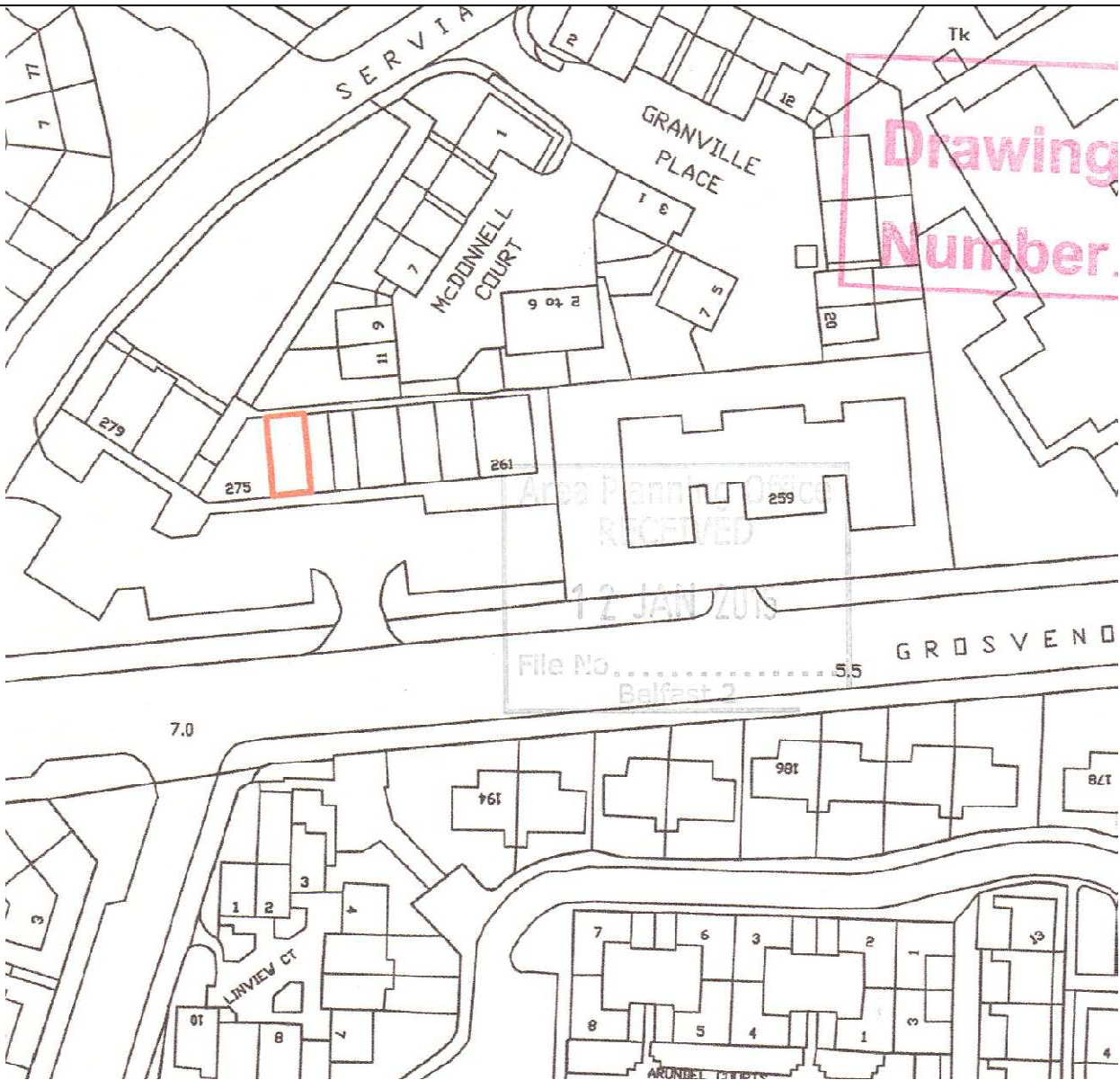


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 30 July 2015	<b>Item Number:</b> 12
<b>Application ID:</b> Z/2015/0060/F	
<b>Proposal:</b> Change of use from retail unit to hot food bar	<b>Location:</b> 273 Grosvenor Road Belfast BT12 4LL
<b>Referral Route:</b>  Committee – proposal relates to change of use to hot food bar which is specifically excluded from delegation scheme.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Liam McMahan	<b>Agent Name and Address:</b> Doherty Architectural Services 37 Wynchurch Avenue Belfast BT6 0JP
<b>Executive Summary:</b>  The application seeks full planning permission for change of use from retail unit to hot food takeaway: <ul style="list-style-type: none"> <li>• The principle of hot food bar at this location;</li> <li>• Impact on neighbouring properties;</li> <li>• Impact on traffic flow;</li> </ul> <p>The principle of the hot food takeaway on site is considered acceptable; it is compatible with land use zoning. Impact on the vitality of the local centre, traffic flow and neighbours is negligible.</p> <p>The site is located within the development limits for Belfast and on an Arterial route (AR 01/07) and within a retail/commercial use area. The proposal has been assessed against Policies Planning Policy Statement 1: General Principles and Development Control Advice Note 4. The proposal complies with the Area Plan and relevant policy and guidance.</p> <p>Consultees have no objection</p> <p>No representations have been received</p> <p>It is recommended that the application is approved with conditions.</p>	

## Case Officer Report

### Site Location Plan



#### Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	Env Health Belfast City Council	Substantive Response Received

#### Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

#### Summary of Issues

#### Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The proposed change of use from retail outlet to hot food bar.

