

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 15 November 2019	
Application ID: LA04/2019/1903/F and LA04/2019/1905/LBC	
Proposal: Conservation led redevelopment and restoration of Bank Buildings, including reinstatement of previously removed upper floor structures from Bank Street, Royal Avenue and Castle Street façades and reinstatement of 1970s wall on Bank Street, for the erection of a retail store connecting to existing Primark store on Castle Street with ancillary café and associated site works.	Location: Bank buildings (bound by Castle Street Bank Street and Royal Avenue) Royal Avenue Belfast BT1 1BL.
Referral Route: At request of the Director of Planning and Building Control	
Recommendation:	Approval
Applicant Name and Address: Primark Limited 47 Mary Street Dublin Dublin 1 PO BOX 644	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary:</p> <p>The applications seek full planning permission and listed building consent for the conservation led restoration of Bank Buildings including retail store and ancillary café. The key issues are:</p> <ul style="list-style-type: none"> - Principle of redeveloping the site - Acceptability of retail use on the site - Acceptability of fourth floor Café - Demolition within the City Centre Conservation Area - Impact on Built Heritage - Impact on Historic Monuments - Impact on character and appearance of City Centre Conservation Area - Design - Traffic and Parking - Impact on Amenity - Flooding - Waste Management <p>This application relates to Bank Buildings, a category B1 listed building located within the City Centre at the junction of Castle Street and Royal Avenue. The site is located within Belfast City Centre Conservation Area.</p>	

Bank Buildings is a multi-bay classically styled five storey building finished in red sandstone and polished granite. It was constructed between 1880 and 1899. The Bank Buildings was designed by William Henry Lynn.

The buildings was severely damaged by a fire that started on 28 August 2018. A significant proportion of the internal structure was burnt away and collapsed or was severely damaged. The external facades were also subject to damage. Two previous conservation led listed building consents to take down the façade above the fourth floor on the Bank Street façade, stabilisation and weatherproofing, and remove the 1970s brick wall insertion from the Bank Street façade were approved and subsequently implemented.

This applications seek to restore the Bank Buildings in its totality and reinstate the upper floor and previously removed wall on Bank Street.

DFC Historic Environment Division has raised no objection to the proposal subject to conditions.

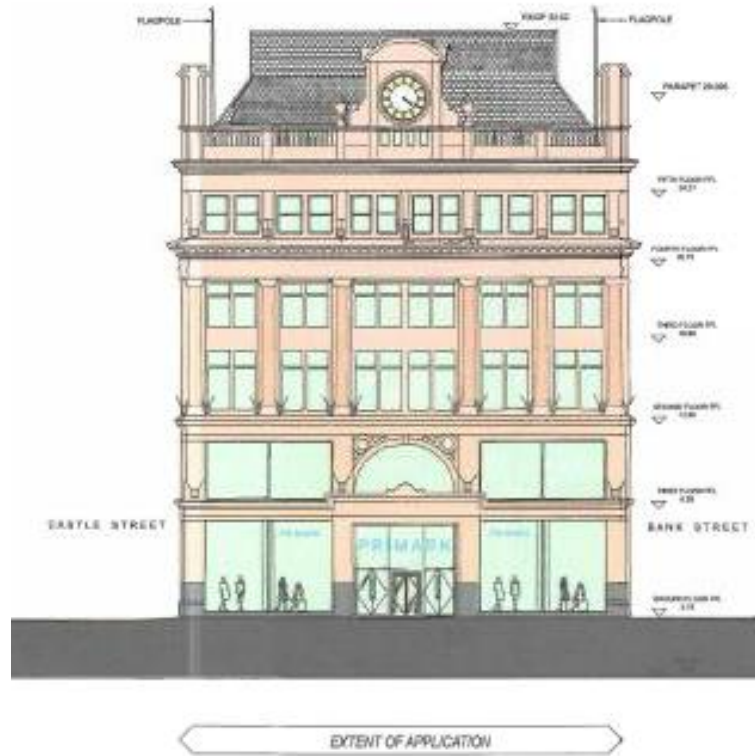
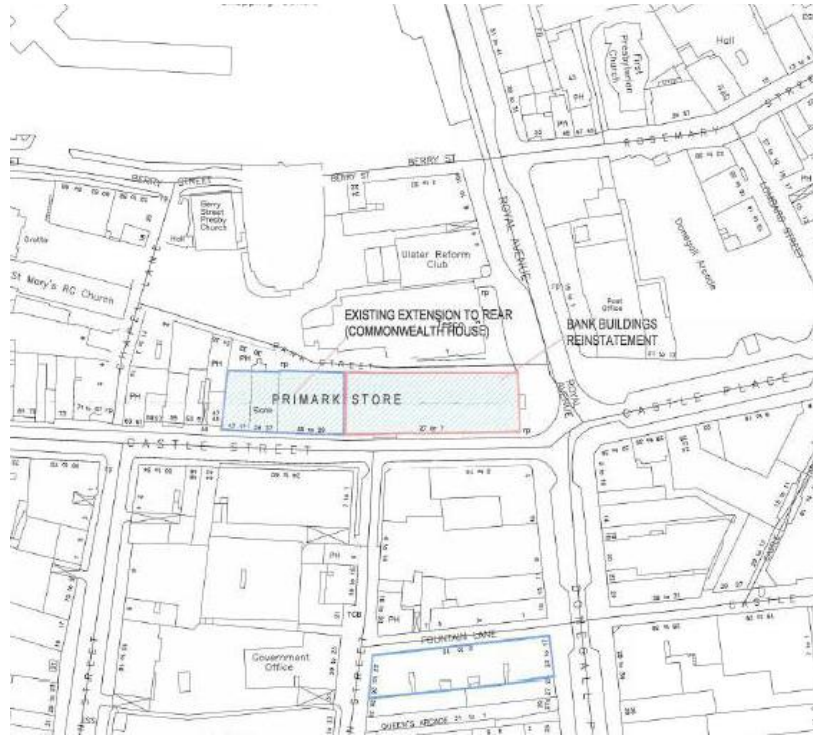
No representations have been received regarding this proposal to date.

