

## NOTICE OF OPINION

The Planning (General Development Procedure) Order (Northern Ireland) 2015

Application Ref: SPD/2023/0991/F

Date of Application: 23 November 2023

**Site of Proposed Development:** Lands to the east of the Westlink (A12); lands south of (Nos.127-9) and including Grosvenor Road; lands at intersection of Grosvenor Road and Stanley Street; lands at the intersection of Durham Street and Grosvenor Road; lands at the intersection of Fisherwick Place and Howard Street; lands at Great Victoria Street (between Nos. 1-3 to 27-45); lands at Glengall Street (between Nos. 3-21); lands at the junction of Hope Street, Bruce Street and Great Victoria Street; lands at the junction of Durham Street, Linfield Road, Sandy Row and Hope Street; lands at Sandy Row from 2 Hurst Park to 85-87 Sandy Row, Gilpin's Site; lands to north of Former Whitehall Tobacco Works at Linfield Road, Weavers Court Business Park/ Linfield Industrial Estate, Blythefield Primary School and Charter Youth Club; lands at Weavers Court Business Park and Railway track lands surrounding Arellian Nursery and bounded by Utility Street/Bentham Drive/Egmot Gardens/ Felt Street (to north); Prince Andrew Park & Abingdon Drive (to south); Beit Street, Roosevelt Rise, Roosevelt Square & Inverna Close (to west); Donegall Road (to south and east); lands to south of Utility Street, north of railway line and west of Donegall Road; and BMXTrack/Open space at lands to south of Westlink, west of railway line and east of Inverna Close, Belfast.

**Description of Proposal:** Application under section 54 [of the Planning Act (NI) 2011] to remove Condition 5 (restricting the number of daily Belfast to Dublin train services) on planning permission Ref: LA04/2017/1388/F for a New Integrated Public Transport Interchange (the Belfast Transport Hub)

**Applicant:** NITHCO  
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BT2 7LX

**Agent:** Juno Planning and Environmental  
409 Lisburn Road  
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Drawings Nos of Planning Permission LA04/2017/1388/F: 01 Rev B, 02-08, 09 Rev B, 10-41 Rev A, 42-45, 46-58 Rev B, 59-60 Rev A, 61 Rev B, 62-65 Rev A, 66 Rev B, 67-74 Rev A, 76, 78-81 Rev B, 82 Rev A, 83-88 Rev B, 89 Rev A, 90-96 Rev B, 97, 98-100 Rev B, 101, 102, 103 Rev A, 104 Rev A, 105, 106-108 Rev A, 109-115, 116 Rev A, 117, 118 Rev A, 119 Rev B, 120 Rev B, 121-123 Rev A, 124-126, 127-136 Rev A, 138-143

In pursuance of its powers under Article 21(2) of the above-mentioned Order the

Department for Infrastructure HEREBY GIVES NOTICE that planning permission for the above-mentioned development in accordance with your application SHOULD IN ITS OPINION BE GRANTED subject to compliance with the following conditions which are imposed for the reasons stated:

1. Within 6 months of completion of demobilisation of the site within Phase 6 (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) or within 12 months of the date of this permission, whichever occurs first, The Square and all public realm works shall be fully implemented in accordance with the approved details.

Reason: To ensure the public realm works are carried out.

2. The buildings for a temporary bus wash, refuel facility and a temporary staff mess and training facility hereby permitted, shall be removed and the land restored in accordance with the approved details, within 5 weeks of the date of occupation of the permanent facilities.

Reason: In the interests of the amenity of the area.

3. The development hereby permitted, will be undertaken in line with the agreed Construction Phase Sustainable Travel Plan. Prior to commencement of construction of each phase or part of phase of the development (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018), an updated Construction Phase Sustainable Travel Plan shall be submitted to and agreed in writing by the Planning Authority. The Construction Phase Sustainable Travel Plan shall also be reviewed on a 6-monthly basis. The development shall proceed in accordance with the most recently agreed plan.

Reason: To facilitate the convenient movement of all road users and the orderly progress of work in the interests of road safety.

4. The traffic mitigation measures approved under SPD/2024/0066/DC shall be fully maintained throughout the construction process.

Reason: To facilitate the convenient movement of all road users and the orderly progress of work in the interests of road safety.