## 2.0 Description of Site

2.1 The site is a single storey retail unit within a row of similar size units with car parking space to the provided to the front of the site. The surrounding area is in residential use defined mainly by two storey dwelling.

## Planning Assessment of Policy and Other Material Considerations

### 3.0 Site History

3.1Z/2014/1204/F - Proposed installation of ATM into existing retail unit and alterations to shop front – permission granted

### 4.0 Policy Framework

#### 4.1 Belfast Metropolitan Area Plan 2015

4.1.1 The site is zoned within an existing shopping/commercial area (AR03/09) and located on a main arterial route annotated AR01/07

#### 4.2 Planning Policy Statements 1-24 specify

4.2.1 PPS 1 Paragraph 59 requirement for the proposal to be compliant with the land zoning within the area plan and to cause no unacceptable harm to areas of acknowledged importance.

### 5.0 Statutory Consultees Responses

5.1 None

### 6.0 Non Statutory Consultees Responses

#### 6.1 BCC Environmental Health

6.2 Any of Statutory Consultees where issue consulted isn't specified at schedule 3 of GDPO

6.2.1 TransportNI and Environmental Health were consulted on this application they offered no objection to the proposal subject to the inclusion of an odour abatement condition and informatives.

### 7.0 Representations

7.1 None received

### 8.0 Other Material Considerations

8.1 Development Control Advise Note 4 – Restaurants, Cafes and Fast food Outlets – Proposals within Local Centres.

### 9.0 Assessment

9.1 The proposal is considered to comply with the development plan.

9.1.1 The proposal complies with the policy document PPS 1, the land use complies with the area plan and areas of acknowledged importance are not significantly impacted upon. Consultees have no objections subject to the inclusion of an odour abatement condition and other informatives. The proposal is also compliant with guidance document DCAN 4. The proposal will not impact on the vitality and viability of the local centre, sufficient retail units will remain in use. The scale and design are acceptable; changes to the shop front are in line with previous approval for an ATM on site. The proposed flue is to terminate 1.0m above ridge height ensuring maximum distance from neighbouring properties leading to a reduction in the potential for odour impact on these properties.

9.2 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

### 10.0 Summary of Recommendation

10.1 Approval

Neighbour Notification Checked

Yes

## Conditions

1.As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2.Prior to operations commencing a proprietary odour abatement system shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1 metre above the eaves height of the main building and it should be directed away from nearby dwellings.

Reason: for the protection of human health

## Informatives

1.The applicant should consult relevant industry guidance, such as: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by DEFRA (Department for Environment Food and Rural Affairs) in January 2005.

2.The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise or odours to nearby premises.

### 3. GAS SAFETY (INSTALLATION AND USE) REGULATIONS (NI) 2004

Where gas appliances are to be installed there must be a fixed source of ventilation provided to ensure sufficient make-up air is available for the safe combustion of gas'

4. All construction plant and materials shall be stored within the curtilage of the site.

**ANNEX**

<b>Date Valid</b>	12th January 2015
<b>Date First Advertised</b>	13th February 2015
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 11, McDonnell Court, Town Parks, Belfast, Antrim, BT12 4DN The Owner/Occupier, 271 Grosvenor Road Town Parks Belfast The Owner/Occupier, 275 Grosvenor Road Town Parks Belfast	
<b>Date of Last Neighbour Notification</b>	8th June 2015
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	Yes /No
<b>Planning History</b>  Ref ID: Z/2009/1453/F Proposal: Environmental improvements to the footpaths, parking area, including street trees. Address: 279-261 Grosvenor Road, Belfast BT12 4LL Decision: Decision Date: 10.12.2009  Ref ID: Z/2008/2009/F Proposal: Change of use from 2 retail units to a bookmaking office. Address: 261-263 Grosvenor Road, Town Parks, Belfast, BT12 4LL Decision: Decision Date: 01.12.2008	
<b>Drawing Numbers and Title</b>	
Drawing No. 01 Type: Location Map Status: Submitted  Drawing No. 02 Type: Existing Plans Status: Submitted  Drawing No. 03a Type: Proposed Plans Status: Submitted	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department:	