Recommendation

It is recommended that delegated authority is given to the Director of Planning and Building Control to approve the applications, including finalisation of the wording of the conditions, subject to resolving outstanding drainage issues.

Case Officer Report

Site Location Plan





1.0	Description of Proposed Development
1.1	The proposal is for the conservation led redevelopment and restoration of Bank Buildings, including reinstatement of previously removed upper floor structures from Bank Street, Royal Avenue and Castle Street façades and reinstatement of 1970s wall on Bank Street, for the erection of a retail store connecting to existing Primark store on Castle Street with ancillary café and associated site works.
1.2	The building has a maximum ridge height of 29m to the front dropping to 26m for most of the Bank Street and Castle Street elevations. The main difference in terms of built form from the previous Bank Buildings is a slight increase in ridge height on the side elevation with a uniformity introduced in the line of the roof which replaces a previous drop in the ridge line (2.5m drop). There will also be improvements to the roof form.
2.0	Description of Site
2.1	Bank Buildings is a grade B1 listed building located in the city centre at the junction of Royal Avenue and Castle Street. The building fronts onto Royal Avenue to the east and is bounded by Castle Street to the south and Bank Street to the north. It is attached to Nos. 29-35 Castle Street (formerly known as Commonwealth House) on its west side.
2.2	Bank Building is a multi-bay classically styled five-storey building finished in red Locharbriggs sandstone and polished granite. It was constructed between 1880 and 1899. Bank Buildings was designed by William Henry Lynn. Lynn, one of the preeminent Belfast-based architects of the late 19 th and early 20 th centuries, was a former pupil of Charles Lanyon with whom he entered into partnership (forming the firm Lanyon & Lynn). On first occupation, the building was used as a commercial warehouse by a textile merchant. The company continued to trade from the building until the 1970s. A rear extension was added in 1952 (Commonwealth House). Bank Buildings was acquired by Boots in 1973. According to the listing description, the building was largely gutted by an incendiary device in 1975. It was extensively refurbished in 1979 following its purchase by Primark and reopened as a clothing store, which has been its use since then. More recently, Commonwealth House at the rear has been demolished and a new extension built to provide an enlarged floor space for the Primark retail store. Following the fire, Primark re-opened its store in the Commonwealth House extension in December 2018.
2.3	Bank Buildings was listed in 1980 (ref: HB26/50/153).
2.4	The building was severely damaged by a fire that started on 28 August 2018. A significant proportion of the internal structure either collapsed or was severely damaged. The external facades were also subject to damage. A previous conservation led listed building consent

