

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 January 2019	
Application ID: LA04/2017/2776/F	
Proposal: Erection of 2 storey McDonalds Restaurant with car parking and drive thru. Erection of 2No. customer order displays with canopies and associated site works.	Location: Land to a section of existing Tesco's car park Knocknagoney Road, Belfast BT4 2PN.
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation.	
Recommendation:	Approve - Subject to Conditions
Applicant Name and Address: McDonalds Restaurants Ltd, 11-59 High Road East Finchley, London N28AW	Agent Name and Address: Matthew Carpenter The Granary 37 Walnut Tree Lane Sudbury Suffolk CO10 1BD
<u>ADDENDUM REPORT</u>	
<p>This full application was previously listed for Planning Committee on 11 December 2018. The application was deferred for presentation to enable a site visit be undertaken on 9 January 2019 to allow the Committee to acquaint itself with the location.</p> <p>Members should read this Addendum Report in conjunction with the original full detailed planning report attached below.</p> <p>Following the publication of the Case Officer Report, a further 8no written representations have been made by local residents. Seven are objections and are from Mr. Jeff King. The other representation is in support of the application. The following matters have been raised:</p> <ul style="list-style-type: none"> • Mr. King raised an issue set out in EHO response of 5th March 2018 and queried why a condition has not been placed on the recommendation to approve. This is in respect of all lorries visiting the site being fitted with white noise reversing alarms. As with McDonalds delivery lorries from their contractor 'Martin Brower'. • Mr King has been advised that Environmental Health have requested the applicant to confirm if it will be practicable to request that other vehicles servicing the site such as waste contractors follow the same good practice as other vehicles such as the Martin Brower delivery lorries. • However, this was not raised again by Environmental Health, on the basis that EHO has imposed a condition changing the hours of deliveries and collections from the site. Restricting deliveries to 7am to 11pm only. This supersedes the delivery times proposed by McDonald's in their Management Plan. • A second email from Mr. Jeff King relates to the query raised in his first late item. He asked if all Martin Brower delivery lorries are fitted with white noise reversing alarms. • The delivery management plan that accompanied this application confirms that a paragraph 3.4.3, that the reversing warning is fitted to Martin Brower UK vehicles. 	

Mr King made a further 5no representations, all of which are in respect of car parking on the site:

- The first of these (16/12/2018) contains photographs taken from No. 28 Glendarragh Mews on Saturday 15 December 2018 at 12.10pm shows the car park almost full to capacity. The objector states that *if you take the cars parked on the 100 space (sic) section being surrendered to McDonald's and move them over to fill the gaps then there wouldn't be many free spaces at all.*
- The second email (20/12/2018) contains photographs taken from No. 28 Glendarragh Mews on Thursday 20 December 2018 at 11.45am, depicting the car park almost full to capacity. The objector commented: *Not even a peak time but main parking area 80%+ full and quite a few cars on the section being surrendered to McD's. Not sure how many examples I need to send to convince people that maybe, just maybe, the Transport Assessment car park usage survey was slightly weighted in favour of the application and the scenario it needed to justify Tesco giving up another 100 spaces.*
- The third email (23/12/2018) contains photographs taken from No. 28 Glendarragh Mews on Sunday 23 December 2018 at 15.30pm. These appear to show the car park almost full to capacity. The objector commented: *Not a single space to be had, not a trolley to be had for I had to venture over there earlier, cars queued back up the Knocknagoney Rd, cars queued down the Knocknagoney Rd and round the corner onto the A2, cars queued on the right turn lane from the Sydenham Bypass, cars queued in Tesco's itself waiting for a space.*
- A fourth email (23/12/2018) from the objector contains a single photograph taken on Sunday 23 December 2018 at 15.30pm shows the cars queued along the Knocknagoney Road to get into Tesco's car park.
- The fifth email (23/12/2018) from the objector again contains photographs, this time taken at 10.40am on Saturday 22 December 2018 depicting the car park at almost full capacity. The objector commented: *Not even the midday/early afternoon peak period and main car park virtually full even before allowing for the cars parked on the "McDonald's section".*
- The representation in support of the application stated that it will bring much needed employment to the area; is located in an enclosed site away from schools; the number of police stations in the area will discourage anti-social behaviour; it will bring social support to local clubs and schools.

