability and viability; and b) Submit a retail impact assessment and assessment of need for proposals that have a floorspace of 1,000 m ² gross and above. The SPPS also states that a sequential test should be applied to planning applications for main town centre uses that are not in an existing centre. The site is not located within a designated centre and is therefore considered to be in an out of centre location.
5.13	The proposed floorspace exceeds 1000sqm and therefore a Sequential Test and Retail Impact Assessment have been submitted in support of the application. In terms of the Sequential Test the applicant has correctly identified a 20 minute catchment area as per the Council's guidance. In applying the sequential approach the applicant has applied a flexible approach and considered a reduction of 1000sqm of floorspace and buildings with multiple floors. The Sequential Test concludes that there are no sequentially preferable sites located in City/Town Centres, Edge of Town Centres or identified District Centres. The Appendix includes a comprehensive list of 43 alternative sites with various reasons as to why these sites are unsuitable.
5.14	The Local Development Plan Team were consulted and considered that the applicant's assessment has been carried out broadly in line with the guidance set out in the SPG and concludes there are no sequentially preferable sites in the proposal's catchment when considered against the suitability, availability and viability criteria.
5.15	In terms of the Retail Impact Assessment a base year of 2025 is used with a design year of 2028. The Assessment identifies a population catchment of 525,643 in 2025 rising by 3,075 people to 528,718 people in 2028. The Assessment identifies a spend per head ranging between £2,189 and £2,226 in the catchment area. The Assessment provides the relationship between the proposal and spending and considers the spending of the proposal within a number of applicable sectors such as leisure, recreation and sport and restaurants and determines that given the predicted growth in each sector the proposal will not divert trade from existing operators within the catchment. The need for the proposal is set out arguing that due to the anticipated growth of £26 million within the leisure and restaurant sectors there is a quantitative need for additional leisure facilities. The Assessment states that in terms of impact on City/Town Centres and District Centres the majority of trade draw will be from Belfast City Centre and given the existing turnover of the City Centre the impact will be minimal.

	In terms of District Centres many contain similar leisure offerings and due to the existing turnover the impact is less than 1% to each District Centre.
5.16	The Local Plan Team were consulted and while there were slight discrepancies in population projections and the predicted spend per head, they consider that the submitted figures remain reasonable. The LDP Team consider that the turnover calculations presented are in the range considered acceptable and that the needs assessment has been carried out in accordance with the Council's guidance. In terms of impact the LDP Team consider the estimates reasonable and proportionate and are in general consensus with the figures and estimates. The LDP Team had no objections to the proposal.
5.17	It is accepted that there are no sequentially preferable sites in the proposal's catchment when considered against the suitability, availability and viability criteria and the proposal is unlikely to adversely affect the vitality and viability of centres within the catchment. The principle of the use within the proposed location is considered acceptable.
5.18	Policy TLC1 states the council will support tourism leisure, and culture development that contributes to: <ul style="list-style-type: none"> a. Extending the offer across the daytime and night time for a broad range of visitors; and b. Improving the quality, and accessibility of tourism, leisure, and culture facilities and assets to support Belfast's reputation as an attractive tourism destination.
5.19	The proposal complies with Policy TLC1 by providing a leisure use which will contribute to extending the offer across daytime and night time for a broad range of visitors. The surrounding area does not contain a leisure facility of this type and therefore the proposal will improve the quality and accessibility of leisure facilities which supports Belfast's reputation as an attractive tourism destination.
	<u>Design & placemaking</u>
5.20	Policy DES1 (Principles of urban design) of the Plan Strategy promotes good placemaking, high quality design and the importance of proposals responding positively to local context. Policy SP5 (Positive Placemaking) states that development should maximise the core principles of good design and positive placemaking in the creation of successful and sustainable places.
5.21	The proposal involves alterations to the existing elevations to reflect the proposed use such as a double height glazed entrance and alterations to the cladding and windows. The alterations are considered minor in nature and will improve the design of the building to reflect the proposed leisure use. The proposed design is of high quality and will not harm the character and appearance of the surrounding area.
5.22	For these reasons the proposal complies with policies DES1 and SP5 of the Plan Strategy, the relevant provisions of the SPPS.
	<u>Access & transport</u>
5.23	Policy SP7 (Connectivity) supports connectivity to and within the city by sustainable transport modes, such as public transport, walking and cycling. Policy TRAN1 (Active travel, walking & cycling) supports development proposals which take account of the needs and safety of walkers and cyclists, their convenience to walking, cycle and public transport access and secure cycle parking facilities. Policy TRAN2 (Creating and