2.5	<p>to take down the façade above the fourth floor cornice line on the Bank Street façade, stabilisation and weatherproofing has been implemented.</p> <p>The building has been subject to an ongoing stabilisation strategy involving the careful removal, cataloguing and retention, where possible, of stonework to fourth and fifth level, erection of a façade retention system and demolition of the internal structure.</p> <p>Extent of damage from the fire:</p> <ul style="list-style-type: none"> - All elements of original timber structure completely destroyed. Wrought iron beams and cast iron columns have either collapsed or are severely buckled or have lost their integrity. - Steelwork to roof plant area badly buckled and twisted. - Original mansard structure and stone surrounded dormer windows at fourth floor level completely destroyed. - Extensive damage to chimneys. - The structural support to the decorative stone arch at parapet level at fifth floor and above has been lost. - Severe deterioration of decorative stonework surround to the high level clock and support stonework beneath it. Load bearing granite columns have experienced significant cracking. - Complete loss of original timber floor joists. - Complete loss of single glazed sash windows.
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Relevant Planning History</p> <p>3.1 LA04/2019/1905/LBC - Conservation led redevelopment and restoration of Bank Buildings, including reinstatement of previously removed upper floor structures from Bank Street, Royal Avenue and Castle Street façades and reinstatement of 1970s wall on Bank Street, for the erection of a retail store connecting to existing Primark store on Castle Street. Current</p> <p>3.2 LA04/2019/0578/LBC - Conservation led works to Bank Buildings involving the removal of the 1970s brick wall insertion from the Bank Street façade. Consent granted 10/04/19.</p> <p>3.3 LA04/2018/2393/LBC – Conservation led works to Bank Buildings involving the taking down, recording and assessment for restoration purposes of the building above the fourth floor cornice line to the Bank Street, Castle Street and Castle Place elevations of the building for off-site storage, Bank Buildings (bounded by Castle Street Bank Street and Royal Avenue), Royal Avenue, Belfast. Consent granted 26/10/18.</p> <p>Recent planning applications for the refurbishment and rear extension (previously Commonwealth House) are set out below:</p> <p>3.4 Z/2013/0530/F - Refurbishment of existing retail premises and extension to include the redevelopment (demolition and new build extension) of adjacent building including all associated site infrastructure works, ands bound by Royal Avenue Castle Street, Bank Street and Bank Square including Primark at Bank Buildings and former Commonwealth House at 29-43 Castle Street. Permission granted 02/10/13.</p> <p>3.5 Z/2013/0527/LBC - Refurbishment of existing retail premises (Bank Buildings) and extension to include the redevelopment (demolition and new build extension) of adjacent building including all associated site infrastructure works, Lands bound by Royal Avenue,</p>

	Castle Street, Bank Street and Bank Square including Primark at Bank Buildings and former Commonwealth House at 29-43 Castle Street, Belfast, BT1 1GH. Consent granted
4.0	Policy Framework
4.1	Belfast Urban area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004 Public Local Inquiry into Objections to the Belfast Metropolitan Area Plan 2015 Part 2 'Report on Belfast City Council Area'
4.2	Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 13 - Transportation and Land use Planning Policy Statement 15 - Planning and Flood Risk Development Control Advice Note 4 - Restaurants, Cafes and Fast Food Outlets
5.0	Statutory Consultees DFI Roads – No objections subject to conditions HED Historic Buildings Unit – No objections subject to conditions HED Historic Monuments Unit – Await response Rivers Agency – No objection DAERA – Further information requested
6.0	Non-Statutory Consultees Environmental Health BCC – No objection subject to conditions
7.0	Representations None Received
8.0	Other Material Considerations City Centre Conservation Area guidance document The Belfast Agenda The City Centre Regeneration and Investment Strategy (CCRIS) (2015)
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - Principle of redeveloping the site - Acceptability of retail use on the site - Acceptability of fourth floor Café - Impact on Built Heritage - Impact on Historic Monuments - Impact on character and appearance of City Centre Conservation Area - Design - Traffic and Parking - Impact on Amenity - Flooding - Waste Management
9.2	Principle of redeveloping the site Following the Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.

