

Development Management Report

Summary	
Committee Date: 16 th May 2026	
Application ID: LA04/2025/2215/F	
<p>Proposal: Proposed change of use from offices to nursing home comprising 156 no. bedrooms, ancillary scanning unit and all associated accommodation including dining/ café areas, day rooms and lounges, hairdressers, cinema rooms, treatment rooms and internal courtyard. The proposal also includes ancillary offices, landscaping, cycle parking, external alterations and all other site and associated works.</p>	<p>Location: Halifax Building, 24 Cromac Place, Building, BT7 2JB</p>
Referral Route: Application for Major development	
Recommendation: Approval	
<p>Applicant Name and Address: Healthcare Ireland Group 1st Floor, Building 2, St Helens Business Park 130-134 St Helen's Court, High Street Holywood BT18 9HQ</p>	<p>Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL</p>
Date Valid: 19 th December 2025	
Target Date: 17 th July 2026	
Contact Officer: Ciara Reville, Principal Planning Officer, (Development Management)	
<p>Executive Summary:</p> <p>The application relates to lands at 4 Cromac Place, known locally as the Halifax Building which is situated within the Gasworks Business Park.</p> <p>Full planning permission is sought for the proposed change of use from offices to nursing home comprising 156 no. bedrooms, ancillary scanning unit and all associated accommodation including dining/ café areas, day rooms and lounges, hairdressers, cinema rooms, treatment rooms and internal courtyard.</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of a Nursing and Residential Care facility in this location • Flood Risk • Design and Placemaking • Impact on amenity • Climate change • Open space • Access and transport • Health impacts • Environmental protection • Waste-water infrastructure 	

- Waste management
- Section 76 planning agreement
- Pre-Application Community Consultation

The application site is within the development limit and un-zoned in the BUAP 2001. It is also within the city centre and zoned within the main office area in the draft Belfast Metropolitan Area Plan 2015 (v2004). In the draft Belfast Metropolitan Area Plan 2015 (v2014), the site is within the city centre and is un-zoned “white land”.

The applicant has demonstrated there is sufficient need for the proposal.

The proposed refurbishment of the building is considered to be of a good design, appropriate to its location and context, that will regenerate the vacant building.

NI Water has objected on grounds of insufficient waste-water infrastructure. This issue is addressed in the main report.

There are no objections from other statutory or non-statutory consultees. There is an outstanding response from NI Water. Delegated authority is sought to deal with the outstanding consultation response from NI Water and any further consultation with SES and issues arising, if necessary.

Recommendation

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

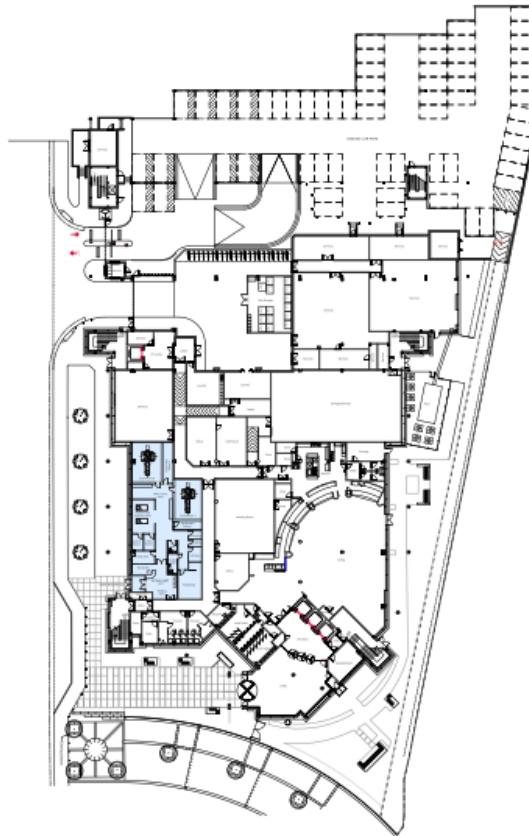
Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any issues arising from the outstanding NI Water response and any additional consultation on this issue if necessary.

