

Reply to :-

James Cunningham
Cunninghamj@belfastcity.gov.uk

Being dealt with by: R Darrah
Direct Line 028 90253236

Your Ref:

Our Ref : MT 40769

Date : 13 February 2008

cc Brian O'Neill

STREET TRADING PITCHES.

Thank you for your e-mail of 23 January 2008 regarding the above issue. Please see Roads Service response to your queries below:

- **GREYS LANE**
Roads Service has no objections to the pitch if it is placed on the carriageway clear of the junction.
- **LITTLE PATRICK STREET**
No objection to pitch outside the 15m corner restrictions.
- **COLLEGE STREET AT UNIT 7 FOUNTAIN CENTRE**
A remote stall has the potential to cause obstruction for delivery vehicles.
- **FOUNTAIN STREET 20FT FROM WELLINGTON PLACE**
The type of commodity is important to establish if the stall has the potential to have an effect on local traffic. A food stall, for example, may encourage vehicles to park in Wellington Place to buy from the stall causing increased congestion.
There is also the issue of servicing the stall in terms of volume of produce and replenishment.
- **FOUNTAIN STREET AT FOUNTAIN LANE**
The type of commodity is important to establish if the stall has the potential to have an effect on local traffic. A stall at this location has the potential to interfere with delivery vehicles. Roads Service would only agree to a stall at this location if it was placed in a position where obstruction would not take place.
BCC to establish with applicant if an alternative position can be agreed.

If Street Trading applicants are experiencing difficulties marking the desired position of the stalls then it would be up to Belfast City Council to make that the drawing issued for consultation is consistent with the written explanation provided to Roads Service.

Please contact me if you wish to discuss further

ROY GORDON
Senior Engineer
Traffic Management

James Cunningham

From: [REDACTED]
Sent: 24 October 2008 12:47
To: James Cunningham
Subject: Street trading

Roads Service
Eastern Division
Hydebank
4 Hospital Road
Belfast BT8 8JL

Ref: MT45065

Date 24th. October 2008

Dear Mr Cunningham

Re: Designation of streets for street trading

I have been asked to pass on the following message: " We will comment on specific proposals as submitted. These should be dimensioned so as to allow full consideration of the proposals as it relates to the existing streetscape. Where proposals exist to significantly alter the nature of the immediate environment such as proposals for the South West Quarter, I suggest that any designation be limited to the existing layout and be reviewed again once the SW Quarter proposals have been fully developed. Regards. Norman Chambers."

Yours Sincerely

[REDACTED]

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You are advised that both incoming and outgoing emails may be monitored and recorded. Whilst we have taken reasonable precautions to ensure that

28/10/2008

Date: 3rd October 2007
Your Ref:
Our Ref: Z/2007/1831/Q
(Please quote at all times)

Mr James Cunningham
Regulatory Service Manager
Belfast City Council
Environmental Health
The Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP



Please contact:
Direct Line: 2890252800

Dear Ms Wylie

Pre-Application Enquiry

Location: Various Belfast Streets No. 1-28

Proposal: Statutory Consultation On The Designation Of Street Trading Pitches.

I refer to your letter received on 26th July 2007 seeking planning advice about the above.

Below is a list of your site numbers and any planning comments that we feel you should be aware of;

1. No planning objections.
2. Not acceptable to Planning due to the area being predominantly residential.
3. No planning objections.
4. No planning objections.
5. No planning objections.
6. No planning objections.
7. No planning objections.
8. No planning objections.
9. No planning objections.
10. No planning objections.
11. No planning objections.
12. No planning objections.
13. No planning objections.
14. No planning objections.
15. No planning objections.
16. Not acceptable due to there being a proposed public art project at this location.
17. Not acceptable due to the street pitch being at a public area that will be used as the main entrance to Victoria Square.
18. No planning objections.
19. No planning objections subject to it being carefully managed in order to ensure a quality presentation.
20. No planning objections subject to it being carefully managed in order to ensure a quality presentation.
21. No planning objections.
22. Planning concerns with the number of pitches. One pitch may be acceptable.



An Agency within the Department of the
Environment
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PREAPPDECNOT



INVESTOR IN PEOPLE



Divisional Planning Office

Bedford House
16-22 Bedford Street
Belfast
BT2 7FD

23. Planning concerns with the number of pitches. One pitch may be acceptable.
24. No planning objections.
25. No planning objections.
26. Not acceptable due to the area having numerous proposals for high density residential developments.
27. No planning objections.
28. Is this correct location as it would appear to be inside the main building?

If you require any additional information please do not hesitate to contact us.

Yours sincerely

Authorised Officer

**Response form the Environmental Protection Unit (EPU) Re
Consultation on the designation of street trading pitches, 24th July
2007.**

Background.

The Council is a statutory consultee under the Planning (NI) Order 1991 for planning applications. In addition to the formal consultation the Health and Environmental Services Department's environmental protection unit receives consultations on a broad spectrum of development types. Our role is to assess the environmental impact of the proposed development, with particular reference to the statutory enforcement functions, (e.g. noise and nuisance) or for which no statutory enforcement exists (e.g. light pollution), and to provide comment and recommendations in order to prevent or control detrimental environmental health consequences. Each case being considered on its individual merits and the Planning Service will seek to consider views that relate to land use planning matters.