9.3	Given the advanced stage that BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the only areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
9.4	In the Belfast Urban Area Plan the site is located on unzoned “whiteland”. In the earlier version of Draft Belfast Metropolitan Area Plan (2004) the site is located within the Main Office Area and Primary Retail Core. In the latest version of Draft BMAP 2015 (2014) (the version published post Public Enquiry and purported to be adopted) the site is within the Primary Retail Core and Old City Character Area.
9.5	The site is also within the City Centre boundary and within the City Centre Conservation Area as designated in the BUAP and draft BMAP (both versions) and within the main office area (CC009) in the earlier version of dBMAP (2004).
9.6	<p>BUAP Policy CC12 – High Buildings</p> <p>The Policy seeks to ensure that new high buildings:</p> <ul style="list-style-type: none"> - do not mar or dominate the surrounding hills or the scale of attractive Belfast views - relate sympathetically in design to the urban structure of the City - relates sympathetically to their immediate surroundings - relate sympathetically to buildings or groups of buildings of architectural and historic interest
9.7	These criteria are addressed in further detail below when discussing the potential impact on listed buildings, the Cathedral Conservation Area and how the proposal sits within its context.
9.8	<p>Draft BMAP (2004 and 2015 versions)</p> <p>In the earlier version of draft BMAP (2004) the site is located within the Main Office Area, the Primary Retail Core and Old City Character Area.</p>
9.9	<p>The site is located within the Old City Character Area as designated in the original version of the draft Belfast Metropolitan Area Plan (2004) and also within the latest version of draft BMAP (2014) (CC009). This sets out urban design criteria for the area and criteria specific to the area. There is one general criterion that affects the site:</p> <ul style="list-style-type: none"> - That part of any development which fronts onto Donegall Place, Royal Avenue, Castle Street, Castle Place, or High Street shall be a minimum height of 5 storeys, or 17 metres to building shoulder height, and a maximum of 7 storeys with use of setback, articulated roof forms reinforcing traditional character.
9.10	<p>There are no site specific criteria which affect the proposal however there are three further criteria which apply throughout the Character Area:</p> <ul style="list-style-type: none"> - New development shall respect the established building line. Exceptions may only be permitted where development creates significant public open space. - Building heights shall be a minimum of 3 storeys and a maximum of 4 storeys, or 5 storeys with use of set-back, articulated roof forms reinforcing traditional character. Consistent cornice lines should be respected; - Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units – subdivision of block into 4 to 2 buildings.

9.11	<p>The proposal seeks to restore the original building and has a predominant ridge height of approximately 26m (19m to shoulder height) and is 6 storeys high. This meets the design criteria in terms of number of storeys. It is slightly higher in terms of shoulder height, however this is outweighed by the fact the building replicates the height of the original Bank Buildings and is subsequently acceptable.</p>
9.12	<p>Objections to Designations and Development Opportunity Sites in Draft BMAP</p> <p>There were a number of general objections to all Character Areas and in particular to specific design criteria. The PAC concluded that in general the design criteria were merited and basic expectations of responsive urban design within a City Centre context.</p>
9.13	<p>Acceptability of Retail Use on the site</p> <p>The proposal is virtually a like for like restoration of the former Primark store located within Bank Buildings. The site is located with the Primary Retail Core and there are no planning policy issues with the proposal.</p>
9.14	<p>Acceptability of fourth floor Café</p> <p>The proposal has been assessed against the SPPS and Development Control Advice Note 4. The proposed café, which has a total floor area of approximately 250 square metres, is a typical city centre use and given its location within the city centre as defined in the draft BMAP, this element of the proposal is in accordance with the SPPS.</p>
9.15	<p>The proposed cafe will help enhance and compliment the retail offer and create an attractive elevated city centre outlook for patrons at fourth floor level.</p>
9.16	<p>Impact on Built Heritage</p> <p>The applications follow detailed Pre Application Discussions including close cooperation with Historic Environment Division (HED).</p>
9.17	<p>HED has considered the effects of the proposal on the listed building. It welcomes the conservation-led approach, advising that the applications includes appropriate restoration strategies where required; has significant planning gain (especially with the rebuilt roof which will now screen air handling plant on the roof), and has provided sufficient detail, subject to conditions detailed below at 11.7-11.13.</p>
9.18	<p>On the basis of the information provided HED is content that proposal satisfies the policy requirements of SPPS 6. 12 / 6.13 and Policy BH8 / BH11 of PPS6. Officers therefore advise that the proposal is in this regard acceptable. It will be important to control the detail of the scheme and conditions are recommended accordingly.</p>
9.19	<p>Impact on Historic Monuments</p> <p>The application site is located within the Belfast Area of Archaeological Potential, defined within Belfast Metropolitan Area Plan 2015. This is the area in which we would expect to uncover below ground archaeological remains associated with the origins of the historic settlement. The proposed development is also in close proximity to a number of Industrial Heritage Sites associated with the economic development of Belfast.</p>
9.20	<p>HED has considered the submitted Archaeological Impact Assessment, and agrees with the conclusions that the proposal has the potential to impact on previously unrecorded archaeological remains. HED is content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their</p>