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Site Layout:



Proposed Elevations:



PROPOSED FRONT ELEVATION
(West Elevation)



PROPOSED REAR ELEVATION
(East Elevation)

GGIs:



<p>1.0</p>	<p>Characteristics of the Site and Area</p>
<p>1.1</p>	<p>The site is located off Cromac Place. To the north of the site are residential properties. To the east is the River Lagan. To the south and west of the site are commercial properties within the Gasworks. The office building on site is currently vacant and was previously occupied by Lloyds Banking Group and Halifax.</p>
<p>1.2</p>	<p>The existing building is a 5-storey office block. The building was constructed in 2000-2001 and underwent external refurbishment works in 2019. There is a multi-storey car park to the rear of the building, accessible from Cromac Place. The existing car parking includes five decks organized in a mezzanine (half floor) system and outdoor parking. The car park contains 183no. car parking spaces in total.</p>
<p>1.3</p>	<p>The surrounding area is characterised by commercial properties within the Gasworks. This includes offices, shops and a hotel. To the north are residential properties that are predominately 2 storeys. Stewart Street Playground is to the north of the site and there is access adjacent to the site to Lagan towpath, which runs to the east.</p>
<p>1.4</p>	<p>Description of Proposed Development</p>
<p>1.5</p>	<p>The proposal includes the conversion of the existing building into a nursing home. The nursing home will comprise of 156no. bedrooms. The associated ancillary accommodation will include could include day rooms, hairdressers, cinema room, treatment rooms, and a scan unit. The proposal also includes communal areas, courtyard, ancillary offices, external alterations and all other site and associated works.</p>
<p>1.6</p>	<p>Associated site parking will remain as existing with 183no. car parking spaces being provided.</p>
<p>2.0</p>	<p>RELEVANT PLANNING HISTORY</p>
<p>2.1</p>	<p>LA04/2018/2281/F – Alteration to existing building comprising removal of existing cladding panels and erection of weather protection in the form of steel framing system, insulation and Siniat Board. Approve 14/11/2018.</p>

3.0	<p>PLANNING POLICY</p>
3.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></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</p> <p><i>Operational Policies:</i></p> <p>Policy HOU8 – Specialist Residential Accommodation</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development</p> <p>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 TRAN9 – Parking standards within areas of parking restraint</p> <p>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)</p> <p>Policy HC1 – Promoting healthy communities Policy GB1 – Green and blue infrastructure network Policy OS3 – Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation Planning and Flood Risk</p>
3.2	<p>Development Plan – zoning, designations and proposals maps</p> <p>Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>

3.3	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.4	<p>Other Material Considerations Developer Contribution Framework (2020) Belfast Agenda (Community Plan)</p>
4.0	<p>CONSULTATIONS AND REPRESENTATIONS</p>
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – No objection subject to conditions.</p> <p>DfI Rivers – No objection.</p> <p>NI Water – Recommends refusal</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p>Environmental Health – No objection subject to conditions.</p> <p>BCC Economic Development Unit – Recommends an employability and skills developer contribution for both the construction and operational phases.</p>
4.3	<p><u>Representations</u></p>
4.4	<p>The application has been advertised in the newspaper and neighbours notified. To date no representations have been made.</p>
5.0	<p>PLANNING ASSESSMENT</p>
5.1	<p>Main Issues</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of a Nursing and Residential Care facility in this location • Flood Risk • Design and placemaking • Impact on amenity • Climate change • Open space • Access and transport • Health impacts • Environmental protection • Waste-water infrastructure • Waste management • Section 76 planning agreement • Pre-Application Community Consultation
5.2	<p>Development Plan Context</p>
5.3	<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>

5.4	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.
5.5	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 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.
5.6	<u>Operational Polices</u>
5.7	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.
5.8	<u>Proposals Maps</u>
5.9	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 (“Departmental Development Plan”), 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.
5.10	Belfast Urban Area Plan 2001 –The application site is within the development limit and un-zoned in the BUAP 2001.
5.11	Draft Belfast Metropolitan Area Plan 2015 (v2004) – It is within the city centre and zoned within the main office area in the draft Belfast Metropolitan Area Plan 2015 (v2004).
5.12	Draft Belfast Metropolitan Area Plan 2015 (v2014) – In the draft Belfast Metropolitan Area Plan 2015 (v2014), the site is within the city centre and is un-zoned “white land”.
5.13	<u>Principle of a Nursing and Residential Care facility in this location</u>
5.14	The site is located within the city centre limit in the BUAP 2001 and both versions of dBMAP 2015.
5.15	Policy HOU8 of the Plan Strategy states that planning permission will be granted for Specialised Residential Accommodation where the following criteria are met. <i>a. The homes and/or bed spaces to be provided meet community needs demonstrated through a statement of specialist housing need;</i>
5.16	A statement of specialist housing need has been submitted with the application. It states that the 2021 census data demonstrates an ageing population which illustrates that demand for Specialist Residential Accommodation (SRA) will continue to increase. The statement confirms that 23 care homes in Belfast have

