

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 19 September	<b>Item Number:</b>
<b>Application ID:</b> LA04/2016/0400/F	
<b>Proposal:</b> Proposed apartment development (28 units) with associated car parking, landscaping and amendments to existing access (renewal of approved application Z/2008/2449/F)	<b>Location:</b> Lands at 230 Belmont Road Belfast BT4 2AW
<b>Referral Route:</b> The application is for more than 12 residential units	
<b>Recommendation:</b>	<b>Approve - Subject to Conditions</b>
<b>Applicant Name and Address:</b> Barnardo's 111 Oxbgangs Road North Edinburgh EH14 1ED	<b>Agent Name and Address:</b> Clyde Shanks Ltd 5 Oxford Street Belfast BT1 3LA
<p><b><u>ADDENDUM REPORT</u></b></p> <p>This full application was previously listed for Planning Committee on 15 August 2017. The application was presented and subsequently deferred for a site visit by Committee.</p> <p>During discussion of the application, the Committee raised issues regarding access, car parking and the replacement of trees. Given the issues which had been raised regarding the traffic and impact on the trees, the Committee agreed to defer consideration of the application to enable a site visit to be undertaken to allow the Committee to acquaint itself with the location and the proposal at first hand. The Committee also agreed that the Council's Tree Officer be invited to attend the site visit and Transport NI be asked for clarification on their position and attend the next Planning Committee, if possible.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p>A site visit for elected members took place on 31<sup>st</sup> August 2017.</p> <p>Belfast City Council's Tree Officer and a representative from DfI Roads also attended the site visit.</p> <p><u>Tree Issues</u></p> <p>Lack of management and maintenance of the trees within the site has resulted in a deterioration of the health and condition of the trees</p> <p>The proposed application if approved would result in:</p> <ul style="list-style-type: none"> <li>• 8 trees to be felled due to the current condition ( 4 x of which are protected through</li> </ul>	

a TPO );

- 19 further trees to be felled to facilitate development ( 12 x of which are protected under TPO; including 3 x Cherry (relatively short life span and if unmanaged are prone to infection) and 2 x Cypress (which can lead to problems in developed areas and could fall under the High Hedges legislation);
- 37 x trees of a mixed species would be replanted ranging from extra heavy standard to semi mature in size;

In general terms the existing trees which are to be retained, coupled with the new planting are likely to ensure the safe continuance of tree cover on the site for the future.

### Road Issues

- The average 7 day traffic count for the Belmont Road would indicate approximately 11500No. vehicles passing daily.

The proposed development would add approximately 100No. trips daily.

- Between the peak hours of 08:00-09:00 and 17:00-18:00 approximately 1100No. vehicles pass during each period.
- The proposed development would add approximately 10No. trips during each peak hour period.

It is proposed that the development is served by an access of width 4.9m with visibility splays of 2.4m x 90.0m and an internal carriageway of width 4.8m with a separate footway of width 2.0m (with occasional narrowing to accommodate the retention of trees). This is considered to be acceptable to the Department for Infrastructure – Roads.

### **Summary**

- The site visit by members has taken place.

In conclusion the recommendation remains as set out in the case officer's report and this addendum. The proposal is recommended for Approval subject to conditions.