All of the points raised by the objector are in relation to roads and parking. DfI Roads, which is the statutory authority on such matters, was consulted on 3 separate occasions as part of the determination of this application. Roads has already made its position clear that they are content with the parking and access arrangements and the impact of the proposal on existing parking. A summary of Roads consultation responses are outlined at paragraph 6.21 of the main case officer's report.

In addition to the above, a query was made via telephone regarding a representation made by Ms Christina Wilkinson that had been received on 19/11/18, which had not yet been uploaded to the Portal. The letter was uploaded, and matters addressed in the main body of the report for this application. However, the objector felt that the council had not addressed all of their points and therefore further clarification is provided here:

- The main concern raised is that the proposal is alleged to be 350m from Knocknagoney Primary School and that the risks associated with such fast food outlets should be taken into account in the decision making process. In particular, the Department of Health, Social Services and Public Safety document 'Making Life Better', which aims to improve the health of young people by ensuring their settings (such as schools, colleges and youth organisations) provide environments which support good health and wellbeing through

promotion of healthy eating; and also the Belfast Agenda which makes a commitment to the regional strategy to address aspects of physical health, including healthy eating.

- Whilst the Planning Authority consider Making Life Better and the Belfast Agenda documents to be material considerations in this regard and support the ethos, there is currently no operational planning policy to support this.

In conclusion the recommendation remains as set out in the case officer's report and this addendum.

Recommendation

The proposal is recommended for Approval subject to conditions with final wording to be delegated to the Director of Planning and Building Control.

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2017/2776/F	
Proposal: Erection of 2 storey McDonalds Restaurant with car parking and drive thru. Erection of 2No. customer order displays with canopies and associated site works	Location: Land to a section of existing Tesco's car park Knocknagoney Road Belfast BT4 2PN
Referral Route: Retailing outside the city centre with a gross floorspace exceeding 500sq.m and objections received that are contrary to case officer's recommendation.	
Recommendation:	
Applicant Name and Address: McDonalds Restaurants Ltd 11-59 High Road East Finchley London N28AW	Agent Name and Address: Matthew Carpenter The Granary 37 Walnut Tree Lane Sudbury Suffolk CO10 1BD
<p>Executive Summary: Planning permission is sought for the erection of a two storey McDonald's restaurant with associated car parking and drive thru. Erection of 2No. customer order displays with canopies and associated site works. This is within the car park of the existing Tesco supermarket at Knocknagoney.</p> <p>The site is located within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP); and the draft Belfast Metropolitan Plan 2015 (BMAP). The site is unzoned whiteland in both development plans.</p> <p>The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - The impact of the development on the character and appearance of the surrounding area; - The Impact of the use in terms of noise, nuisance and pollution on neighbouring residential properties; and the cumulative impact of activity associated with the existing Tesco store - The layout and design. - The impact on traffic and parking; and - Third party representations. <p>The principle of the proposal is acceptable on the basis that the site is within the development limits in both the extant and draft plans, is on unzoned land, and is within the curtilage of an existing commercial use.</p> <p>The Council's Environmental Health has considered the proposal and concludes that concerns around the potential for noise, nuisance and disturbance can be dealt with through the</p>	

attachment of conditions. In respect of the impact on parking and traffic, DfI Roads are content. The impact on the amenity of the surrounding area is considered to be acceptable.

46 objections have been received - Third parties have raised a range of issues including concerns around the current on-site management of customers / visitor related activity on the site. This has been raised with the operator and a management plan will be subject to condition to address patron activity; noise and risks of anti-social behaviour. Other issues around parking, movement; and disruption during the construction phases are addressed in the assessment below.