	accessible environment) promotes suitable access to buildings and their surroundings whilst taking account of the specific needs of people with disabilities or impaired mobility. Development which will generate significant travel uses require a Travel Plan under Policy TRAN4 (Travel plan), whilst Policy TRAN8 (Car parking & servicing arrangements) sets out the criteria under which reduced levels of car-parking will be assessed.
5.24	A Transport Assessment Form has been submitted in support of the application which have been fully assessed by DfI Roads.
5.25	The proposal will reconfigure the existing car park to provide 187no. spaces (including 12 disabled spaces) which will surround the building.
5.26	DfI Roads Service were consulted on the proposal and offered no objection subject to conditions. Having regard to the sustainable of the site location and proximity to parking facilities, access to public transport the proposal is considered to satisfy the relevant policies SP7, TRAN1, TRAN2 and TRAN8.
	<u>Climate change</u>
5.27	Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda, by seeking to reduce greenhouse gas emissions and adapt to a changing climate to build environmental resilience. Policy ENV1 (Environmental quality) allows for development that will maintain and, where possible, enhance environmental quality. Any proposal must protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment. Policy ENV2 (Mitigating environmental change) states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. There is a presumption in favour of retaining existing buildings. Policy ENV3 (Adapting to environmental change) states that planning permission will be granted for development that incorporates measures to adapt to environmental change. Policy ENV5 (Sustainable Drainage Systems) SuDS states that all built development should include, where applicable, SuDS measures to manage surface water effectively on site to reduce surface water runoff.
5.28	The proposal complies by policies ENV2 and ENV3 by reusing the existing building which avoids demolition and minimises waste. While no SuDs measures have been specified it is acknowledged there are limited opportunities given the application is for a change of use. Furthermore there are limited opportunities within the site for landscape to further mitigate against climate change. However to aid in the use of SuDs measures and to enhance the landscaping opportunities a condition will be attached to ensure that all new hardstanding will be permeable and that a soft landscaping scheme will be brought forward in agreement with the council and carried out prior to occupation.
5.29	Subject to conditions to ensure implementation of these measures, there would be no conflict with policies SP3, SP6, ENV1, ENV2, ENV3, ENV5 and TRE1 of the Plan strategy, and the strategic aims of the RDS the SPPS, and the Belfast Agenda.
	<u>Health impacts</u>
5.30	Policy SP3 (Improving health & wellbeing) of the Plan Strategy requires new development to take health and wellbeing into account during early design stages.

	<p>Policy HC1 (Promoting healthy communities) 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>
5.31	<p>The application includes a Health Impact Assessment. The statement details measures to promote healthy communities such as accessibility measures to the building, a sensory area which will have physical and mental health benefits. The nature of the proposal encourages physical and mental activity and in itself provides benefits to contribute to healthy communities. The proposal includes cycle parking to encourage active travel options.</p> <p><u>Environmental protection</u></p>
5.32	<p>Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda to build environmental resilience. Policy ENV1 (Environmental quality) requires new development to protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment.</p>
5.33	<p>Environmental Health have been consulted in regards to air quality, odour and contaminated land. The response from EH indicated no objection to the proposal subject to relevant condition.</p>
5.34	<p><u>Contaminated land:</u></p> <p>A letter submitted confirmed that there will be no breaking of the existing floor slab. A false floor will be built above the floor slab and drainage for the toilets will be above the floor slab and connect into existing soil outlets. EH have no objections with a condition proposed.</p>
5.35	<p><u>Odour:</u></p> <p>The proposal includes a restaurant. The kitchen extraction outlet is located to the rear façade of the building and is indicated as terminating 1m above the ridge line. EH have no objections with a condition proposed.</p>
5.36	<p><u>Air Quality</u></p> <p>An Air Quality Impact Assessment was submitted and EH concluded the proposed development is not likely to have an adverse impact on local air quality. EH have no objections with a condition proposed.</p>
5.37	<p><u>Flood risk</u></p> <p>Policy ENV4 (Flood risk) of the Plan Strategy states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). Flood Maps (NI) indicate the site does not lie within the 1 in 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain.</p>
5.38	<p>A Drainage Assessment has been submitted and DFI Rivers have no reason to disagree with its conclusions.</p>