**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15 August 2017	
<b>Application ID:</b> LA04/2016/0400/F	
<b>Proposal</b> Proposed apartment development (28 units) with associated car parking, landscaping and amendments to existing access (renewal of approved application Z/2008/2449/F)	<b>Location</b> Lands at 230 Belmont Road Belfast BT4 2AW
<b>Referral Route:</b>  The application is for more than 12 residential units.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Barnardo's 111 Oxfangs Road North Edinburgh EH14 1ED	<b>Agent Name and Address:</b> Clyde Shanks Ltd 5 Oxford Street Belfast BT1 3LA
<b>Executive Summary:</b>  The application seeks an apartment development (28 units) with associated car parking, landscaping and amendments to existing access (renewal of approved application Z/2008/2449/F).  The main issues to be considered in this case are: <ul style="list-style-type: none"> <li>• Planning history</li> <li>• EIA Determination</li> <li>• Drainage</li> <li>• Demolition of the existing property</li> <li>• Provision of a quality residential environment by way of density, layout, amenity, and the likelihood of dominance and overlooking</li> <li>• Space Standards</li> <li>• Access and Parking</li> <li>• LLPA and protection of TPO Trees</li> <li>• Landscaping</li> <li>• Other objections raised</li> </ul> <p>The application site is not located within an ATC or Conservation Area. Belmont Park Local Landscape Policy Area BT 093 extends to include the site.</p> <p>The proposal has been assessed against the SPPS, Planning Policy Statement 2, 3, 7, 7 (Addendum), 12, and supplementary planning guidance –Creating Places, Parking Standards, DCAN 8 and 15.</p> <p>This site was granted planning permission (Z/2008/2449/F) in 2011 for an apartment development of twenty eight units with associated car parking, landscaping and amendments to the existing access. This planning application is an in time renewal for the previous planning permission.</p> <p>There were four representations objecting to this planning application with the following concerns:</p> <ul style="list-style-type: none"> <li>• Traffic intensification</li> </ul>	

- Development conflicting with TPO site
- Loss of open space
- Adverse impact on existing properties
- Failure to respect the environmental quality of the site
- Over development of the site
- 220 A, B, C, D and E not located on drawings
- What are the boundary treatments?
- What trees are being retained?

Having regard to the policy context, previous planning history, representations and other material considerations above, the proposal is deemed to be acceptable and planning permission is recommended for approval, subject to conditions as set out in the case officer's report.

It is recommended that delegated authority is given to the Director of Planning and Place to approve the application with conditions with the final framing and wording of conditions to be delegated.