	<p>preservation in situ, as per Policy BH 4 of PPS 6. These conditions are detailed below at 11.4-11.6.</p> <p>Impact on character and appearance of City Centre Conservation Area</p> <p>9.21 The proposal has been assessed against Policy BH12 of PPS6. The site is located within the City Centre Conservation Area as designated in the BUAP and both versions of the draft Belfast metropolitan Area Plan. The proposal is considered compliant with policy having regard to the following:</p> <p>(a) the development replicates the design and finishes of the original building and thus respects the built character of the conservation area.</p> <p>(b) the development is in sympathy with the characteristic built form of the area; As stated above the development replicates the previous building on the site and is a direct replacement, retaining parts of the existing built fabric.</p> <p>(c) the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area; This virtually identical building is in keeping with the listed building previously occupying the site and subsequently in keeping with the context of the conservation area.</p> <p>(d) the development does not result in environmental problems such as noise, nuisance or disturbance which would be detrimental to the particular character of the area;</p> <p>Environmental Health have not raised any concerns subject to conditions stated below at 11.19 to ensure that neighbouring properties experience no loss of amenity as a result of the proposal.</p> <p>(e) important views within, into and out of the area are protected; Given the nature of the proposal, which is virtually a like for like replacement of the structure previously on the site, any views within the conservation area will not be prejudiced. As stated above the slight increase in roof line will ensure the screening of roof top plant and is welcomed.</p> <p>(f) trees and other landscape features contributing to the character or appearance of the area are protected; There are no landscape features on the site.</p> <p>(g) the development conforms to the guidance set out in conservation area documents. This will be discussed further below.</p> <p>Design</p> <p>9.22 The proposal has been assessed against paragraphs 4.23-4.29 of the SPPS. The design replicates that of the previous Bank Buildings. There are some slight changes to the structure of the roof which will change the Castle Street elevation somewhat. These changes bring a greater degree of uniformity to the ridgeline and thus are welcomed.</p> <p>Traffic and Parking</p> <p>9.23 The application site falls within the Belfast Core Parking Restraint Area as set out in the BUAP and draft BMAP. The proposal has been assessed against Policies AMP7, 8 and 9 of PPS3.</p> <p>9.24 DFI Roads has offered no objections to the proposal subject to conditions as detailed at 11.2 and 11.3.</p>
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	<p>Contamination</p>
9.24	A Preliminary Risk Assessment (PRA) report has been provided by RSK Ireland Ltd (RSK) in support of this application. The PRA summarises the site history and environmental site situation. The risks of contamination at the site primarily relate to the recent fire (28/08/2018) and residues of which may impact on the development (VOCs, PAHs, heavy metals etc.), and potential on site sources of ground gas (made ground and natural alluvial deposits).
9.25	Section 4.1 <i>Risk Evaluation</i> recommends that an intrusive investigation including a Generic Quantitative Assessment (GQRA) is undertaken.
9.26	Section 4.2 <i>Recommendations</i> of the report refers to site restrictions at the development site and suggests that the required site investigation and environmental assessment ‘are undertaken as a pre-commencement planning condition to be completed post-restoration and in tandem with any required geotechnical assessment of the site’.
9.27	A negative condition has been recommended that the required intrusive site investigation works are undertaken ‘post-restoration’ and prior to any commencement of groundworks at the development site.
9.28	Other negative planning conditions have been recommended regarding the submission of a Remediation Strategy report and Verification Report (the requirement of these reports will be determined by the outcome of the contaminated land risk assessment).
9.29	In the event that planning permission is granted for the development, Environmental Health would request that consideration is given to attaching the conditions detailed below at 11.14-11.18.
9.30	DAERA has agreed with the conclusions of the submitted Preliminary Risk Assessment that further investigations and risk assessment(s) are required. Given the circumstances it is reasonable that this further assessment is secured via negative planning conditions as detailed at 11.14-11.18.
	<p>Impact on amenity</p>
9.31	The proposal has been assessed against paragraphs 4.12 and 4.13 of the SPPS, in terms of potential impact on amenity of adjacent properties. The building is set within a busy city centre context and is almost a like for like replacement of the former Bank Buildings.
	<p><i>Noise</i></p>
9.32	Roof top plant/equipment will be located above 5 th storey level and consist of air-handling units, chillers and a boiler exhaust stack. Using computer modelling software, the predicted worst case combined noise levels were established at nearby commercial premises and one proposed residential apartment block (LA04/2019/0068/F - 2-4 Queen Street, 54 apartments, current planning application). The resultant noise levels were compared with guideline noise levels contained within BS 8233:2014– <i>Guidance on Sound Insulation and Noise Reduction for Buildings</i> .
9.33	The submitted Noise Impact Assessment concluded that the predicted noise levels from development plant will not result in any adverse impacts at the nearest noise sensitive locations, a condition should be attached to any planning permission, as detailed below at 11.19, to ensure noise levels from proposed plant do not exceed levels that would impact adversely on residential amenity.