	<p>closed since 2015 resulting in a decreased supply while a 2024 report confirmed NI has the highest occupancy levels of SRA in the UK, illustrating that the local care sector is close to capacity.</p>
5.17	<p>Given that the Plan Strategy's requirements of 820 additional bed spaces over the plan period until 2035, combined with the loss of bed spaces in the city, that there is a demonstrable need.</p> <p><i>b. The proposals will deliver convenient access to relevant local services and facilities, including local shops, public transport routes and health facilities.</i></p>
5.18	<p>The location of the site within Belfast City Centre will ensure convenient access to local shops, public transport routes and health facilities at both Belfast City Hospital and the Royal Victoria Hospital. The building is also ideally located adjacent to an access point to the Lagan Towpath, providing additional amenity, with future plans for a bridge at this location which will link the site to Ormeau Park.</p>
5.19	<p>Having regard to the above assessment, the proposal is considered to satisfy Policy HOU8 of the Plan Strategy.</p>
5.20	<p><u>Overriding Health Care Need</u></p>
5.21	<p>The statement goes onto outline the community health care benefits such as patients receiving the right care at the right time, alleviating the strain on hospitals, better health outcomes for patients, safe place for the elderly and vulnerable with appropriate care plans, social interaction and medication management.</p>
5.22	<p><u>Economic Benefits</u></p>
5.23	<p>The applicant states that the proposal represents an investment of £16 million to the local economy with the potential for 80-100 construction jobs and creation of 180 employment positions. These are relevant material considerations that support the case for the proposal.</p>
5.24	<p><u>Design and placemaking</u></p>
5.25	<p>The proposal has been assessed against Policies SP5, DES1 and DES2 of the Plan Strategy, the SPPS and Creating Places. 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 development.</p>
5.26	<p><i>Scale, height and massing:</i></p>
5.27	<p>The development will utilise the existing external built fabric with internal alterations to facilitate the new use and minor external improvements. The height, form, scale and massing of the building remains as existing</p>
5.28	<p><i>Architectural treatment:</i></p>
5.29	<p>The design of the overall building is retained. It is proposed to replace the existing windows in a similar style as existing, comprising polyester powder coated aluminium</p>

	with spandrel panels coloured bronze. On the fourth floor, light grey coloured spandrel panels will be added to windows. In addition, a powder coated rectangular frame is to be added to the front elevation as a design feature.
5.30	<i>Access:</i>
5.31	The proposal will utilise the existing access point to the building, including the main pedestrian access to the front of the building and vehicular access from Cromac Place. As previously identified, a new pedestrian access from Cromac Place to the new Scan Unit is proposed. The existing 183 no. car parking spaces will be retained and cycle parking is provided in a secured service area.
5.32	<i>Landscaping:</i>
5.33	The proposed development includes for new landscaping around the building which comprises areas of tree, shrub and hedge planting throughout the site and will enhance the proposed amenity spaces for residents of the nursing home to enjoy. Tree planting includes <i>Betula pendula</i> and <i>Carpinus betulus</i> . Hedge planting includes Portuguese Laurel and <i>Buxus Sempervirens</i> . <i>Buxus sempervirens</i> topiary balls and shrub planting is also proposed. Existing shrubs and tree planting adjacent to Cromac Place will be retained and amenity areas will include seating
5.34	<i>Masterplanning:</i>
5.35	The proposal adopts a holistic approach to site assembly, layout and design that is mindful of adjacent sites. Through the refurbishment works and bringing the building back into use it also enhances the waterside character and setting of the River Lagan.
5.36	<i>Conclusion:</i> Overall, the design quality of the scheme is welcomed and the proposal is considered compliant with Policies DES1, DES2 and relevant provisions of the SPPS.
5.37	<u>Impact on amenity</u>
5.38	<i>Open space and amenity space:</i>
5.39	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.
5.40	The proposal includes a number of external amenity areas and internal courtyard as well as lounges, cinema rooms and cafes to provide amenity space for patients, in accordance with Policy OS3. These areas will also assist in promoting positive physical and mental health and wellbeing during recovery.
5.41	The external amenity areas would equate to an average of 8.9sqm per bedroom. <i>Creating Places</i> , published in 2000, recommends that private communal open space should range from 10 sqm to around 30 sqm, however, this applies to apartment or flat developments, or 1 and 2-bedroom houses on small urban infill sites, and is not directly