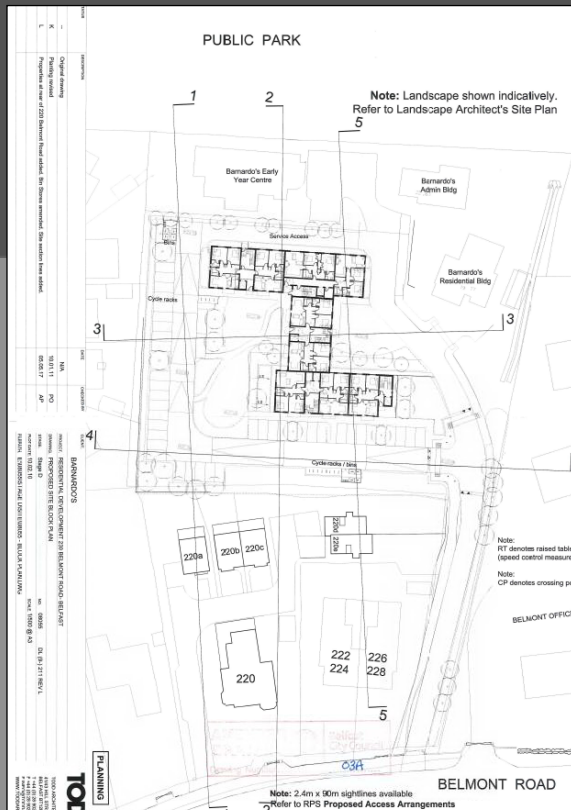
### Case Officer Report

### Plans

#### Existing Site Location Plan



#### Proposed Site Location Plan



<b>Consultations:</b>		
<b>Consultation Type</b>	<b>Consultee</b>	<b>Response</b>
Statutory	Rivers Agency	No objection
Statutory	NI Water	No objection
Non Statutory	Belfast City Council Environmental Health	No objection
Statutory	Transport NI	No objection
Statutory	NIEA Water Management Unit	No objection
Statutory	NIEA Natural Environment Division	No objection
Statutory	NIEA Historic Monuments Unit	No objection
Non Statutory	Belfast City Council City and Neighbourhood Department (Waste Storage)	No objection
Non Statutory	Belfast City Council Tree Officer	No objection
<b>Representations:</b>		
Letters of Support	None Received	
Letters of Objection	4	
Number of Petitions of Objection and signatures	No Petitions Received	
Representations from Elected representatives	None Received	
<b>Characteristics of the Site and Area</b>		
<b>1.0</b>	<b>Description of Proposed Development</b>	
	The proposal is for an apartment development (28 units) with associated car parking, landscaping and amendments to existing access (renewal of approved application Z/2008/2449/F).	
<b>2.0</b>	<b>Description of Site and Area</b>	
2.1	The site at 230 Belmont Road is set back about 60 metres from the main road by a tree lined driveway. To the south and west are residential properties on the Belmont Road and Pembridge Court. There is vacant, former residence (now neglected) on the site which is Victorian in style – two storey double canted bay windows dating from the later part of the 19 <sup>th</sup> century. Immediately adjacent to it are three red brick buildings that are utilised by Barnardo's (an early year centre, and administration building and a residential building). To the north of the site is Belmont Park and to the east, adjacent to the entrance driveway, is Belmont Business Park (offices). No. 230 Belmont Road has extensive grounds with mature trees and vegetation. Part of the former gardens between the house and the rear boundary of 220-228 Belmont Road is used as a car park. Belmont Park Local Landscape Policy Area extends to cover the entire site.	
<b>Planning Assessment of Policy and other Material Considerations</b>		
<b>3.0</b>	<b>Site History</b>	
3.1	Planning permission (Z/2008/2449/F) was granted on 18 <sup>th</sup> February 2011 for an apartment development of twenty eight units with associated car parking, landscaping and amendments to the existing access on the same site. This permission expired on 18 <sup>th</sup> February 2016 and the current application was submitted on 16 <sup>th</sup> February 2016 as an 'in-time' renewal of the previous planning permission.	
3.2	In 2002 approval was granted for a new office building for Barnardo's Under 12's	

3.3	<p>(Z/2002/1632/F), and in 2004 planning permission (Z/2003/1833/F) was approved for the erection of a two storey office building (for support team).</p> <p>In 2006 car parking within the site was granted planning permission (Z/2006/0314/F).</p>
<b>4.0</b>	<b>Policy Framework</b>
	<ul style="list-style-type: none"> <li>• Belfast Urban Area Plan 2001 (BUAP)</li> <li>• Draft Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits</li> <li>• Belmont Park LLPA (BT 111) – Belmont Park</li> <li>• Strategic Planning Policy Statement for Northern Ireland (SPPS)</li> <li>• Planning Policy Statement 2 – Natural Heritage</li> <li>• Planning Policy Statement 3 – Access, Movement and Parking</li> <li>• Planning Policy Statement 7 – Quality Residential Environments</li> <li>• Planning Policy Statement 7 (Addendum) – Safeguarding the Character of Established Residential Areas</li> <li>• Planning Policy Statement 12 – Housing in Settlements</li> <li>• Development Control Advice Note 8 – Housing in Existing Urban Areas</li> <li>• Development Control Advice Note 15 – Vehicular Access Standards</li> <li>• Supplementary Planning Guidance - Parking Standards</li> <li>• Supplementary Planning Guidance – Creating Places</li> </ul>
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	<ul style="list-style-type: none"> <li>• <b>Rivers Agency</b> – No objection subject to informatives</li> <li>• <b>Transport NI</b> – No objection subject to conditions and informatives</li> <li>• <b>NI Water</b> – No objection subject to informatives</li> <li>• <b>NIEA Historic Monuments</b> – No objection</li> <li>• <b>NIEA Water Management Unit</b> – No objection subject to informatives</li> <li>• <b>NIEA Natural Environment Division</b> – No objection subject to informatives</li> </ul>
<b>6.0</b>	<b>Non Statutory Consultee Responses</b>
	<ul style="list-style-type: none"> <li>• <b>Belfast City Council Environmental Health</b> – No objection subject to informatives</li> <li>• <b>Belfast City Council City and Neighbourhood Department (Waste Storage)</b> – No objection</li> <li>• <b>Belfast City Council Tree Officer</b> – No objection subject to conditions</li> </ul>
<b>7.0</b>	<b>Representations</b>
7.1	<p>The planning application was advertised in the local press and neighbours notified. There were four representations objecting to this planning application with the following concerns:</p> <ul style="list-style-type: none"> <li>• Traffic intensification</li> <li>• Development conflicting with a Tree Preservation Order (TPO) on the site</li> <li>• Loss of open space</li> <li>• Adverse impact on existing properties</li> <li>• Failure to respect the environmental quality of the site</li> <li>• Over development of the site</li> <li>• Unclear boundary treatments</li> </ul>