9.34	<p><i>Demolition</i></p> <p>According to the Demolition Method Statement, the demolition stage is estimated to last approximately 24 weeks. Piling installation operations will last 10-12 weeks and continuous flight auger (CFA) piles are proposed to be installed. The CFA piling technique minimises noise and vibration impacts compared to other piling methods. Section 4.2 refers to good practice with regard to operational construction times and noise limits.</p>
9.35	<p><i>Odour</i></p> <p>It is noted that here is an ancillary café proposed at 4th floor level. No detail has been provided concerning the proposed management of odour from potential cooking operations. It is assumed that plant/equipment for the purposes of odour extraction will not be located externally due to the development's listed building status (any such works would require separate Listed Building Consent which would be assessed on its merits). Given that there are no sensitive receptors in the vicinity of the development at 4th floor level Environmental Health has offered no objections to this element of the proposal.</p>
9.36	<p><i>Air Quality</i></p> <p>The consultant has undertaken a modelling study using AERMOD model to assess the impact of emissions from the proposed Boiler Heating System on local air quality.</p>
9.37	<p>The consultant has assessed the predicted impact of the proposed development on human health in terms of nitrogen dioxide air quality objectives by employing Lombard Street automatic monitoring station air quality background data.</p>
9.38	<p>Based on the provided information the proposed development will comprise a natural gas fired Boiler Heating System (2 x boilers, 300kW each) with NO_x emissions of 39mg/kWh. The above data, in conjunction with the outcomes of the Air Quality Impact Assessment would indicate that the impact of emissions from the proposed heating system will not be significant on local air quality. Moreover, there is no predicted exceedances of the relevant ambient air quality standards with the boiler heating system in operation. Regard should also be had to the previous configuration of the building.</p>
9.39	<p>Flooding</p> <p>Flood Maps indicate that the site lies outside the 1 in 100 year fluvial flood plain.</p>
9.40	<p>The proposal has been assessed against Policy FLD3 of PPS15. DfI Rivers have reviewed the drainage details submitted as part of the Flood Risk Assessment by DBFL Engineering dated August 2019 and from a flood risk and drainage perspective comment as follows:</p>
9.41	<p>In section 4.3.2 (Surface Water Management Methods) it states the following: <i>'The nearest watercourse is the Farset which is culverted and runs below the footprint of the existing building. This would be considered the most appropriate outfall location from the site for surface water avoiding the need to enter the combined system. It is understood that surface water from the building does not enter the culvert at present and any future discharge would require approval from DfI Rivers.'</i></p>
9.42	<p>DfI Rivers requested the following information:</p> <ul style="list-style-type: none"> - Schedule 6 consent from DfI Rivers local area office to discharge surface water runoff from the proposed site to the Farset River; and - A drainage design that limits the sites storm water discharge to Greenfield runoff rates with supporting attenuation details.

9.43	<p>The planning agent responded by pointing out that ‘<i>The flood risk assessment was written in the context of the building being rebuilt ‘like for like’ to comply with restrictions associated with replication of the building and its geometry including particularly the fixed ground flood level.....it also is stated in section 4.3.3 that, due to the restriction’s associated with conservation and replication of the building, the proposed surface water drainage regime would be retained as it was prior to the fire with all flows from the downpipes going to the Irish Water sewer and no flow entering the Farset River Culvert’.</i></p>
9.44	<p>It is important to note that this is a like for like replacement with no intensification in use, and delegated authority is requested to resolve outstanding drainage issues.</p>
	<p>Waste Management</p>
9.45	<p>Technical Requirements of Part J - Solid Waste in Buildings. The applicant has sufficient development opportunity to comply with the Building Regulations 2012.</p>
10.0	<p>Summary of Recommendation:</p>
10.1	<p>The proposal involves the much needed restoration of one of the city centres most significant heritage assets. It is effectively a like for like replacement of the Bank Buildings and will integrate with the existing extension to the Primark store to create a substantial retail offer in Belfast’s Primary Retail Core.</p>
10.2	<p>A conservation led approach will ensure that as much of the original external fabric of the building is retained, whilst new materials will be as close in terms of colour and texture to the existing as possible to ensure retention of the building’s historical character.</p>
10.3	<p>Upon completion of the works the existing cordon shall be removed and full pedestrian and cycle access shall be restored for this area.</p>
10.4	<p>It is recommended that delegated authority is given to the Director of Planning and Building Control to approve the applications, including finalisation of the wording of the conditions, subject to resolving outstanding drainage issues.</p>
11.0	<p>RECOMMENDED CONDITIONS (PROVISIONAL)</p>
11.1	<p>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.</p> <p>Reason: Time Limit.</p>
11.2	<p>The development hereby permitted shall operate in accordance with the approved Travel Plan.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
11.3	<p>The development hereby permitted shall operate in accordance with the approved Servicing Management Plan.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p>
11.4	<p>No site works of any nature or development (other than that required to fulfil this condition) shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing</p>

