

Development Management Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2021/0165/F	Target Date:
Proposal: Demolition of existing buildings, erection of replacement discount supermarket, car parking, vegetated retaining wall, landscaping, amended access, alterations to Shore Road, and associated site works.	Location: 176-178 Shore Road (HSS Hire) and 194-196 Shore Road (Lidl) Belfast BT15 3QA.
Referral Route: Major Application - Planning Committee	
Recommendation:	Approval
Applicant Name and Address: Lidl Northern Ireland Nutts Corner Dundrod Road Crumlin BT29 4SR	Agent Name and Address: MBA Planning Ltd 4 College House Cityling Business Park Belfast BT12 4HQ
Executive Summary: <p>Full permission is sought for demolition of existing buildings, erection of replacement discount supermarket, car parking, vegetated retaining wall, landscaping, amended access, alterations to Shore Road, and associated site works.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of a major foodstore at this location; - The economic impact of the proposal; - Design and layout considerations; - Impact on amenity / character of the area; - Impact on transport and other infrastructure. - Impact on natural environment; - Impact on flooding and drainage; - Developer contributions <p>BCC LDP team have also reviewed the supporting information and have no objections to the proposal on the basis that the existing store will be replaced, they are satisfied that the proposal meets the sequential test, will not prejudice protected centres, or result in an unacceptable cumulative impact. Conditions are necessary to allow the Council to retain control of the nature of retailing at this location.</p> <p>The design and layout of the development is considered acceptable, and adequately respects the existing context in terms of building locations and set-backs. The landscaped areas will positively contribute to local townscape and assist in mitigating the visual impact of hard-surfacing of the site. Materials and detailing are also considered acceptable taking account of built form within the locality of the site. The retaining wall will be covered/screened by vegetation, albeit it will take some</p>	

time to occur. This will mitigate the visual impacts of this structure. A condition is necessary to verify that the structural / engineering solution has been completed to an appropriate standard by a suitably qualified structural engineer in order to protect public safety and amenity.

Taking account of the response from BCC Environmental Health, and the existing use rights on both sections of the site, it is considered that the proposal will not result in any detriment to amenity of existing properties adjacent to the site. The building will be located sufficient distances from neighbouring buildings and due to its single storey design to ensure that dominance and overshadowing will not occur. Noise impacts will also be mitigated through the siting of the building which will screen traffic noise from the parking area to neighbouring properties to the north, and separation distances to properties opposite the site.

In relation to traffic, access, and parking issues, DFI Roads were consulted and are satisfied with the parking and access arrangements. Accordingly, the proposal is considered compliant with requirements in PPS3 and associated guidance.

The Council's Economic Development Unit has identified the need for a Developer Contribution towards Employability and Skills in relation to the construction phase of the development. This would be secured by means of a Section 76 planning agreement.