	<ul style="list-style-type: none"> <li>• Unclear what trees are being retained</li> </ul>
<b>8.0</b>	<b>Other Material Considerations</b>
	None
<b>9.0</b>	<b>Assessment</b>
<b>9.1</b>	<b>Status of BMAP</b>
9.1.1	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.1.2	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.1.3	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.1.4	The site is not subject to any designations in the BUAP 2001. Within Draft BMAP the proposed development site is located within the settlement development limits of Belfast, but is not located within an ATC or Conservation Area. Belmont Park Local Landscape Policy Area BT 093 extends to include the site.
9.1.5	An objection to the Draft BMAP argued that 230 Belmont Road (Barnardo's) should be excluded from the LLPA. The PAC concurred with the Department that the approved development which took into account the proposed LLPA designation, would appear to have been undertaken without significant detriment to the sites character. The PAC also agreed that this demonstrates how built development and LLPA designations are not necessarily mutually exclusive. The PAC disagreed with the objector that the site lacks features that warrant an LLPA designation. As such the PAC did not accept that the designation would serve to introduce uncertainty in respect of future development.  PAC Recommendation: Lands to be retained within the LLPA BT 111.
9.1.6	
<b>9.2</b>	<b>Key Issues</b> <ul style="list-style-type: none"> <li>• Planning history</li> <li>• EIA Determination</li> <li>• Drainage</li> <li>• Demolition of the existing property</li> <li>• Provision of a quality residential environment by way of density, layout, amenity, and the likelihood of dominance and overlooking</li> <li>• Space Standards</li> <li>• Access and Parking</li> <li>• LLPA and protection of TPO Trees</li> <li>• Landscaping</li> </ul>



	<ul style="list-style-type: none"> <li>• Other objections raised</li> </ul>
<b>9.3</b>	<b>Strategic Planning Policy Statement for Northern Ireland</b>
9.3.1	Planning authorities are guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.
<b>9.4</b>	<b>Planning History</b>
9.4.1	As detailed in Section 3 this planning application is an in time renewal of Z/2008/2449/F which is now expired.
<b>9.5</b>	<b>EIA</b>
9.5.1	The proposed development falls within Category 10 (b) (Urban Development Project) – the area of development exceeds 0.5ha) of Schedule 2 of the Planning (Environment Impact Assessment) Regulations (Northern Ireland) 2015. It was determined that an EIA is not required as the scheme has been previously approved and is unlikely to have any significant environmental impacts. Any issues will be dealt with through the development management process.
<b>9.6</b>	<b>Drainage</b>
9.6.1	In accordance with PPS 15, Policy FLD 3, a drainage assessment was submitted as the proposed development is for more than ten dwelling units. After reviewing the drainage assessment, Rivers Agency have no objections from a drainage or flood risk perspective.
<b>9.7</b>	<b>Demolition</b>
9.7.1	The existing building is not located within an Area of Townscape Character or a Conservation Area. The building has architectural merit as a Victorian period construction, however it is not listed (confirmed by Historic Environment Division) or subject to any protection from demolition (the building could be demolished at any time). The previous planning approval on the site also included the demolition of the property and this is a relevant material consideration.
<b>9.8</b>	<b>Scale and Mass</b>
	PPS 7 Policy QD 1 (a) states that new development must respect the surrounding context by way of scale and mass. The site is in excess of 0.5ha and a proposed apartment block as proposed would not be out of keeping in terms of its scale and mass. The existing buildings adjacent to 230 Belmont Road are an early years centre, administration building and residential unit associated with Barnardo's. A separation distance in excess of fifteen metres is proposed between the apartment block and the boundaries with adjacent residential properties. The proposal is considered to be in accordance with PPS 7 Addendum Policy LC1 (b) the pattern of development within the established residential area. Although this