	<p>by Belfast City Council in consultation with Historic Environment Division, Department for Communities.</p> <p>The POW shall provide for: The identification and evaluation of archaeological remains within the site; Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ; Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and Preparation of the digital, documentary and material archive for deposition.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
11.5	<p>No site works of any nature or development (other than that required to fulfil condition 4) shall take place other than in accordance with the programme of archaeological work approved under condition No. 4 above.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
11.6	<p>A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition No. 4. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.</p> <p>Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.</p>
11.7	<p>No development shall be undertaken unless details of arrangement for access to the site at all reasonable times by HED (Historic Buildings) and the council to provide to oversee and monitor the works has been submitted to and approved in writing by the Council. Access shall be afforded to HED and the council in accordance with the approved details.</p> <p>Reason: To ensure all works are in keeping with the traditional building.</p>
11.8	<p>Notwithstanding the submitted details, no works shall be undertaken unless a Method Statement appertaining to those works that details how the building will be re-constructed, including putting the stonework back in the order that it was taken down (in accordance with the detailed monitoring that the contractor undertook when the original building was carefully dismantled), has been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure all finishes and materials are in keeping with the traditional building.</p>
11.9	<p>No new external stonework shall be constructed unless in accordance with a sample panel showing the proposed sizes, colour, texture face-bond; pointing mortar mix, joint thickness and finish profile, details of which shall have been submitted and agreed in writing by the Council.</p>

11.10	<p>Reason: To ensure all finishes and materials are in keeping with the traditional building.</p> <p>No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised without prior approval. A Method Statement is to be provided and agreed before relevant work begins. Any other cleaning proposals must be approved in writing with Belfast City Council, in consultation with HED (Historic Buildings), and carried out strictly in accordance with those details. Before the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded agreed in writing with HED (Historic Buildings) and the council prior to such works commencing on site.</p>
11.11	<p>Reason: The fire is to be acknowledged as part of the narrative of this asset, and fire damage on specific areas of the stonework is to be retained and agreed on site with HED (Historic Buildings).</p> <p>Detailed window/door schedules, including cross sections, elevations, cill detail/materials, the actual glazing material and panes, colour and finish shall be submitted to and agreed in writing with HED (Historic Buildings) and the council prior to relevant works commencing on site.</p>
11.12	<p>Reason: To ensure all finishes and materials are in keeping with the traditional building.</p> <p>Details of rainwater goods and downpipes material colour and finish shall be submitted to and agreed in writing with HED (Historic Buildings) and the council prior to relevant works commencing on site.</p>
11.13	<p>Reason: To ensure all finishes and materials are in keeping with the traditional building.</p> <p>Before relevant works commences for the reinstatement of '1970's' wall on Bank Street, a sample panel of brick to the Bank Street elevation will be available for HED approval before the construction of the outer leaf. The works shall not be carried out unless in accordance with the approved details.</p>
11.14	<p>Reason: To ensure all finishes and materials are in keeping with the traditional building.</p> <p>Following restoration works as approved and prior to the commencement of groundworks at the development, the applicant shall submit to and have agreed in writing by the Planning Authority, a Quantitative Risk Assessment (in accordance with <i>Section 4.2 – Recommendations of the RSK Ireland Ltd. Report - Primark Stores Ltd; Preliminary Risk Assessment; Bank Buildings, Royal Avenue, Belfast. Ref: 602493-R1(00), dated April 2019</i>).</p> <p>The report should follow the methodology outlined in Model Procedures for the Management of Land Contamination (CLR11) and must incorporate:</p> <ul style="list-style-type: none"> • A detailed site investigation in line with BS 10175:2011+A2:2017. Any ground gas investigations should be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019. • A satisfactory assessment of the risks (including a Revised Conceptual Site Model), conducted in line with current Environment Agency guidance. In addition, risks associated with ground gases shall be assessed under the methodology outlined in CIRIA C665.