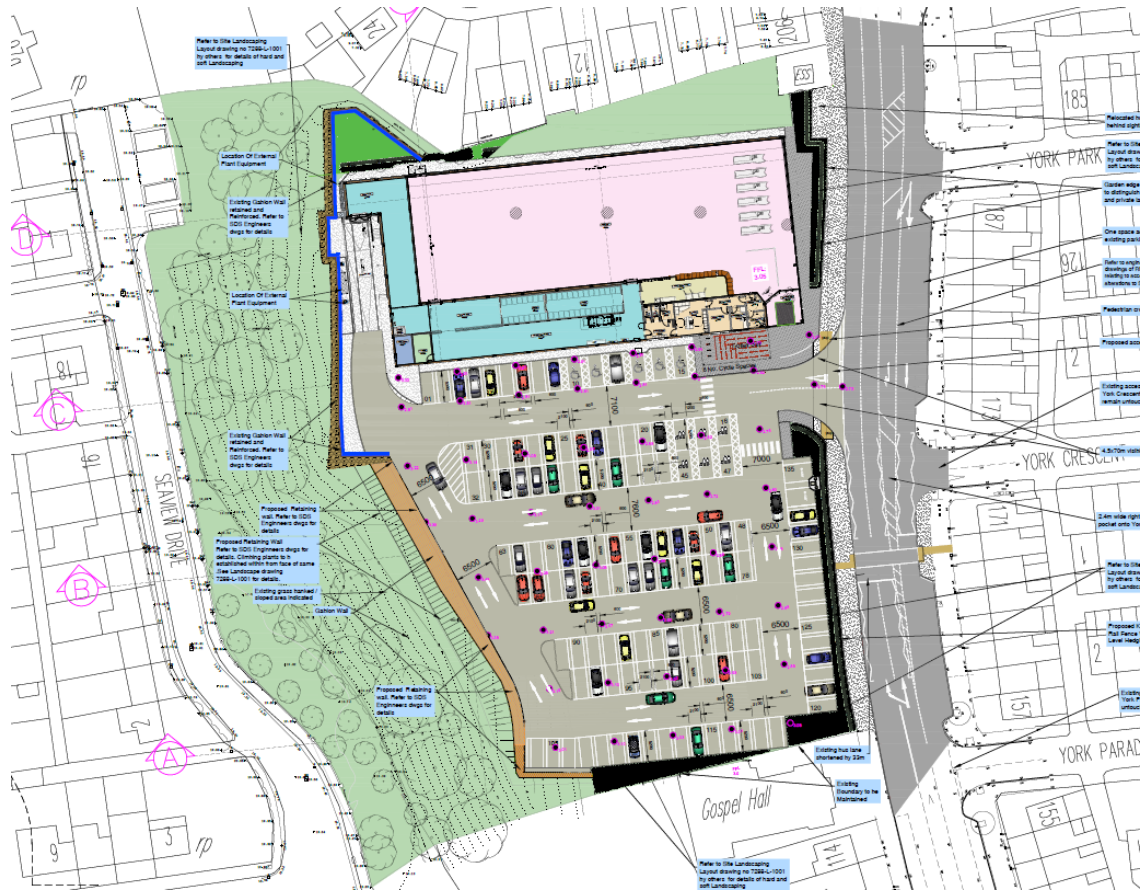
No other consultees have any objections to the application in relation to technical, amenity, or other issues.

No objections have been received.

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended with delegated authority given to the Director of Planning and Building Control, to secure the employability and skills Developer Contribution as discussed in the report and to finalise the wording of conditions and enter into a planning agreement under S76 of the Planning Act.

Case Report

Site Location Plan





Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Members	None received

1.0	<p>Description of Proposed Development</p> <p>Demolition of existing buildings, erection of replacement discount supermarket, car parking, vegetated retaining wall, landscaping, amended access, alterations to Shore Road, and associated site works.</p>
2.0	<p>Description of Site</p> <p>2.1 The site is broadly rectangular in shape and comprises an existing Lidl supermarket with associated car parking. The southern portion of the site comprises a former hire services building which is now vacant. The topography of the site is broadly level, however the western section of the site rises steeply towards residential uses beyond and is vegetated comprising a number of trees. Vehicular and pedestrian accesses are present directly onto the Shore Road.</p> <p>2.2 There are typical two storey dwellings located adjacent to the site to the north (Fortwilliam Crescent) and west (Seaview Drive). There is a Gospel Hall immediately adjacent to the site to the south, and two storey dwellings opposite. There is also an Asda supermarket opposite the site to the northwest. The surrounding area is predominantly residential in terms of use.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Lawful development certificate issued in November 2018 (ref: LA04/2018/2053/LDP) which confirmed that it is lawful to extend and make internal alterations to the supermarket to enlarge its sales area. The approved drawings show a 48sqm extension (bringing the gross floor area to 1437sqm) and internal alterations to increase the sales area to 1250sqm (an uplift of 253sqm).</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001;</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2004);</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2014);</p>
4.2	<p>Regional Development Strategy (RDS);</p> <p>Strategic Planning Policy Statement (SPPS);</p> <p>PPS2: Planning and Natural Heritage;</p> <p>PPS4: Planning and Economic Development;</p> <p>PPS15: Planning and Flood Risk;</p> <p>PPS3: Roads Considerations;</p> <p>Development Control Advice Note 15 Vehicular Access Standards;</p> <p>BCC Developer Contributions Framework (2020)</p>
5.0	Statutory Consultee Responses
	<p>Transport NI – no objections subject to conditions ;</p> <p>DEARA – no objections subject to conditions;</p> <p>Rivers agency - no objections subject to conditions;</p> <p>NI Water- no objections;</p>
6.0	Non Statutory Consultee Responses
	<p>BCC Development Plan – no objections subject to conditions; (tbc)</p> <p>BCC Economic Development Unit – no objections subject to a Section 76 Planning Agreement in relation to employability and skills.</p> <p>BBC Parks / Landscape: no objections;</p> <p>Environmental Health - no objections subject to conditions;</p>
7.0	Representations
	<p>The application has been neighbour notified and advertised in the local press.</p> <p>No representations have been received.</p>
8.0	Other Material Considerations
	BCC Belfast Agenda
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of a major foodstore at this location; - The economic impact of the proposal; - Design and layout considerations; - Impact on amenity / character of the area; - Impact on transport and other infrastructure.