5.39	<p><u>Waste-water infrastructure</u></p> <p>Policy SP1A (Managing growth and supporting infrastructure delivery) of the Plan Strategy require that necessary infrastructure is in place to support new development.</p>
5.40	<p>NI Water has confirmed there is available capacity at the receiving Wastewater Treatment Works, however, an assessment has indicated network capacity issues. It advises that existing public waste-water infrastructure cannot currently support the proposal without significant risk of environmental harm, potential pollution, flood risk and harm to local amenity. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.</p>
5.41	<p>As the proposal would result in clear intensification of the use of the land, the Council has consulted Shared Environmental Services (SES) to assist its consideration of the Habitats Regulations. SES has advised that the proposal would not have an adverse effect on the integrity of any European site. DAERA has been consulted and is concerned that the sewage loading associated with the proposal has the potential to cause adverse environmental impact. Having regard to this advice, it is considered necessary to impose a condition to mitigate any likely significant effects on Belfast Lough. In this regard, the proposal is considered compliant with Policy NH1 of the of the Belfast Local Development Plan, Plan Strategy 2035 and paragraphs 6.176 and 6.177 of the Strategic Planning Policy Statement; and taking account of all relevant material considerations.</p>
	<p><u>Waste Storage</u></p>
5.42	<p>The proposal contains an acceptable waste storage area to the rear which is directly accessible from the proposed kitchen. A Waste Management Plan has not been submitted and therefore will be conditioned to be submitted and agreed.</p>
	<p><u>Employability and Skills</u></p>
5.43	<p>As this is a major application, a skills assessment has been carried out in line with the council's Developer Contribution Framework. This concluded that while 150 construction jobs is a sizeable number, due to the built time to deliver the scheme (6-9 months) it would not have a sizeable impact upon skills shortages. The applicant estimates that 60-70 full time jobs will be created by the development. The recommendation from the Councils Employability Skills team is that a S76 contribution relating to the construction and operational phase need not be applied.</p>
	<p><u>Pre-application community consultation</u></p>
5.44	<p>The applicant undertook their statutory duty to submit a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. LA04/2022/1465/PAN was submitted to the Council on 5th July 2022, the council confirmed on 8th August 2022 that the PAN was acceptable in line with the requirements of Section 27 of the Planning Act 2011.</p>

5.45	The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the pre-application consultation undertaken by the applicant, which included:
5.46	<p><u>Pre-exhibition phase</u></p> <ol style="list-style-type: none"> 1. Advertising: newspaper advert, Belfast Telegraph on Wednesday 10th August 2022. 2. Neighbour notification: leaflet drop within 1km of site from 16th August 2022. 3. Local stakeholder audit: Invites to the public event distributed to local community groups and follow up meetings held with local representatives, Belfast City Council, DFI Roads, DFI Rivers, NI Water and Environmental Health. 4. Press Coverage: Articles were published within the Irish News and Belfast Live. 5. Website: Set up in June 2022 and has remained active since. <p><u>Exhibition phase</u></p> <ol style="list-style-type: none"> 1. Community Exhibition Event: In-person PACC event, 17th August 2022, Adelaide Business Centre, Noon-9pm <p><u>Post-exhibition phase</u></p> <ol style="list-style-type: none"> 1. Analysis of Community Feedback: 28 responses were received, the majority was positive citing much needed leisure services, greater choice, benefits for the local community. Concerns received related to potential traffic. <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 Act.</p> <p><u>Conclusion</u></p>
5.47	The principle of the proposed development is considered acceptable under the strategic aims of the RDS, the SPPS and the Plan Strategy. It has been demonstrated there is no sequentially preferable site to accommodate the proposal and the use proposed will support the day and night time offering within the city for visitors.
5.48	The proposal is of a high quality design with changes kept to a minimum to retain the existing building.
5.49	There is sufficient parking within the site and the proposed access is considered acceptable.
5.50	<p>All statutory and non-statutory consultees have no objections with the exception of NIW. This will be resolved through the imposition of a condition.</p> <p>There have been no objections from any third-party representations.</p>
6.0	Recommendation
6.1	Having regard to the Local Development Plan and all material considerations, it is recommended that planning permission is granted subject to conditions.

6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.
7.0	<p>CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011 1. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development. Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site. 2. The vehicular accesses 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. 3. The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site. Reason: To ensure acceptable cycle parking on the site and to encourage 4. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health. The development hereby permitted shall not become operational until the weather protected cycle parking has been provided in accordance with the approved plans. 5. The ventilation and extraction system shall be installed in accordance with the approved plans and documentation before the use hereby permitted commences on site and shall thereafter be retained as such at all times.

	<p>Reason: To safeguard the amenity of adjoining properties and the general locality.</p> <p>Prior to the installation of any centralised combustion sources (boilers, CHP, biomass or generators) at the hereby approved development, where there is a risk of impact at relevant receptor locations, an Air Quality Impact Assessment must be submitted to and approved in writing by Belfast City Council. Any submitted assessment shall include details of the combustion plant to be installed, 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 the operation of the proposed combustion plant and with the overall development.</p> <p>Reason: Protection of Local Air Quality</p> <p>6. If contamination is encountered during the carrying out of the development, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</p> <p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a 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 and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>7. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>8. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p> <p>9. The development shall not be occupied or operated unless a Final Waste Management Plan has been submitted to and approved in writing by the Council. The development shall not be operated unless in accordance with the approved Final Waste Management Plan.</p> <p>Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.</p>
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10. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.

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 Planning Authority. 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 Planning Authority. All hard and soft landscape areas and works shall be permanently retained in accordance with the approved details

Reason: In the interests of the character and appearance of the area, and to promote sustainable drainage. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.

INFORMATIVES:

1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
2. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.
3. The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.