	applicable to a residential care facility where there would be an expectation of a reduction in amenity space. Nevertheless, the proposed amenity provision is considered generous when also considering the internal facilities which include a cinema room, lounges and café.
5.42	<i>Impact on neighbouring amenity:</i>
5.43	The height, form, scale and massing of the building remains as existing. The proposal is located more than 80m away from residential development to the north west. Surrounding uses to the west and east consist of a hotel and office development. The proposed use and refurbishment of the building is not considered to have any further detrimental impact on neighbouring amenity.
5.44	In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.
5.45	<u>Climate change</u>
5.46	<i>Demolition:</i> Policy ENV 2 states that:
5.47	<i>'Development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. Development proposals that include the demolition of existing buildings should demonstrate that reuse is not appropriate or feasible. Where demolition is proposed, measures should be included to minimise any waste through the reuse of as much building material as possible.'</i>
5.48	The proposal will repurpose an existing vacant office building in a highly sustainable location, with retention of the existing built form therefore, compliant with ENV2.
5.49	In terms of providing an appropriate SUDS, no blue/green roof is necessary as part of the proposal as these requirements are met through tree planting, thus fulfilling Climate Change Strategic Policies ENV3, ENV5, GB1 and TRE1. With regard to climate change risks to the proposed development during the operational period effects are considered to be negligible and not significant therefore no mitigation measures are suggested.
5.50	<u>Access and transport</u> <i>Accessibility and parking:</i>
5.51	The Gasworks is accessible via several bus routes, making it convenient for visitors and locals alike, it is a five-minute walk from City Hall and is adjacent to the Lagan Towpath/National Cycle Network.
5.52	The proposal is supported by a Travel Plan which will further encourage more sustainable forms of transport to and from the site.
5.53	The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, and TRAN 9, and relevant provisions of the SPPS.
5.54	Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The proposal will retain the 138 parking spaces.
5.55	In consideration of the above policies, DFI Roads have assessed the proposal and concluded that they are content with the arrangements subject to conditions.

5.56	<u>Health impacts</u>
5.57	Policy HC1 seeks to ensure that all new development 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.
5.58	The site is accessible and provides good opportunities for active travel, including walking and cycling, through excellent linkages within the City Centre and its shops, services and amenities. The proposal is supported by a Travel Plan which will further encourage more sustainable forms of transport to and from the site.
5.59	In terms of place making, the proposed refurbishment of the building is considered to be of a good quality design which would provide a pleasant living environment for residents and staff with good levels of amenity space and open space, and well as enhancing the character and appearance of the area.
5.60	The proposal is considered to satisfy the requirements of Policy HC1.
5.61	<u>Environmental protection</u>
5.62	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 proposed development has been assessed by Environmental Health in terms of contaminated land, air quality and noise and they have concluded they are content subject to conditions.
5.63	The proposal is considered to accord with Policy ENV1.
5.64	<u>Waste-water infrastructure</u>
5.65	NI Water have objected to the proposal due to the downstream catchment being constrained by overloaded sewage infrastructure, 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.
5.66	Furthermore, NIW requested a further consultation in relation to the WWIA process due to updated connection solutions. This was actioned 23/01/26. With the consultation on-going delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any issues arising from the outstanding NI Water response and any SES consultation if necessary.
5.67	<u>Waste Management</u>
5.68	The application is supported by a Service Management Plan. A separate bin store is located within the site. The provision of bins complies with the Waste Management SPG.