	<ul style="list-style-type: none"> - Impact on natural environment; - Impact on flooding and drainage; - Developer contributions <p>Policy Considerations:</p>
9.2	<p>Policy SFG3 of the Regional Development Strategy (RDS) is relevant to the proposal. It seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services, and cultural amenities. This policy states <i>'Belfast City Centre has developed its regional shopping offer. A precautionary approach needs to be continued in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area'</i>.</p>
9.3	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating, and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3, remain applicable under 'transitional arrangements'.</p>
9.4	<p>Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.</p>
9.5	<p>The SPPS introduces new retail policy under 'town centres and retailing' at pages 101-105, replacing previous considerations within Planning Policy Statement 5. Paragraph 6.270 states that <i>'the aim of the SPPS is to support and sustain vibrant town centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location of retailing and other complementary functions, consistent with the RDS.'</i></p>
9.6	<p>Paragraph 6.273 states planning authorities must adopt a town centre first approach for retail and main town centre uses. Paragraph 6.280 states that a sequential test should be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date LDP. Where it is established that an alternative sequentially preferable site or sites exist within a proposal's whole catchment, an application which proposes development on a less sequentially preferred site should be refused.</p>
9.7	<p>Paragraph 6.281 requires applications for main town centre uses to be considered in the following order of preference (and consider all of the proposal's catchment):</p> <ul style="list-style-type: none"> - primary retail core; - town centres; - edge of centre; and - out of centre locations, only where sites are accessible by a choice of good public transport modes.
9.8	<p>No guidance has been published to date by DFI to assist in interpretation and application of SPPS policy.</p>

	Development Plan Considerations
9.9	Section 45 (1) of the Planning Act (NI) 2011 requires the Council to have regard to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.
9.10	Following the May 2017 Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan (BUAP). The application site is not subject to any zoning as it is 'white land'.
9.11	Given the stage at which the Draft BMAP 2015 (v2004) had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP (v2004) 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.
9.12	<p>BMAP 2015 (v2014) reached an adopted stage and was subject to legal challenge in relation to the policies regarding Sprucefield Shopping Centre. BMAP 2015 (v2014) is therefore considered to hold significant weight. The weight to be afforded is a matter of judgement for the decision maker.</p> <p>The site is unzoned in both versions of BMAP 2015.</p>
9.13	The application site fronts onto an arterial route. The plan states that as arterial routes provide local and neighbourhood reference points, an important aim of the plan is to promote and develop these routes.
9.14	<p>BMAP strategic retail policy for Belfast is set out at pages 54-58 Part 3 volume 1 and page 28 part 4 volume 2. The BMA retail strategy seeks to:</p> <ul style="list-style-type: none"> - promote Belfast City Centre as the leading shopping centre in the Plan Area and Northern Ireland; - Outside City and Town Centres the nature and scale of retail development is to be controlled in order to protect the vitality and viability of the city and town centres and retail development to be focused on designated District Centres, Shopping / Commercial Areas and Designated Commercial Nodes on designated Arterial Routes and designated Local Centres.
9.15	<p>Two other elements are cited, however these relates to areas outside of Belfast and are therefore not applicable.</p> <p>Policy R1 states that <i>'primary retail cores will be the preferred location for new comparison and mixed retail development...(and)...outside designated Primary Retail Cores, planning permission will only be granted for comparison and mixed retail development where it can be demonstrated that there is no suitable site within the primary retail core'</i>. The supplementary note goes on to say that <i>'the plan seeks to support the vitality and viability of city and town centres by ensuring that they are the main focus for all retail developments including convenience, non-bulky comparison and bulky comparison retailing.'</i></p>
9.16	Policy R2 states planning permission will not be granted for proposals for retail development where it would be likely to result in an adverse impact on the distinctive role of Belfast City Centre as the leading regional shopping centre. It refers to the Regional Development Strategy 2035 which states it <i>'supports and strengthens the</i>

9.17

distinctive role of Belfast City Centre as the primary retail location in Northern Ireland. It urges a precautionary approach in relation to future major retail development proposals based on the likely risk of out of centre shopping developments having an adverse impact on the city centre shopping area.'