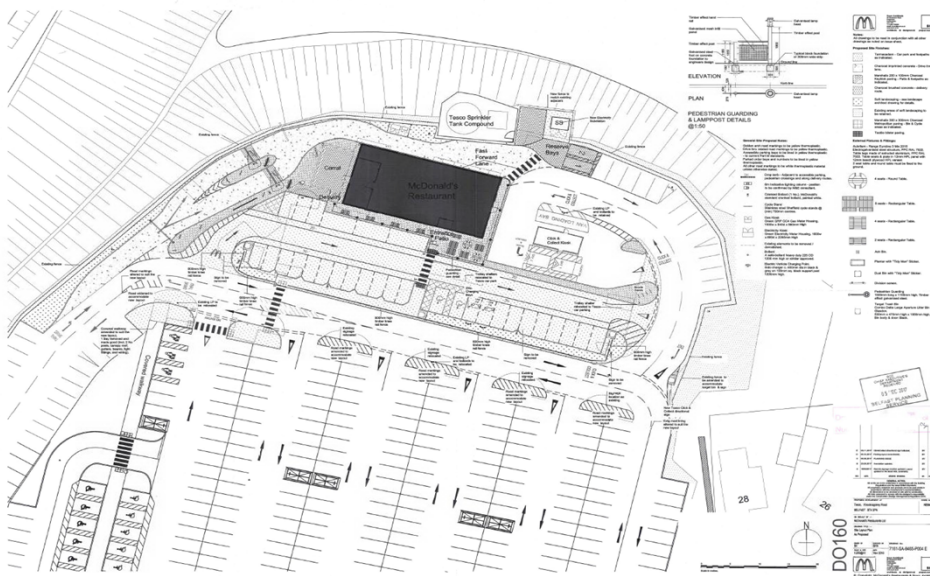
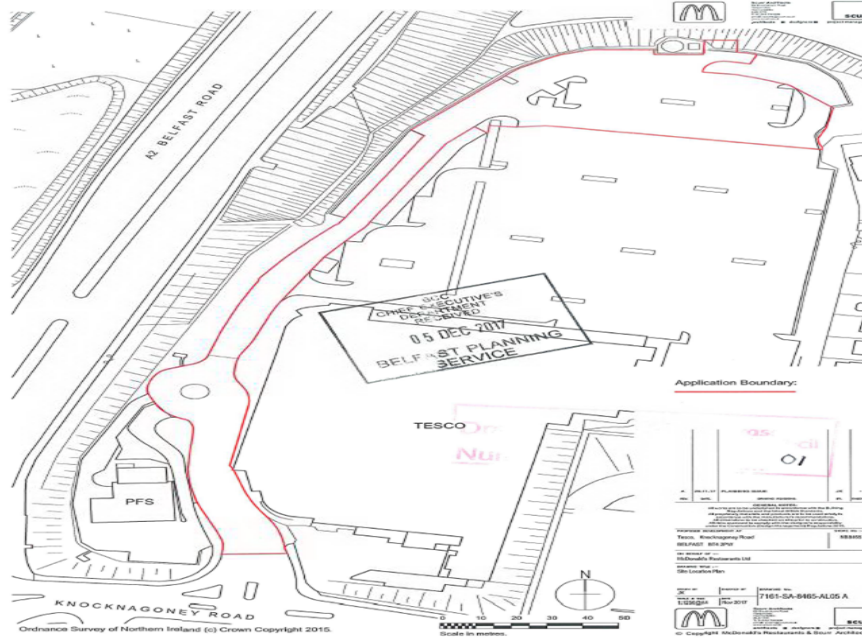
The proposal is typical of the hot food operators brand and the overall layout, architectural design, form, scale and massing of the proposal is considered to be acceptable given the proposed function of the building and the site and immediate locality.

Recommendation

Having had regard to the development plan and other material considerations it is recommended that the application is approved subject to conditions.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	45
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Erection of 2 storey McDonalds Restaurant with car parking and drive thru. Erection of 2No. customer order displays with canopies and associated site works. The building will be located to the northern boundary of the car park. In respect of vehicular access, this will utilise the existing access to Tesco car park from the Knocknagoney Road.</p>
2.0	<p>Description of Site</p> <p>The application site is the north end section of Knocknagoney Tesco supermarket car park. This is flat and bounded by an earthwork bank planted out with trees to the rear (north) and the side (west). Trees line the east boundary, partially screening the site from adjoining residential properties at Glendarragh Mews. The site is bounded by open farmland to the north and the A2 dual carriageway / Belfast Road to the west. The south side of the site is open to the remaining car park. The site is elevated above the A2 dual carriageway / Belfast Road and only graduates down towards the site entrance at Knocknagoney Road.</p>
2.1	<p>The surrounding area is characterised by mixed land uses, including residential, retail and a PSNI station.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p>
3.1	<p>Z/1995/0970 - Development of a food store of 74,750 sq ft (6,944 sq m) within Class 1 of the Schedule to the Planning (Use Classes) Order 1989 with service yard, car parking for 650 cars, petrol filling station, landscaping, ancillary plant and equipment, new access arrangements and associated works. Permission granted.</p>
3.2	<p>Z/2004/2299/F - LAND TO THE NORTH-EAST OF KNOCKNAGONEY ROAD AND JUNCTION WITH A2 BELFAST ROAD, BELFAST 4. Lands at Tesco, Knocknagoney. Extension to existing foodstore, provision of additional car parking and landscaping, relocation of recycling area, reconfiguration of petrol filling station and associated development works. Permission granted.</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Urban Area Plan 2001</p>
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p>
4.3	<p>Regional Development Strategy 2035; Belfast Urban Area Plan 2001; Belfast Metropolitan Area Plan (BMAP) 2015 (draft); Strategic Planning Policy Statement for NI (SPPS); Development Control Advice Note 4: Restaurants, Cafes and Fast Food Outlets Planning Policy Statement 3 - PPS3: Access, Movement and Parking; and Planning Policy Statement 15 – Planning and Flood Risk.</p>
5.0	<p>Third Party Representations</p>