5. 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 Drawing Nos. C0423-ARP-XX-DR-CH-0029 P04, ARP-XX-DR-CH-0030 P04, ARP-XX-DR-CH-0031 P04, ARP-XX-DR-CH-0032 P04, ARP-XX-DR-CH-0033 P04, ARP-XX-DR-CH-0034 P04, ARP-XX-DR-CH-0035 P06, C0423-ARP-XX-DR-CH-0041 P05, C0423-ARP-XX-DR-CH-0042 P05, C0423-ARP-XX-DR-CH-0043 P03, C0423-ARP-XX-DR-CH-0044 P05, C0423-ARP-XX-DR-CH-0046 P03 and C0423-ARP-XX-DR-CH-0047 P03, received by the Department on 12 March 2026.

The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

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

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

Prior to the completion of the development and completion of demobilisation of the site within Phase 6 (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) or within 12 months of the date of this permission, whichever occurs first, the works necessary for the improvement of a public road shall be completed in accordance with the details outlined blue on Drawing Nos. C0423-ARP-XX-DR-CH-0029 P04, ARP-XX-DR-CH-0030 P04, ARP-XX-DR-CH-0031 P04, ARP-XX-DR-CH-0032 P04, ARP-XX-DR-CH-0033 P04, ARP-XX-DR-CH-0034 P04, ARP-XX-DR-CH-0035 P06, C0423-ARP-XX-DR-CH-0041 P05, C0423-ARP-XX-DR-CH-0042 P05, C0423-ARP-XX-DR-CH-0043 P03, C0423-ARP-XX-DR-CH-0044 P05, C0423-ARP-XX-DR-CH-0046 P03 and C0423-ARP-XX-DR-CH-0047 P03, received by the Department on 12 March 2026.

The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

7. The development hereby permitted (excluding any temporary facilities) shall operate in accordance with the Travel Plan approved in writing by the Department under SPD/2024/0078/DC or any subsequent Travel Plan submitted and agreed in writing by the Planning Authority.

Reason: To facilitate access to the site by means other than the private car and the servicing of the site in the interests of road safety and traffic progression.

8. Prior to the completion of the development and completion of demobilisation of the site within Phase 6 (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) or within 12 months of the date of this permission, whichever occurs first, 200 cycle parking stands and an Active Travel Centre shall be provided and thereafter retained.

Reason: To facilitate access to the site by means other than the private car and the servicing of the site in the interests of road safety and traffic progression.

9. Prior to the completion of the development and completion of demobilisation of the site within Phase 6 (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) or within 12 months of the date of this permission, whichever occurs first, 223 car parking spaces shall be provided as detailed in Table 2 of the Environmental Statement, Volume 1, Chapter 15. The interim Parking Strategy (received on 12 December 2024 and dated 10 December 2024 under application SPD/2024/0078/DC) shall remain in place until the required parking spaces have been provided.

Reason: To ensure the provision of adequate parking facilities in the interests of road safety and the convenience of road users

10. An Air Quality monitoring survey shall be conducted within the concourse area adjacent to the Grosvenor Road entrance to the station within 3 months of opening in accordance with the government's Local Air Quality Management Technical Guidance LAQM.TG(22) for the period of one year in order to demonstrate compliance with the hourly mean limit value for NO<sub>2</sub> concentrations. On completion of the air quality monitoring survey, the air quality monitoring results shall be submitted to the Planning Authority within one month for review, and the results or a period of further monitoring must be approved in writing with the Planning Authority. Any further monitoring shall be implemented as agreed. In the event that the monitored NO<sub>2</sub> levels exceeds the 1-hour limit value, the applicant shall submit a mitigation plan to the Planning Authority in order to reduce NO<sub>2</sub> levels below the limit value. This Plan must be agreed in writing with the Planning Authority and implemented as agreed.

Reason: Protection of human health

11. Prior to commencement of each phase or part of phase of the construction/demolition process (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018), and in accordance with Appendix A/A3 of Belfast Transport Hub, Environmental Statement, Vol II, dated June 2017, the applicant shall submit a Dust Management Plan in accordance with IAQM guidance to the Planning Authority for review. The Plan must be agreed in writing by the Planning Authority and shall be implemented as agreed.