5.69	<u>Employability and Skills</u>
5.70	The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.
5.71	The Council's Economic Development Unit has been consulted and recommended that a Section 76 relating to employability and skills during the construction and operational phase should be applied. Following recent further consideration, it is considered appropriate to condition this in this instance.
5.72	<u>Pre-Application Community Consultation</u>
5.73	For applications for major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.
5.74	Applicants are required to submit to the council a 'Proposal of Application Notice' (PAN) in advance of making the application, which sets out the proposals for the pre-community consultation. A PAN was submitted in September 2025 (LA04/2025/1604/PAN) and confirmed by the Council to be acceptable.
5.75	The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received.
5.76	A public event was held in November 2025 and a dedicated community consultation website established was live for comment from 11/11/25-10/12/25. No feedback forms were returned at the event or via any of the other methods. Comments from members of the public were supportive of the proposed development. Attendees included local residents, community groups and nearby shop owners who expressed a desire to see the building returned to active use. Feedback on the submitted plans and drawings was positive. Representatives from community groups also highlighted the importance of the proposed care home being well integrated with the surrounding community
5.77	The PACC report is considered compliant with the legislative requirements.
6.0	Recommendation
6.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions, deal with the outstanding consultation response from NIW and any other consultation arising from this issue or matters which may arise, where they are not substantive.
7.0	DRAFT Conditions
	<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.

2. Hard surfaced areas shall be permanently marked in accordance with drawing No.02 uploaded to the received 19th December 2025 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 in connection with the approved development.

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

3. The development hereby permitted shall not become operational until sheltered cycle parking facilities have been provided in accordance with Drawing No.02 received 19th December 2025.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

4. The development hereby permitted shall operate in accordance with the Workplace Travel Plan uploaded to the Planning Portal 2nd April 2026.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

5. Prior to installation of window units within the hereby permitted development, the applicant shall submit to the planning service, for review and approval in writing, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades and floors of the hereby permitted development. The window specification for habitable rooms at all facades and floor levels shall be capable of achieving the minimum sound reduction (in dBRw+Ctr) specified in table 5 of the Irwin Carr Consulting Ltd letter, referenced: Lt0001N 2025497, dated 29th April 2026.

Reason: To safeguard the amenity of occupants of the building hereby approved.

6. Prior to installation of any alternative means of ventilation to be incorporated within the hereby permitted development, the applicant shall submit to the planning service, for review and approval in writing, confirmation of the specification of the alternative means of ventilation to serve habitable rooms. The alternative means of ventilation shall be acoustically attenuated and capable of achieving the internal noise levels for habitable rooms outlined in British Standard BS8233:2014 with the windows shut and the alternative means of ventilation operating or in the open position.

Reason: To safeguard the amenity of occupants of the building hereby approved.

7. Prior to occupation 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: To safeguard the amenity of occupants of the building hereby approved.

8. Prior to occupation of the hereby permitted development, the developer shall verify that the windows specification as per the approved schedule and alternative means of ventilation as approved have been installed (in addition to that provided by open windows) by way of a written declaration from the supplier and installation contractor confirming such installation.

Reason: To safeguard the amenity of occupants of the building hereby approved.

9. 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 contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.

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.

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

10. In the event that the proposed development is to include any substantial centralised combustion plant (boilers/CHP, generator, biomass), and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning for Air Quality (January 2017), this Service would request that an Air Quality Impact Assessment will be required. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development.

Reason: To safeguard the amenity of occupants of the development and area.

11. Prior to the commencement of the development hereby approved, an Employability and Skills Plan shall be submitted to and approved in writing by the Council. The Employability and Skills Plan must be specific to the development, address the employability and skills requirements of the development and provide for:
 - a) Employment opportunities through the construction and operation of the development;

- b) Employability and skills interventions to include: description of interventions, how the intervention will address employability and skills needs, delivery mechanism and key performance indicators;
- c) Resource plan, identifying how the activity incorporated within the plan will be resourced; and
- d) Mechanism for monitoring and review.

The Employability and Skills Plan shall therefore be implemented throughout the construction and operational phases in accordance with the approved details.

Reason: To promote inclusive growth in accordance with the objectives of the Belfast LDP Plan Strategy 2035 and as required by the Council Developer Contribution Framework.

DRAFT 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, consents or permissions under other legislation or protocols. The requirement for other 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.