	<p>area of the Belmont Road was historically defined by large residential villas set within significant sized plots with front and rear gardens, in recent times, redevelopment has caused many of these historical plots to be developed at a higher density with less private amenity space. Fronting the Belmont Road, adjacent to 220 Belmont Road, a three storey apartment block has been developed. It is considered that the principle of apartment development has been established. The proposed development of three storeys with a fourth (lower ground) is considered acceptable due to the topography of the site at the southern elevation, and it is set well back from the Belmont Road frontage, with mature trees screening the site. The northern elevation steps down to two storeys in the vicinity of the Barnardo's Early Years Centre, and the residential properties at Pembridge Court. The previous planning history at 230 Belmont Road has established the principle of this development.</p>
<b>9.9</b>	<p><b>Density</b></p> <p>Policy LC1 (a) of PPS 7 Addendum states that the proposed density should not be significantly higher than the established residential area. Letters of objection raised concerns regarding the over development of the site. It is accepted that higher density properties are now common place in the immediate vicinity of 230 Belmont Road, and the previous planning history on the site has accepted the principle of apartment development.</p>
<b>9.10</b>	<p><b>Space Standards</b></p> <p>The proposed apartments are two bedroom/four person accommodation. Policy LC1 (c) of PPS 7 Addendum states that all dwelling units must be built to the space standards detailed in Annex A. The proposed apartments at 70sqm comply with this policy.</p>
<b>9.11</b>	<p><b>Amenity</b></p> <p>PPS 7 (c) stipulates that there should be a provision for private amenity space in proposed developments. Creating Places stipulates that for apartment developments private communal open space will be acceptable. The proposed development provides an acceptable amount of communal open space and private balconies.</p>
<b>9.12</b>	<p><b>Waste Storage</b></p> <p>Belfast City Council City and Neighbourhood Department have stated the amount of waste storage proposed with the development is acceptable. The waste collection areas are enclosed and to be surrounded by landscaping.</p>
<b>9.13</b>	<p><b>Boundary Treatment</b></p> <p>DCAN 8 states that boundary treatments can have an important influence on local character, and should be retained where possible, in order to protect the surrounding street character. Well-designed walls or railings, and planting, can be used to mitigate the detrimental visual impact of cars and dustbins. The proposed boundaries of the site are to be retained with extra landscaping to be introduced.</p>

<b>9.14</b>	<p><b>Parking and Access</b></p> <p>Access to the proposed apartment block will be via a laneway from the Belmont Road. This will be a shared access with the future residents of the apartments and the existing Barnardo's staff and visitors. Forty in-curtilage parking are proposed with the development. Creating places stipulates 1.5 parking spaces for two-bed apartments with unassigned parking provision. As such this is a shortfall of two parking spaces. In adherence to PPS 3 Policy AMP 7 (Car Parking and Servicing Arrangements) the development is in a highly accessible location well served by public transport. Transport NI stated that considering that the planning application is the same as that previously approved (Z/2008/2449/F), and given that there has been no change in transportation policy in the period since the previous permission was granted, they offer no objections to the proposal. In assessing the development application Transport NI has considered the road related issues detailed within letters of representation. The proposal also includes cycle stand provision in adherence with PPS 7 Policy QD1.</p>
<b>9.15</b>	<p><b>Ecology</b></p> <p>Objection letters stated that there had been a failure to respect the environmental quality of this site. Natural Environment Division has considered the impacts of the proposal on natural heritage interests and, on the basis of the Ecological Assessment, is content with the proposal. The assessment indicates that there were no signs of badger activity on sites and that the impacts on foraging and commuting bats were assessed as low. As such the considerations of PPS 2 – Natural Heritage have been assessed.</p>
<b>9.16</b>	<p><b>Trees and Landscaping</b></p> <p>230 Belmont Road is part of the Belmont Park Local Landscape Policy Area (BT 093). It includes mature deciduous trees as one of the features that contributes to the environmental quality. The site is covered by a Tree Preservation Order (TPO/2009/0007). PPS 2 Policy NH 5 states that other natural heritage features such as trees worthy of protection need to be considered for local biodiversity reasons. Belfast City Council's Tree Officer stated that there will be some tree loss (19 trees) to locate the new building and car parking, however the replanting scheme (40 new trees) which has been submitted should compensate for this. Seven trees have also been identified for felling because of their condition, but again the replanting should compensate for the removal of these. Although the proposed development provides for a large building on the site, the proposed layout has been designed to ensure that the majority of the existing trees are retained.</p>
<b>9.17</b>	<p><b>Overlooking</b></p> <p>PPS 7 Policy QD1 (h) states that the proposed development should not create conflict with adjacent land uses. The proximity between the proposed apartment block and the boundary with 220-228 Belmont Road is between 18m and 20m. The windows proposed on the elevation closest to properties at Pembroke Court are WC/En-Suite therefore they will be opaque glazed. As such the relationship with neighbouring residential properties is considered acceptable due to the separation distances. No balconies are proposed on the northern elevation adjacent to the Barnardo's Early Years Centre.</p>
<b>9.18</b>	<p><b>Dominance/Overshadowing and Loss of Light</b></p>