Reason: Protection of human health

12. The odour abatement technology employed to suppress and disperse cooking odours from the staff canteen and the Enterprise food preparation area kitchen installed in accordance with the design recommendations contained within Chapter 9 - Air Quality Vol I - Sections 8.5.45-8.5.51 of the Environmental Statement, dated June 2017 shall be permanently retained and the extraction and ventilation system shall be cleaned and maintained in accordance with the manufacturer's instructions.

Reason: In the interests of amenity

13. Prior to commencement of each phase or part of phase of construction/demolition activity (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) and in accordance with the submitted Environmental Statement, dated June 2017, Chapter 9, Mitigation Measures, Section 9.6.6 and Appendix A/A4 of Belfast Transport Hub, Environmental Statement, Vol II, dated June 2017 and FEI documentation, the applicant shall submit a Construction Noise Management Plan (CNMP) to the Planning Authority for review and written agreement. Each CNMP should outline the methods to be employed to minimise any noise and vibration impact in accordance with current guidance and include a detailed programme for the demolition/construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and community liaison. The Plan shall be implemented as agreed.

Reason: In the interest of residential amenity

14. The Rating Level (dB L<sub>A</sub>r) from all combined plant and equipment shall be maintained at the level approved under LA04/2022/0827/DC (or lower).

Reason: In the interest of residential amenity

15. Prior to commencement of any phase or part of phase of the development (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) and in accordance with the Environmental Statement, dated June 2017, Section 10.6 *Mitigation*, (Section 10.6.6), a Contaminated Land Remediation Strategy and Remediation Implementation and Verification Plan (RIVP) shall be submitted to the Planning Authority for review and agreement in writing.

The Remediation Strategy must outline the measures to be undertaken to ensure that the identified pollutant linkages are demonstrably broken and no longer pose a potential risk to human health. In particular, the Strategy shall detail the:

- proposed gas protection measures to be installed throughout all buildings of the development in line with BS 8485:2015 as informed by the monitoring results contained within Appendix E6 and additional gas monitoring at specific gas installations as specified in 10.6.16 of Chapter 10 and Appendix E E6.7.
- proposed capping system to be installed within all landscaped areas
- decommissioning of underground tanks and associated pipework in accordance with Pollution Prevention Guidelines (PPG 27)
- method of removal of contaminated soils associated with the historical underground tanks

Reason: Protection of human health

16. No phase or part of phase of the development (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) shall commence until the Planning Authority has received a groundwater and surface water monitoring plan for the development to include:

- specified sampling points,
- substances to be monitored including petroleum hydrocarbon fractions in solution,
- detection limits for laboratory analyses,
- water level monitoring to metres above datum (local or ordnance).

These works are required to ensure the necessary monitoring is in place to anticipate any potential discharges to the water environment. The monitoring schedule shall include all development works and post development rebound of groundwater levels. The monitoring plan shall be implemented throughout the remediation phase and the results submitted for agreement to the Planning Authority in writing as part of the Verification Report.

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

17. Prior to the completion of the development and completion of demobilisation of the site within Phase 6 (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) or within 12 months of the date of this permission, whichever occurs first, the applicant shall provide to the Planning Authority, for agreement in writing, a Contaminated Land Verification Report. This report must demonstrate that the remediation measures outlined in the agreed contaminated land Remediation Strategy have been implemented.

The Verification Report shall demonstrate that the final identified contaminant linkages have been demonstrably broken during the construction works of Phases 4-6 and ultimately confirm that all remediation works have been completed through the overall development (and therefore that all the identified contaminant linkages have been broken) and that the site is now fit for the proposed end-use. The Verification Report

should be in accordance with current best practice and guidance as outlined by the Environment Agency.

Reason: Protection of human health, to protect the European Sites in Belfast Lough from adverse impacts during the construction phase and to protect environmental receptors to ensure the site is suitable for use.