A list of district centres is designated on page 57 part 3 volume 1. Centres designated within the Belfast City Council Area include Connswater, Dairyfarm, Hillview, Kennedy Centre, Park Centre, Westwood Centre, and Cityside (formerly Yorkgate). Abbeycentre and Northcott are also designated district centres and are located adjacent to BCC boundary within Antrim and Newtownabbey Council. The supplementary text refers to the findings of the retail study for Belfast stating they concluded that there were planning reasons for redirecting any identified need to nearby city and town centres where the case for retail investment is stronger.

Page 28 part 4 volume 2 refers to retailing in the city centre and designates the Primary Retail Core and Primary Retail Frontage under CC05 and CC06.

Pages 105-106 part 4 volume 2 refers to retailing in outer Belfast. This designates the District Centres under BT010. The supplementary text states '*these centres co-exist with the City Centre and should fulfil a complementary role. It is recognised that whilst Belfast City Centre is under-performing as a regional centre, many of the out-of-town centres are overtrading and are attracting trade away from the City Centre. In order to help redress this imbalance, boundaries are delineated for all of the District Centres.'*

9.18

Belfast Local Development Plan Draft Plan Strategy 2035 which will guide future investment and development decisions to enable the sustainable spatial growth of the city up to 2035, has now been published and has been subject to examination by the Planning Appeals Commission. Accordingly, this is now a material consideration but has limited weight as it is not yet adopted. This includes strategic policy on creating a vibrant economy at page 143.

Consideration

9.19

The scheme proposes to replace an existing supermarket store on the site, revisions to existing road infrastructure, in addition to internal access facilities on circulation space, parking areas, and a landscaped retaining wall along the western boundary. Areas of landscaping are also proposed. Each element will be assessed in turn.

Replacement Supermarket

9.20

The floorspace of replacement supermarket is detailed below, which also sets out a comparison to the existing supermarket that is currently trading at the site:

	Existing store	Proposed store	Increase
Gross floor area (sqm)	1,389	2,206	817
Net floor area (sqm)	997	1,420	423
Convenience floorspace (sqm)	837	1,136	299
Comparison floorspace (sqm)	160	284	124

9.21

Also of importance is the planning history of the site, namely the issue of a lawful development certificate in November 2018 (ref: LA04/2018/2053/LDP) which confirmed that it is lawful to extend and make internal alterations to the supermarket to enlarge its sales area. The approved drawings show a 48sqm extension (bringing the gross floor

	area to 1437sqm) and internal alterations to increase the sales area to 1250sqm (an uplift of 253sqm).
9.22	The proposal relates to a named operator Lidl, who are already operating at the site and from other locations in Belfast. It should be noted however, that any planning permission cannot be linked to an operator, rather the scale and nature of retailing can only be linked to the site. Thus, if permission was granted, any operator could trade from the retail unit subject to compliance with any conditions deemed appropriate.
9.23	The site is outside any designated retail centres identified within both the BUAP and both versions of dBMAP. It is therefore sited in an 'out of centre' location.
9.24	The agent submitted a retail impact, need and sequential assessment with the application. Paragraph 6.283 of the SPPS states all applications above 1000 sqm...should be required to undertake a full assessment of retail impact.
	<i>Catchment</i>
9.25	The agent has argued that the catchment area (or area from which people/expenditure will be drawn/attracted to the proposal) for the proposal would be 10 minutes from the site but has altered this to take account of the proximity of other Lidl stores. The RIA states that a catchment area has been adopted that relates to the majority of north Belfast, due to existing similar retail provision of a similar size at Glenmount Road, Newtownabbey to the north and at High Street in Belfast City Centre to the south, and a new Lidl store is at Hillview.
9.26	The agent asserts than a 10-minute catchment is appropriate. This is considered overly restrictive given the size and scale of this major retail development. Foodstores of this scale would normally be subject to a minimum 15-minute catchment area. It is considered erroneous to exclude areas of the catchment on the basis of existing Lidl foodstores. Given that a named operator cannot be secured by condition, assessment must be undertaken on the basis of all convenience operators within the catchment. Furthermore, given the competitive nature of retailing, it is a reasonable assumption that a new store would influence shopping habitats/trade on all stores, including those of the same operator, within a catchment to a varying degree. In addition, a new store at this location would increase the range of goods available and thus likely increase the attractiveness of this out of centre location and associated linked trips. On this basis it is therefore reasonable to assume that shoppers could switch preferred destinations for supermarket shopping. It is considered in this urban location that influence within the 10-15-minute drive time in some areas will be diminished due to closer proximity of other retail stores/centres.
	<i>Sequential Test / Available sites</i>
9.27	The SPPS introduces a town centre first approach and a sequential assessment to town centre uses that are not in an existing centre, taking account of the catchment area of the proposal. Accordingly, primary retail core, city centre, and edge of city centre vacant sites must be considered for suitability followed by those in other designated centres, in this case district and local centres designated by BMAP, before out of centre locations. Out of centre locations must also be accessible by a choice of good public transport modes.
9.28	Paragraph 6.289 require applicants to ' <i>...identify and fully demonstrate why alternative site are not suitable, available and viable</i> '. There is no further direction or discussion within the SPPS as to the definition or interpretation of <i>suitable, available, and viable</i> .