	<p>PPS 7 Policy QD1 (h) states that the proposed development should not create conflict with adjacent land uses. The northern elevation steps down to two storeys in the vicinity of the Barnardo's Early Years Centre, and the residential properties at Pembridge Court. The apartment block has an acceptable separation distance from the surrounding residential properties.</p>
<b>9.19</b>	<p><b>Other Objections Raised</b></p> <p>Loss of Open Space – The land included within the red line of this planning application is not defined as existing open space in BMAP.</p>
<b>10.0</b>	<p><b>Conclusion</b></p> <p>This site was granted planning permission (Z/2008/2449/F) in 2011 for an apartment development of twenty eight units with associated car parking, landscaping and amendments to the existing access. This planning application is an in time renewal for the previous planning permission (previous approval and current are the same). It is considered that the previous planning approval carries significant weight. The site is not subject to an Area of Townscape Character or Conservation Area designation and the existing building is not listed or proposed for listing and therefore demolition of the existing property is considered acceptable. As the site is not visible from the Belmont Road and the proposed development will not have an adverse impact on neighbouring properties it is considered to be acceptable. Having regards to the policy context above and the statutory/non-statutory consultation responses the proposal is considered acceptable, and planning permission is recommended for approval with conditions.</p>
<b>11.0</b>	<p><b>Summary of Recommendation</b></p> <p>Approval</p>
<b>12.0</b>	<p><b>Conditions</b></p> <ol style="list-style-type: none"> <li>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</li> <li>2. The construction of the apartments hereby permitted, including the clearing of topsoil, shall not commence until all of the existing buildings within the red line as shown on approved drawing 01, date stamped 16 February 2016, are demolished, and all rubble and foundations have been removed.  Reason: To preserve the amenity of the site.</li> <li>3. The materials to be used in the construction of the external surfaces of the apartments hereby permitted, shall be as stipulated on drawings 09, 11, and 12, date stamped 16 February 2016, and drawings 10A and 13A, date stamped 15 June 2017.  Reason: In the interest of visual amenity.</li> <li>4. Prior to occupation all boundary treatments shall be completed in accordance with the</li> </ol>

approved drawing 19B, date stamped 29 June 2017, and permanently retained thereafter.

Reason: To safeguard the privacy and amenity for prospective and adjacent residents.

5. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with approved drawing 20A, date stamped 15 June 2017, prior to the occupation 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.

6. The access gradient shall not exceed 4% (1 in 25) over the first 10.0m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

7. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked in accordance with approved drawing 20A date stamped 15 June 2017 to provide for parking, servicing and traffic circulation 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.

Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.

8. The development hereby permitted shall not be occupied until cycle parking facilities have been provided in accordance with approved drawing 20A, date stamped 15 June 2017.

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

9. No development shall take place until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and verified by Belfast City Council. The dwellings shall not be occupied until the approved arrangements are in place.

Reason: To ensure the provision of the necessary infrastructure to service the development.

10. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works). Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around trees

prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

11. Any excavation within tree protection areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity.

Reason: To respect the topography of the site and to ensure the protection of existing landscape features.