18. A final Construction Environmental Management Plan (CEMP) for each construction phase or part of phase (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) shall be submitted to and agreed in writing with the Planning Authority prior to any works commencing on that phase or part of phase. This Plan shall reflect all the mitigation, and avoidance measures to be employed as outlined in the Environmental Statement (ES Vol I, June 2017), Outline Construction Environmental Management Plan (ES Vol II, Appendix A1, 13th June 2017), Water Environment (ES Vol II, Appendix H, 9th June 2017), Invasive Species Management Plan (ES Vol II, Appendix A1, 13th June 2017) and all additional submitted information. The agreed CEMP shall be adhered to and implemented throughout that phase or part of phase of construction strictly in accordance with the approved details.

Reason: To protect the European Sites in Belfast Lough from adverse impacts during the construction phase.

19. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented and verified to its satisfaction.

Reason: To protect the European Sites in Belfast Lough from adverse impacts during the construction phase and to protect environmental receptors to ensure the site is suitable for use.

20. Prior to the completion of the development and completion of demobilisation of the site within Phase 6 (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) or within 12 months of the date of this permission, whichever occurs first, the remediation measures as described in the Remediation Strategy and Remediation Options Appraisal Issue 01 (June 2017) shall be implemented to the satisfaction of the Planning Authority.

Reason: To protect the European Sites in Belfast Lough from adverse impacts during the construction phase and to protect environmental receptors to ensure the site is suitable for use.

21. No piling work shall commence on each phase or part of phase (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) until a piling risk assessment for that phase or part of phase has been submitted in writing and agreed with the Planning Authority. The piling risk assessments shall be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention".

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

22. A suitable buffer of at least 10m shall be maintained between the location of refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil and the Blackstaff River and Pound Burn River which traverse the site.

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

23. 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 SPD/2024/0064/DC. These measures shall be implemented and a final archaeological report shall be submitted to the Planning Authority within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Planning Authority.

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.

24. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

25. Prior to the completion of the development and completion of demobilisation of the site within Phase 6 (as detailed in the Construction Programme in Section 2 of the Further Environmental Information (FEI) 2 Submission dated April 2018) or within 12 months of the date of this permission, whichever occurs first, full details of all proposed tree and shrub planting and a programme of works, shall be submitted to and agreed by the Planning Authority in writing, and all tree and shrub planting shall be carried out in accordance with those details.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

26. The planting in the Blythfield Park area approved under SPD/2024/0085/DC shall be carried out during the first available planting season following the completion of works to the adjoining railway lines.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape and to restore habitat.

27. All hard and soft landscape works shall be carried out in general accordance with the appropriate British Standard or other recognised Codes of Practice. With the exception of the planting in the Blythfield Park area, the remaining works shall be carried out during the first available planting season following full operation of the development.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

28. If within a period of 5 years from the date of the planting of any tree, shrub, hedge, climber or ornamental grass, the aforementioned is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Planning Authority, seriously damaged or defective, another tree, shrub, hedge climber or ornamental grass of the same species and size as that originally planted shall be planted at the same place.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

29. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the root protection area in accordance with best practice guidance as recommended in BS5837: 2012 'Trees in Relation to Design Demolition and Construction' nor shall arboricultural or tree surgery take place or any retained tree be topped or lopped other than in accordance with the approved plans and particulars without the written agreement of the Planning Authority. Any arboricultural work or tree surgery agreed shall be carried out in accordance with British Standard 3998: 2010 'Tree Work Recommendations'.

Reason: To ensure the continuity of amenity afforded by existing trees.

30. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of completion of the development, another tree or trees shall be planted at the same place and that / those tree(s) shall be of such size and species and shall be planted at such time as may be specified by the Planning Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

## **Informatives**

1. In respect of the above conditions, "demobilisation" is considered to be when all permanent construction works are completed and the following conditions are met.

Site Clearance:

- Removal of temporary structures (e.g. site offices, storage containers).
- Clearance of construction debris, unused materials, and waste.

Equipment Removal:

- Removal of all machinery and tools from the site.

Utilities and Services Shutdown:

- Disconnection of temporary power, water, sanitation, and communication services

2. The Further Environmental Information (FEI) 2 Submission dated April 2018 referred to in conditions is that submitted under planning permission LA04/2017/1388/F.
3. This permission relates to those drawings stamped approved under Planning Permission LA04/2017/1388/F.

Dated: 27 April 2026

Signed: \_\_\_\_\_



Authorised Officer

for  
**Regional Planning Policy & Casework Directorate**