5.1	45 written submissions from 21no separate third parties have been made in respect of this proposal.
5.2	<p>Representations from Elected Members: 1no representation received from a local councillor.</p>
5.3	<p>The following issues that have been raised are summarised as follows:</p> <ul style="list-style-type: none"> • Noise – this is currently a problem as cars are driven into the car park of the 24 hour Tesco late at night, engines revving voices etc. • Odours; • Litter – there is current problem with litter that is generated by Tesco customers; • Light pollution; • Increased traffic generated from the proposal; • Loss of car parking spaces at Tesco will have a detrimental impact on traffic flow in and out of Tesco car park which may back up onto the Knocknagoney Road; • Health problems associated with fast food restaurants and the proximity to local primary schools / residential properties; • Anti-social behaviour and concerns that the proposal will become a place for youths to congregate; • Current noise levels from Tesco car park are a nuisance and the proposal will exacerbate this situation; • Too close to residential properties – 45m to closest dwelling; • Tesco has failed to their car park clear of litter and the proposal will exacerbate this; • There has been pest problems associated with Tesco car park and the proposal is exacerbate this problem with litter leading to vermin infestations in the area; • If approved it would set a precedent for similar development elsewhere; and • House prices will be affected by the proposal.
5.4	<p>It respect of the comments regarding the proximity of the proposed hot food unit to local residential homes and primary schools, there is currently no guidance that sets out a preferred separation distance from schools / dwellings to hot food premises and the points raised in respect of house prices are not material to the planning consideration. The remaining points are addressed below.</p>
6.0	<p>Assessment</p>
6.1	<p>Consultations: The following bodies were consulted as part of the processing of this application: Department for Infrastructure – Roads; Belfast City Council’s Environmental Protection Unit - Environment Health NIEA – Natural Heritage; Rivers Agency; and NIWater.</p> <p>None have any objection in principle to the proposal, subject to conditions.</p>
6.2	<p>Principle of Development: The site is within the development limits; it is part of an existing commercial use (Tesco’s); and is on unzoned white land in both the extant BUAP and the draft BMAP. This is a sustainable location that is serviced by public transport and within easy access from the City Centre and surrounding towns due to close proximity of the A2 dual</p>