Consultation on Street Trading Pitches.

We have been asked for comment on the Designation of Street Trading Pitches in Belfast with a view of their appropriateness and suitability as sites for the specific uses. A key issue will be whether the proposed street trading pitches will unacceptably affect amenity and the existing land use of land and buildings or is likely to significantly affect the environment.

We have therefore treated this consultation regarding street trading pitches in a similar vain as our planning consultations and we make the following professional recommendations.

Street Trading Pitch Number:

1.	Condition
2.	Refuse Night and Condition day time use
3, 4, 5 and 6	Condition
7	No comment
8, 9 10, 11 and 17-	Unable to determine the commodity for sale, therefore Condition
12, 13, 14 and 15	No comment
16	Condition
18, 19, 20 and 21	No comment
22	Condition
23	No comment as within a covered walkway.
24	Condition
25, 26, 27 and 28	Refuse

Supporting background information.

**Position of EPU in relation to planning applications for fixed Hot food bars.
Extract from position paper.**

In the case of a planning consultation, applications for restaurants, cafes or fast food outlets such as hot food bars generally give rise to a number of issues and objections which are specific to these particular categories of land use. Applications relating to hot food bars are often contentious and raise a number of specific concerns. Our role is to assess the environmental impact of the development and consider how to minimise adverse environmental impact arising from the development including taking account of complaint history if applicable.

In relation to a fixed premise for a Hot Food Bar it is the policy of the unit to object to granting of planning permission where it directly adjoins residential accommodation in the majority of cases due to the problem of direct transmission of structure borne noise.

Each case is considered on its own merits and the Unit recognises that when making decisions there is also a need to balance the needs of protecting environmental health and still allow for the proper economic development of the city.

Officers from the Environmental Protection Unit will generally recommend one of three options to the Planning Service which are:

- A request that permission is refused outlining the reasons for the request. For example, in the case of a hot food takeaway attached to residential accommodation it is not possible to mitigate the transmission of structure borne noise from machinery in use in the business;
- A request for conditions to be attached to the permission, eg in the case of a hot food takeaway this could relate to the installation of a proprietary odour abatement system;
- A request that permission is granted with informatives attached eg this may relate to terms of operation of machinery.

Consultation paper on potential street trading sites Comments of the Building Control Service

General comments

It is recognised that attractive and carefully considered street trading pitches can bring diversity to the streetscape of Belfast whilst offering additional welcome employment opportunities. The Service supports and encourages such development.

Health, safety and amenity issues

From a general perspective any street trading pitch should be so sited that it does not jeopardise the means of escape from any adjacent building and careful consideration should be given to the potential impact any pitch may have on people with disabilities.

In relation to the proposals to hang works for sale on buildings or from cabling attached to buildings any potential for such to cause damage to those buildings or to give rise to a danger to those adjacent to the pitch should be assessed and approved by a suitably qualified person prior to any such pitch being granted a licence to trade.

Day time trading pitches

The Service has no specific concerns, save for those general issues mentioned above, in respect of those pitches.

Night time hot food vans

As a result of the responsibility the Service has in relation to premises licensed for entertainment it is our experience that hot food vans adjacent to pubs, clubs and other entertainment venues have a tendency to lead to incidents of increased noise nuisance, disturbance and anti-social behaviour.

There is a particular difficulty when hot food vans are adjacent to premises in residential areas and we have received objections to entertainment licences in the past which point to the presence of hot food vans as a factor which has prolonged the late night disturbance residents have suffered.

Careful consideration should be given to the siting of hot food vans adjacent to any licensed premises and those premises which are also located close to residential accommodation would almost certainly lead to problems for those residents.

With an increasing trend towards city centre living even licensed premises which are currently not adjacent to residential accommodation may well be in the future. It is therefore suggested that Planning applications and regeneration plans should be taken into account when considering designating any pitch adjacent to licensed premises.

James Cunningham

From: Philip Gallagher [phil@javamancoffee.co.uk]
Sent: 06 November 2007 10:56
To: James Cunningham
Subject: FW: Street Trading Consultation Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Philip Gallagher [mailto:phil@javamancoffee.co.uk]
Sent: 01 September 2007 21:12
To: 'cunninghamj@belfast.gov.uk'
Subject: FW: Street Trading Consultation Meeting

-----Original Message-----

From: Philip Gallagher [mailto:phil@javamancoffee.co.uk]
Sent: 29 August 2007 09:49
To: cunninghamj@belfast.gov.uk
Subject: Street Trading Consultation Meeting

Dear James,

I refer to the above and would like to offer my proposals for the areas which are being considered for street trading in the Belfast Area:

7. Shaws Bridge Car Park - would like to propose that this site also have allocation for a second unit selling hot and cold beverages.

17. Cornmarket - would like to propose that this site be allocated for hot and cold beverages and confectionery.

19. Hill Street - would like to propose that this site also be allocated for a small hot food and beverage cart. I am aware that there are space restrictions on this site.

I would also like to propose a site be allocated in Andersonstown near casement park.

Kind regards,

Philip Gallagher

Javaman Coffee
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Crossgar
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