	<p>To date no guidance has been published by DFI to assist in the interpretation and implementation of the sequential test and associated policies within the 'Town Centres and Retailing' section. Accordingly, consideration of practice / guidance in England has been considered. The document 'Planning for Town Centres - Guidance on need, impact, and the sequential approach' (Department for Communities and Local Government, December 2009) sets out three criteria in the assessment of the sequential testing of sites:</p> <ul style="list-style-type: none"> (a) Suitable: When judging the suitability of a site it is necessary to have a proper understanding of scale and form of development needed, and what aspect(s) of the need are intended to be met by the site(s). It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make, either individually or collectively, to meeting the same requirements. (b) Available: A site is considered available for development, when, on the best information available, there is confidence that there are no insurmountable legal or ownership problems, such as multiple ownerships, ransom strips, tenancies, or operational requirements of landowners. (c) Viable - whether there is a reasonable prospect that development will occur on the site at a particular point in time.
9.29	<p>A degree of caution also must be taken in regard to the above, as these predate the new National Planning Policy Framework (in effect the English equivalent to the SPSS) published in December 2012. This retains application of the sequential test, but now reads as follows (paragraph 24):</p> <p><i>"Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale."</i></p>
9.30	<p>Also of importance is the legal case of <i>Tesco Stores v Dundee City Council</i> [2012], the Court held that the question of suitability was to be interpreted objectively in accordance with the language used, read in its proper context. In summary, the judgement indicates that the Council was correct in interpreting "suitable" to mean "suitable for the development proposed by the applicant".</p>
9.31	<p>In applying the sequential test, the nature of the developer's proposal must be taken into account. Paragraph 6.289 of the SPSS states that <i>'flexibility may be adopted to accommodate developments onto sites with constrained footprints...applicants will be expected to identify and fully demonstrate why alternative sites are not suitable, available and viable.'</i></p>
9.32	<p>The agent has stated that they do not consider any suitable site exists within the catchment area of the proposal. However, it is considered that the catchment is larger than that suggested by the developer. Protected centres within the catchment would include, based on drivetimes from the site, Abbeycentre, Northcott, Hillview, Cityside,</p>