	<p>carriageway / Belfast Road. Therefore the proposal is acceptable in principle at this location. The proposal therefore falls to be assessed under regional planning policy.</p>
6.3	<p>The key issues to be considered are: (a) Impact on amenity; and (b) Road safety / traffic flow / parking.</p>
6.4	<p><u>Impact on Amenity</u> The SPPS for NI states that amenity considerations arising from development that may have potential health and well-being implications include design considerations, impact relating to visual intrusion, general nuisance, loss of light, and overshadowing. Visual amenity is also a material consideration.</p>
6.5	<p>Form, Massing and Scale: The proposal is a two storey building with a flat roof, showing a maximum height of 7.3m to the eaves; and 8.8m to the top of the rooftop plant room. Fenestration is in favour of voids over solid in the east and south elevations, with full length windows on both the ground and first floors. The overall form is a rectangular box shaped building with an overhanging roof on all sides. Finished materials include natural stone tiles, dark grey brick, wood panelling and timber effect vertical battens to the walls. Roof plant housing will be cladded in grey aluminium.</p>
6.6	<p>The overall architectural design, form, scale and massing of the proposal is deemed to be acceptable given the proposed function of the building and the locality. Public views are limited due to the location of the proposal at the rear of a car park that is adequately screened from surrounding streets and roads.</p>
6.7	<p>Overlooking / Overshadowing / Loss of Light: There is a separation distance of 52m approx. between the proposed restaurant building and the nearest residential property, which is No. 28 Glendarragh Mews. This distance is sufficient to minimise adverse impacts such as overlooking, overshadowing or loss of light.</p>
6.8	<p>Other Impacts: Paragraphs 4.11 and 4.12 of the SPPS for NI states that there are a wide range of environment and amenity considerations, including noise and air quality, which should be taken into account by planning authorities when managing development. In respect of proposals for restaurants, DCAN 4 is also relevant. Paragraph 5.1 states that in assessing applications for restaurants a number of factors need to be taken onto account. These include: noise disturbance; smells and fumes; refuse and litter; and traffic considerations and car parking. Having regard to the impact on the local vicinity in terms of noise, odours, litter, etc. Environmental Health is the statutory authority responsible for these such matters and were consulted for advice on this proposal.</p>
6.9	<p>Noise: The potential for an increase in noise associated with anti-social behaviour (ASB) as a result of the proposed development is of considerable concern for nearby residents. ASB in itself is not a planning matter but rather one for the PSNI to resolve and on a contained site such as this in conjunction with the landowner and manager. Objectors who are nearby residents advise of regular disturbance at night throughout the year due to anti-social behaviour in the car park with, allegedly, little or no positive response by the supermarket to deal with the problem. The PSNI and Environmental Health have advised that they have little or no record of reports of ASB from the site and had not been made aware of any problems with the site. Local residents have advised that they have made complaints directly to Tesco.</p>

6.10	In the absence of evidence it is difficult to gauge the extent of alleged existing negative activity on residential amenity. It would, therefore, be unreasonable to penalise the applicant of the proposal on the grounds of potential cumulative impacts. Nevertheless, Environmental Health requested supporting information from the applicant to demonstrate how they intend to mitigate the potential for adverse impacts from their proposed development associated with odour, ASB, noise and litter.
6.11	Environmental Health is satisfied that sufficient information has been presented in the noise assessment to demonstrate that the operations associated with the use of the proposed drive thru and restaurant can be mitigated with appropriate control measures in place to avoid adverse noise impact. The Loven acoustics noise assessment that was submitted in support of this application advises that the Customer Order Display Units should not have an adverse impact when used in normal mode but advises it is possible to operate these on a lower 'night time' mode if necessary. No information was presented as to what the reference sound pressure level is for 'night time' mode; Environmental Health therefore recommends a condition requiring the applicant to agree with Belfast City Council an appropriate 'night time' level to operate these Customer Order Display Units.
6.12	In respect of the potential of an increase in ASB associated with the proposal, Environmental Health advises that a pre-occupation condition is attached to any planning permission, that requires the submission of a Management Plan (MP). This MP should evolve and adapt as required once the premises are operational and undergo regular review, particularly in the event of substantiated complaints regarding ASB and noise. Given that the two sites are inter-linked, to be truly effective, EH recommends that the Management Plan should include joint management measures and liaison with their commercial neighbour Tesco as well as regular communication with local residents and crime prevention officers from the PSNI.
6.13	There are existing car parking spaces directly adjacent to the side gable wall of No. 28 Glendarragh Mews. The occupant of No. 28 has demonstrated via photographs that these spaces are sometimes used by delivery lorries and buses, often with the engine idling / revving. This falls outside the scope of the planning application for two reasons. Firstly, it is outside the redline boundary of the application site; and secondly, is an existing problem that Tesco as the manager of the site needs to address and therefore cannot be attributed to the proposal. The proper recourse to pursue nuisance caused by existing activity attributed to Tesco is via the Council's Environmental Health team which has separate powers to deal with such issues.
6.14	<p>Recycling Bins:</p> <p>A local resident raised concerns about the relocation of existing recycling bins that will be displaced as a result of the development of the proposed restaurant. The resident was concerned that these would be moved closer to the boundary of their property. However, the applicant has confirmed that these will be relocated to the west side of the car park. The closest residential properties are on the east side of the car park.</p>
6.15	<p>Odours:</p> <p>In respect of potential for smells and fumes emanating from cooking operations on the premises, Environmental Health is content with the proposed mitigation which is to install an odour abatement system.</p>
6.16	<p>Litter:</p> <p>Litter and waste from fast food outlets can attract pests and vermin if not managed effectively. This is something that is difficult for planning to enforce. However,</p>