	<p>The ground gas characterisation of the development site must be agreed with Belfast City Council prior to the development of the Remediation Strategy.</p> <p>Reason: Protection of human health</p>
11.15	<p>In the event that a Contaminated Land Remediation Strategy is required and prior to commencement of groundworks, the applicant must submit to and have agreed in writing by the Planning Authority, a detailed Remediation Strategy outlining the measures to be undertaken to ensure that the identified pollutant linkages are demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.</p> <p>All construction thereafter must be in accordance with the approved Remediation Strategy.</p> <p>Reason: Protection of human health</p>
11.16	<p>In the event that a Remediation Strategy is required and prior to the operation of the development, the applicant shall submit to and have agreed in writing by the Planning Authority, a Contaminated Land Verification Report. This report must demonstrate that the remediation measures outlined in the agreed contaminated land Remediation Strategy have been implemented.</p>
11.17	<p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with British Standards, and CIRIA industry and Environment Agency guidance.</p> <p>Reason: Protection of human health</p>
11.18	<p>In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to and agreed in writing by the Planning Authority. This investigation and risk assessment must be undertaken in accordance with current best practice.</p> <p>Reason: Protection of human health</p>
11.19	<p>The Rating Level (dB L_{Ar}) of sound from all combined building services plant associated with the development shall not exceed the background sound level (for both daytime and night time) at residential premises when measured in accordance with the assessment methodology outlined in BS4142:2014+A1:2019 - <i>Methods for rating sound and assessing industrial and commercial sound</i>. A Rating Level (dB L_{Ar}) indicative of 'no adverse impact' shall be maintained thereafter.</p> <p>Reason: In the interest of residential amenity</p>
12.0	Notification to Department (if relevant) N/A
13.0	<p>Representations from elected members:</p> <p>None</p>

ANNEX	
Date Valid	12th August 2019
Date First Advertised	23rd August 2019
Date Last Advertised	23rd August 2019
Details of Neighbour Notification (all addresses)	
<p>1 Donegall Place,Belfast,Antrim,BT1 5AA 1-27 ,Castle Street,Belfast,Antrim,BT1 1BL 1-3 ,Donegall Place,Belfast,Antrim,BT1 5AA 1-5 ,Royal Avenue,Belfast,Antrim,BT1 1FB 10 Donegall Place,Belfast,Antrim,BT1 5BA 12 Donegall Place,Belfast,Antrim,BT1 5BA 14 Donegall Place,Belfast,Antrim,BT1 5BA 16 Castle Street,Belfast,Antrim,BT1 1HB 17 Castle Place,Belfast,Antrim,BT1 1EL 1st Floor Office,Norwich Union House,7 Fountain Street,Belfast,Antrim,BT1 5EA 2 Royal Avenue,Belfast,Antrim,BT1 1DA 2-14 Mcauley House,Castle Street,Belfast,Antrim,BT1 1HB 2-14 Mcauley House,Castle Street,Belfast,Antrim,BT1 1SY 2-4 Donegall Place,Belfast,Antrim,BT1 5BA 24-26 ,Castle Street,Belfast,Antrim,BT1 1HB 28-30 ,Castle Street,Belfast,Antrim,BT1 1HB 29 Castle Street,Belfast,Antrim,BT1 1GH 2nd Floor Office 1,Norwich Union House,7 Fountain Street,Belfast,Antrim,BT1 5EA 3 Donegall Place,Belfast,Antrim,BT1 5AA 31 Castle Street,Belfast,Antrim,BT1 1GH 32 Castle Street,Belfast,Antrim,BT1 1HB 33 Castle Street,Belfast,Antrim,BT1 1GH 34 Castle Street,Belfast,Antrim,BT1 1HB 36 Castle Street,Belfast,Antrim,BT1 1HB 37-39 ,Castle Street,Belfast,Antrim,BT1 1GH 38 Castle Street,Belfast,Antrim,BT1 1HB 3rd Floor Office Front,Norwich Union House,7 Fountain Street,Belfast,Antrim,BT1 5EA 3rd Floor Office Rear,Norwich Union House,7 Fountain Street,Belfast,Antrim,BT1 5EA 4-8 ,Donegall Place,Belfast,Antrim,BT1 5BA 4th Floor Office,Norwich Union House,7 Fountain Street,Belfast,Antrim,BT1 5EA 52 Castle Street,Belfast,Antrim,BT1 1HB 5th Floor Office,Norwich Union House,7 Fountain Street,Belfast,Antrim,BT1 5EA Calvert House,23 Castle Place,Belfast,Antrim,BT1 1FY The Owner/Occupier, House,35 Castle Street,Belfast,Antrim,BT1 1GU Kiosk 1,2-14 Mcauley House,Castle Street,Belfast,Antrim,BT1 1HB Mcauley House,2-14 Mcauley House,Castle Street,Belfast,Antrim,BT1 1HB Norwich Union House,7 Fountain Street,Belfast,Antrim,BT1 5EA</p>	
Date of Last Neighbour Notification	23rd August 2019
Date of EIA Determination	N/A

ES Requested	No
Drawing Numbers and Title 01,	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	