12. The developer shall inform Belfast City Council on completing the installation of all tree protection measures so that the Council, or their representative, may inspect such measures before allowing development to commence. Development shall not commence until these measures have been agreed by Belfast City Council in writing.

Reason: To ensure that adequate protection measures are put in place around TPO trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

13. Trees and boundary vegetation to be retained within the site and proposed planting as indicated on approved drawings 18B and 19B, date stamped 29 June 2017, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the prior written approval of Belfast City Council. All / Any arboricultural work shall be carried out in accordance with the approved details, BS 3998, 2010 'Recommendations for Tree Work' (or equivalent British Standard current at time of works).

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

14. The landscape management and maintenance plan, date stamped 11 October 2016, shall be carried out as approved and reviewed at years 5, 10 and 15 and any further changes agreed with Belfast City Council in writing.

Reason: To ensure the sustainability of the tree cover on the site through the successful long term proactive maintenance.

15. Hard surfaces close to trees shall be laid in accordance with BS 5837 Trees in Relation to Construction: part 11: Hard surfaces around existing trees.

Reason: To protect trees to be retained.

16. No development shall take place until a plan detailing all services (including those for water supply, drainage, heating, and gas supplies) has been submitted to, and approved in writing by Belfast City Council. All services shall be laid underground or housed internally within the buildings hereby approved. Underground services shall be designed so that they do not pass through any root protection areas of any trees

	<p>to be retained as shown on approved drawings 18B and 19B, date stamped 29 June 2017.</p> <p>Reason: In the interests of visual amenity and to ensure trees are not damaged or adversely affected.</p> <p>17. All hard and soft landscape works shall be completed in accordance with the approved drawing 19B, date stamped 29 June 2017, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to the expiration of the first planting season following occupation of any part of the development hereby permitted.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>18. All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.  Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>19. Should any proposed tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of Belfast City Council seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Department gives its written consent to any request for variation.  Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>20. Prior to occupation of the apartments, all windows shown as obscure glazing on drawings 10A and 13A, date stamped 15 June 2017, shall be constructed as such and permanently retained.  Reasons: In the interests of privacy for prospective and neighbouring residents.</p> <p>21. Prior to occupation of the apartments, hereby approved, the waste storage areas shall be constructed in accordance with approved drawings 03A and 23, date stamped 15 June 2017, and permanently retained thereafter, and landscaped in accordance with approved drawing 19B, date stamped 29 June 2017, prior to the expiration of the first planting season following occupation of any part of the development hereby permitted.  Reason: To ensure an acceptable waste storage provision.</p>
12.0	<p><b>Notification to Department (if relevant)</b></p> <p>N/A</p>
13.0	<p><b>Representation from elected member:</b></p> <p>Councillor Jim Rodgers</p>

<b>ANNEX</b>	
<b>Date Valid</b>	16 February 2016
<b>Date First Advertised</b>	18 March 2016
<b>Date Last Advertised</b>	N/A
<b>Details of Neighbour Notification</b> (all addresses) 19 Pembridge Court,Strandtown,Belfast,Down,BT4 2RW, 20 Pembridge Court,Strandtown,Belfast,Down,BT4 2RW, 207, Belmont Road, Belfast, Down, Northern Ireland, BT4 2AG 21 - 22 Pembridge Court,Strandtown,Belfast,Down,BT4 2RW, 220 – 232 Belmont Road,Strandtown,Belfast,Down,BT4 2AW, Apartment 1 – 10 , Altona Place,218A & 218B Belmont Road,Strandtown,Belfast,Down,BT4 2AT, Cherith Brook, 220 A Belmont Road, Belfast Cherith Brook, 220 B Belmont Road, Belfast Cherith Brook, 220 C Belmont Road, Belfast Cherith Brook, 220 D Belmont Road, Belfast Cherith Brook, 220 E Belmont Road, Belfast Pembridge House,240 Belmont Road,Strandtown,Belfast,Down,BT4 2AW, Unit 1 – 8 ,232-240,Belmont Road,Ballycloghan,Belfast,Down,BT4 2AW	
<b>Date of Last Neighbour Notification</b>	06 March 2017
<b>Date of EIA Determination</b>	N/A
<b>Notification to Department (if relevant)</b>	N/A