	<p>Environmental Health is the statutory authority in dealing with such matters and has powers to intervene if litter and waste becomes a problem.</p>
6.17	<p>Light Pollution: Environmental Health states that additional lighting around the site as proposed is welcomed as it may discourage some anti-social behaviour. The applicant is, however, requested to confirm that the additional lighting proposed will be so optically controlled and directed as not to be obtrusive to the nearest most sensitive residential premises as per the Institute of Lighting Professional document: ‘ Guidance for the reduction of obtrusive light 2011’. The applicant, in their Crime Prevention Statement, outlined that lux levels for the car park will average 25 lux and the drive thru lane will average 50 lux. They also state that the design of the lighting scheme will take into consideration the siting of the building and carpark, in relation to the surrounding area, to minimise light spill out of the site.</p>
6.18	<p><u>Road safety / traffic flow / parking</u> The proposal will result in the loss of 96 car parking spaces from the Tesco car park. Third party representations have raised concerns regarding the knock on effect of the loss of these 96 car parking spaces and the additional traffic generated by the proposal. They claim that at peak times, cars using the Tesco store have been backed up outside the entrance to the car park onto the Knocknagoney Road and even onto the A2 Belfast Road.</p>
6.19	<p>Other objections have raised concerns regarding the cumulative impact of the proposal along with other recent planning approvals in close proximity to the site. A planning permission (ref. LA04/2017/0043/F) for 104 apartments was recently approved on lands directly opposite the site. The access for this development is opposite the access to the Knocknagoney Tesco store.</p>
6.20	<p>Another concern raised by third party representation is that the Transport Assessment submitted in support of this application is based on three McDonald’s restaurants in England. The objector argued that these are not comparable to the application site as they are in ‘quiet industrial/commercial estate-type locations’ whereas the Knocknagoney site is ‘adjacent to one of the busiest roads in Northern Ireland, the 46,000 vehicle per day Belfast to Bangor road’.</p>
6.21	<p>DfI Roads was consulted on three occasions. Initial consultation was to provide comments on the proposal. They stated that they found the application acceptable as submitted, subject to conditions. A second consultation was issued to Roads on 13 April 2018 requesting they provide comments regarding the above points. Roads responded stating they still had no objections subject to conditions. A third consultation on 15 May 2018 was issued with regard to a Freedom of Information request by an objector, requesting how Roads came to their conclusions regarding the contents of the Transport Assessment. In respect of trip generation being based on three surveys of similar McDonald’s Restaurants in England, Roads confirmed that these were regarded as appropriate as they are primary source data (i.e. McDonald Restaurants at standalone large food stores). The fact that the surveyed sites were not immediately adjacent to a major road was not regarded as a significant factor affecting trip generation. The submitted trip rate information was compared to trip rates derived from the industry recognised TRICS database and was found to be very comparable with the Saturday survey and the Friday survey provided even higher trip rates, i.e. the applicant’s figures produced a more onerous test than the TRICS information.</p>

6.22	<p>Landscaping An adequate amount of soft planting is proposed within the site. One of the proposed new trees is outside the redline boundary of the application site. The existing trees and vegetation on the bank behind the site will also assist integration.</p>
6.23	<p>Other: Other amenity issues such as delivery access and bin storage arrangements are acceptable. Waste from the McDonalds' restaurant will be stored in a corral style compound directly to the rear of the building.</p>
6.24	<p>Consultation Responses: NIEA – Natural Heritage was consulted due to the proximity of open farmland to the rear of the site. NH has no objections to the proposal. Rivers Agency – required the submission of a Drainage Assessment in line with Policy FLD 3 as the site will consist of hard surface exceeding 1000sqm. Rivers is content with the Assessment and thus the proposal, without conditions. NIWater – no objections.</p>
7.0	<p>Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to the following conditions:</p>
8.0	<p>Conditions:</p> <p>8.1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>8.2 Prior to operation of the hereby approved restaurant and drive thru, the kitchen grease extraction and odour abatement system as illustrated on the 'Kitchen Extract Schematic' produced by CDM Partnership, dated March 2018, drawing number MCD/SCH/1006 must be installed and maintained and permanently retained thereafter. Reason: Protection of residential amenity</p> <p>8.3 Prior to operation of the development hereby approved, a kitchen extraction duct shall be installed to a height of 1m above eaves height in accordance with stamped approved drawing No. 06, bearing the Belfast Planning Service date stamp 05 December 2017. This extraction duct shall be permanently retained thereafter. Reason: Protection of residential amenity</p> <p>8.4 The hereby approved restaurant and drive thru shall only operate between the hours of 06:00-00:00hrs. Reason: Protection of residential amenity</p> <p>8.5 Deliveries to, and commercial collections from the premises must not take place between the hours of 23:00-07:00hrs Monday to Friday or between the hours of 23:00-09:00hrs on a Saturday and not before 13:00hrs or after 23:00hrs on a Sunday. Reason: Protection of residential amenity</p>