	Belfast City Centre, and Park Centre. A number of local linear centres would also fall within the catchment area, including Shore Road, Antrim Road, Cavehill Road.
9.33	<p>A review of vacant sites within the city centre, district centres, and local centres within the catchment area has therefore been undertaken, using site surveys supplemented with property website searches, with availability confirmed with property companies. It is acknowledged, that the property market is a dynamic sector by nature, with site availability changing on an almost daily basis. It should also be noted that a business model operated by retailers is not justification for discounting sequentially preferable sites, the public interest is to ensure that city and other protected centres are vibrant and viable as articulated in the aim and objectives of the SPPS and dBMAP.</p> <p><i>City Centre</i></p>
9.34	There are a number of small sites available within the city centre, however these would not be suitable for the proposal by virtue of their size.
9.35	<p>There are a number of development opportunity sites identified within the city centre in dBMAP. Many of these could easily accommodate the proposal, such as at the former Sirocco Works site. These sites have been discounted by the agent as being too close to the existing Lidl stores are not viable or available. The Sirocco site has an extant outline planning permission that includes a supermarket, however this is discounted on grounds that a more recent redevelopment scheme has been approved by the Council which indicates that the extant permission is unlikely to be implemented / available (ref: LA04/2018/0811/O).</p> <p><i>Other Centres</i></p>
9.36	<p>All other locations listed above, at 9.33, that would be located within the catchment have been reviewed for available sites. At the time of writing, there are no sites available that could facilitate the proposal, largely due to the size of store proposed. The proposal therefore meets the sequential test.</p> <p><i>Retail Impact</i></p>
9.37	<p>With the introduction of the SPPS in September 2015, paragraph 6.283 stipulates that a full assessment of retail impact is required for development exceeding 1000sqm not proposed in a town centre.</p> <p><i>Retail Impacts cited by the Agent:</i></p>
9.38	<p>The applicant estimates that the proposed store estimate of the proposal's turnover: £9.94m with £8.58m from the sale of convenience goods and £1.36m from the sale of comparison goods. The increase in turnover is almost £2.5m (33% higher than that of the existing store) but this accounts for only 1% of estimated catchment spending. This means that the larger store would trade at 95% of the sales efficiency of the existing store.</p> <p>(i) Retail impact on convenience goods shops</p> <p>The RIA argues that the majority of the design year turnover would be drawn from out of centre/unprotected locations with 88% of the turnover drawn from within 5 mins of the store (77.6% from the existing store turnover at design year), with the remainder principally from Asda Shore Road opposite the site (2.0% impact, £511K) with the remaining drawn from other convenience retailers mostly on the Antrim Road within this</p>

	<p>drivetime. The various retailers would see estimated impacts of between 0.9% and 1.8%.</p> <p>4.4% of turnover is estimated to be derived from 'clawback' of spending from outside the catchment or inflow.</p> <p>The impact on the convenience element of stores within the catchment do not exceed 2.1% and would be imperceptible in the normal fluctuations of trade. Overall impact on the convenience function of Cityside Retail Park is 1.1%.</p> <p>(ii) Impact on comparison goods shops</p>
9.39	<p>The RIA argues that Lidl is not a comparison goods destination given that comparison items are typically sold on a promotional basis and tend to be purchased by customers who are visiting the store for convenience goods.</p> <p>Within that catchment, that other than the existing Lidl store, the highest impact will be on Asda at Shore Rod at 2.8%. The next highest impact is Tesco Cityside at 1.4%, with 0.3% from the remainder of City. This gives an overall impact on Cityside of 1.7%.</p> <p>15.5% of turnover is derived from 'clawback' of spending from outside the catchment or inflow.</p> <p><i>Consideration:</i></p>
9.40	<p>The findings of the RIA and associated supporting information have been fully assessed. Council would not agree with the majority of diversions cited within the RIA and has undertaken assessment of impacts based on its' own assumptions and testing of the information presented.</p>
9.41	<p>Following assessment of the economic information, on balance, it is considered that the majority of trade will be drawn from unprotected locations and as such the scale of impact on protected centres is not likely to be significant.</p> <p>It is also considered that the proposal, when assessed individually and cumulatively with other extant retail permissions within the catchment, would not adversely affect the vitality and viability of protected centres within its catchment area.</p> <p><i>Need</i></p>
9.42	<p>The SPPS states that an assessment of need should be "proportionate" to the development proposed and may include a quantitative and qualitative assessment taking account of the needs of the town. The RIA states that:</p> <p>"45% of households in the immediate area have no access to a car and the existing Lidl supermarket plays an important role as a local neighbourhood store providing convenience goods that can be easily accessed on foot.</p> <p>However, the store was built 20 years ago and due to increasing popularity and demand, its range of products has grown and it is now too small to comfortably display and sell these. As noted above, in seeking to provide its full range, products are stocked at a higher density which affects the ease at which shoppers (particularly the elderly and mobility impaired customers) can get around the store and access products. It also affects staff costs. Other issues are that the storage area is also too small and staff welfare facilities are limited. The inadequate size of the store is having a detrimental</p>