8.6	<p>The Customer Order Displays Units associated with the drive-thru must operate on the lower 'night mode' noise level between 23:00-00:00hrs and between 06:00-07:00hrs. An appropriate night time level must be agreed with Belfast City Council prior to operation of the units.</p> <p>Reason: Protection of residential amenity</p>
8.7	<p>Prior to operation of the hereby approved restaurant and drive thru, the applicant must provide a noise verification report to the Planning Service which demonstrates that the noise rating level from the operation of all combined plant and equipment does not exceed the existing background noise level at nearby noise sensitive premises assessed in line with BS4142:2014. The Verification Report must be approved in writing by the Planning Service prior to operation.</p> <p>Reason: Protection of residential amenity</p>
8.8	<p>Prior to operation of the hereby approved restaurant and drive thru the applicant must submit to the Planning service, for review and approval in writing, a site-specific Management and Crime Prevention Plan which must include, but not be limited to the following:</p> <ul style="list-style-type: none"> - Staff training arrangements for dealing with noise and anti-social behaviour; - A list of physical and operational measures to reduce noise and anti-social behaviour associated with the restaurant, drive thru and associated car park; - Arrangements for managing litter around the site; - A framework for liaising with Tesco, neighbouring residential premises and the PSNI on a regular basis; - A means of recording incidents noted by staff and for recording complaints made by neighbouring residential premises. <p>The approved Management and Crime prevention Plan must be implemented and reviewed every 6 months.</p> <p>Reason: Protection of residential amenity.</p>
8.9	<p>The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 04, Site Layout Plan As Proposed' bearing the Belfast City Council Planning Office date stamp 05 December 2017 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.</p> <p>Reason: To ensure that adequate provision has been made for access.</p>
8.10	<p>A minimum of 5 No. cycle parking stands shall be provided and permanently retained outside development buildings for use by visitors to the development</p> <p>Reason: to encourage the use of alternative modes of transport for development users.</p>
8.11	<p>The development hereby permitted shall operate in accordance with the approved Store Travel Plan bearing the Belfast City Council Planning Office date stamp 05 December 2017. This includes provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.</p>

8.12	<p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p> <p>The development hereby permitted shall operate in accordance with the approved Delivery Management Plan published by Belfast City Council Planning Office on 05 January 2018.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p>
8.13	<p>All proposed soft landscaping works shall be carried out in accordance with stamped approved drawing No. 09, bearing the Council's date stamp 05 December 2017. The works shall be carried out prior to the occupation of any part of the development or within the first planting season after occupation, unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority.</p>
8.14	<p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>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]'.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
9.0	<p>Informatives</p>
9.1	<p>This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.</p>
9.2	<p>Under the terms of Schedule 6 of the Drainage (NI) Order 1973 any proposal either temporary or permanent, in connection with the development which involves interference with any watercourse such as culverting, bridging, diversion, building adjacent to or discharge of storm water etc. requires the written consent of DfI Rivers. This should be obtained from our Eastern Regional Office, Ravarnet House, Altona Road, Largymore, Lisburn. BT27 5QB</p>
9.3	<p>Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.</p>
9.4	<p>Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site: - such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.</p>
9.5	<p>Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written</p>

9.6	consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
9.7	If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
9.8	The applicant must refer and adhere to all the relevant precepts contained in Standing Advice Commercial and Industrial Developments.
9.9	The applicant must ensure that any commercial kitchen associated with this development has suitable properly maintained grease traps on the effluent pipes.
9.10	The applicant must refer and adhere to all the relevant precepts contained in Standing Advice Pollution Prevention Guidance.
9.11	The applicant must refer and adhere to any relevant precepts contained in Standing Advice Discharges to the Water Environment.
9.12	The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.
9.13	The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.
9.14	The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.
9.15	Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Belfast South Section Office, 1a Airport Road, Belfast BT3 9DY (ph. 028 9025 4600 for advice or to arrange an appointment). A monetary deposit will be required to cover works on the public road.
9.16	Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
9.17	All construction plant and materials shall be stored off the adopted road.
9.17	It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

9.18	Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.
9.19	Public water supply within 20m of your proposal, the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.
9.20	Foul sewer within 20m of your proposal, the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.
9.21	Surface water sewer within 20m of your proposal, the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.
9.22	The applicant is advised to contact NIW Waterline on 03457 440088 or waterline@niwater.com , upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.
9.23	This development requires the installation of a grease trap.
9.24	Although it has been determined above if NIW infrastructure is within 20m of your proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to obtain details of the availability of existing water and sewerage infrastructure and how their proposal may be serviced.

ANNEX	
Date Valid	20th December 2017
Date First Advertised	5th January 2018
Date Last Advertised	
Elected Member Representations:	Chris Lyttle MLA Cllr David Armitage Cllr Peter McReynolds (Query only)
Details of Neighbour Notification (all addresses)	
<p>Eamon O'Kane 1a Marie Curie Centre, Kensington Road, Belfast, Down, Northern Ireland, BT5 6NF</p> <p>Leslie Lockhart 2, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE</p> <p>Leslie Lockhart 2, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE</p> <p>Colin Hunter 22 Glendarragh Mews Belfast Down</p> <p>Colin Hunter 22, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE</p> <p>Colin Hunter 22, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE</p> <p>Colin Hunter 22, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE</p> <p>Jean Scott 24, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE</p> <p>Norman Beattie 26 Glendarragh Mews, Belfast, Down, BT4 2WE, The Owner/Occupier,</p> <p>28 Glendarragh Mews, Belfast, Down, BT4 2WE, Jeff King</p> <p>28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE Jeff King</p> <p>28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE Jeff King</p> <p>28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE Jeff King</p> <p>28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE Fiona King</p> <p>28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE Jeff King</p> <p>28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE Jeoff King</p> <p>28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE Jeoff King</p>	

28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
Jeff King

28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
Jeff King

28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
Jeff King

28, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
Nevin Harris

29, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
F Culbert

32, Knocknagoney Avenue, Belfast, Down, Northern Ireland, BT4 2PZ
M Culbert

32, Knocknagoney Avenue, Belfast, Down, Northern Ireland, BT4 2PZ
E Browne

32, Knocknagoney Avenue, Belfast, Down, Northern Ireland, BT4 2PZ
alan cheevers

33 Glendarragh Mews Belfast Down
Leslie McCormick

35 Glendarragh Mews Belfast Down
L M McCormick

35, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
Robert Greer

37, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
Alison Greer

37, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
Neil Ritchie

39, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
Neil Ritchie

39, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
V Noble

41, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
John Chism

43 Glendarragh Mews Belfast Down
John Chism

43, Glendarragh Mews, Belfast, Down, Northern Ireland, BT4 2WE
lauren kendall

7 Knocknagoney Park Belfast Down
Diane Kendall

73 Cedar Grove Holywood Down
Joanne Henderson

75 Glendarragh Belfast Down
Catherine Kelly

80, Knocknagoney Park, Belfast, Down, Northern Ireland, BT4 2PU
Georgina Milne

C/O Members Room, Belfast City Council, Belfast City Hall, 2 Donegall Square
North, Belfast, BT1 5GS
Jeff King
Jeff2607@outlook.com
Jeff King
Jeff2607@outlook.com

The Owner/Occupier,
Tesco 24hr Store,2 Knocknagoney Road,Belfast,Down,BT4 2PW,
The Owner/Occupier,
Tesco Filling Station,Knocknagoney Road,Belfast,Down,BT4 2PW,
Jeff King

Jeff King

Jeff King

Victoria Noble

Drawing Numbers and Title

Drawing No. 01
Type: Site Location Plan

Drawing No. 02
Type: Block Plan

Drawing No. 03
Type: Site Layout Plan as Existing

Drawing No. 04
Type: Site Layout Plan as Proposed

Drawing No. 05
Type: Ground Floor, First Floor and Roof Plans

Drawing No. 06
Type: Elevations & Section

Drawing No. 07
Type: Canopy

Drawing No. 08
Type: Goal Post (drive Thru)

Drawing No. 09
Type: Landscaping Plan