	<p>effect on the shopping and work environment and on business efficiency. Accordingly, there is a qualitative need for a new store and the proposal is a response to that need. The proposal will enhance the Shopping/Commercial Area, not only through the provision of an improved retail facility that better serves local needs, but also by improving the quality of the built environment. The HSS buildings detract from the quality of the local streetscape and as discussed in the Design & Access Statement, the proposal will be a significant improvement.</p> <p>In terms of quantitative need, Tables 2 and 3 at Appendix 3 show that there will be increase in spending in the catchment of c. £9.4m between 2020 and 2023. Furthermore, Table 6.12 of the Retail Study undertaken by Braniff Associates on behalf of Belfast City Council concludes that there is a need for 10,105sqm of convenience floorspace and 49,437sqm of comparison floorspace in Belfast to 2035 in accordance with the growth proposals under the Council's draft LDP. The proposed uplift in floorspace is a very small proportion of this.</p>
9.43	<p>In considering need for the proposal, it is agreed that the site requires regeneration for the reasons set out in the RIA/above and it is considered that there is a public interest in an appropriate redevelopment of the site. In addition, the RIA identifies a need for additional floorspace within the Retail Study for the draft LDP. This, however, remains in draft form, and accordingly determining or significant weight cannot be afforded to it. The qualitative issues set out in the RIA are noted, however these matters are not, in themselves, sufficient justification for need for a new store. The existing store can function adequately as currently arranged. An improved customer/user experience is not a matter of public interest.</p>
9.44	<p>BCC LDP team have also reviewed the supporting information and have no objections to the proposal on the basis that the existing store will be replaced, they are satisfied that the proposal meets the sequential test, will not prejudice protected centres, or result in an unacceptable cumulative impact. Conditions are necessary to allow the Council to retain control of the nature of retailing at this location.</p> <p>Layout and Design</p>
9.45	<p>The proposed layout of the northern/larger portion of the site, locates the supermarket along/adjacent to the northern boundary of the site, with parking, access and landscaping between the building and the southern and eastern site boundaries. Public elevations of the business/industrial units are orientated around/towards the access road into the site. Servicing areas are located largely to the rear of the new building which will assist in screening of these areas. New soft landscaped areas are located throughout the development within the areas subject to public views. The design and materials are considered acceptable given the context of the area.</p>
9.46	<p>The design and layout of the development is considered acceptable, and adequately respects the existing context in terms of building locations and set backs. The landscaped areas will positively contribute to local townscape and assist in mitigating the visual impact of hard-surfacing of the site. Materials and detailing are also considered acceptable taking account of built form within the locality of the site. The retaining wall will be covered/screened by vegetation, albeit it will take some time to occur. This will mitigate the visual impacts of this structure. A condition is necessary to verify that the structural / engineering solution has been completed to an appropriate standard by a suitably qualified structural engineer in order to protect public safety and amenity.</p>

	Amenity
9.47	Taking account of the response from BCC Environmental Health, and the existing use rights on both sections of the site, it is considered that the proposal will not result in any detriment to amenity of existing properties adjacent to the site. The building will be located sufficient distances from neighbouring buildings and due to its single storey design to ensure that dominance and overshadowing will not occur. Noise impacts will also be mitigated through the siting of the building which will screen traffic noise from the parking area to neighbouring properties to the north, and separation distances to properties opposite the site. Plant has been sited on the western elevation to mitigate noise to the closest residential properties to the north.
9.48	It is necessary however, to control the operating hours of the site by planning condition to protect the amenity of adjacent dwellings and assist in mitigating noise impacts from the site operations.
	Access, Parking and Transport:
9.49	In relation to traffic, access, and parking issues, DFI Roads were consulted and are satisfied with the parking and access arrangements. Accordingly, the proposal is considered compliant with requirements in PPS3 and associated guidance.
	Natural Heritage Impacts
9.50	Natural Environment Division has considered the impacts of the proposal on designated sites and other natural heritage interests and, based on the information provided, has no concerns. NED is content that the proposed development is unlikely to significantly impact protected or priority species or habitats. The proposals are therefore considered compliant with PPS2 and related policy considerations.
	Water Management
9.51	Water Management Unit has considered the impacts of the proposal on the water environment and have no objection subject to conditions.
	Contamination:
9.52	A Preliminary Construction Method Statement has been provided by RSK Ireland Ltd (RSK) in support of this planning application. Regulation Unit Land and Groundwater team and Environmental Health have no objections to the content of the Construction Method Statement subject to conditions and informatives.
	Noise and Public Health impacts:
9.53	Environmental Health had requested further clarification in relation to noise and air quality impacts but have no concerns in relation to contamination issues. They are currently considering additional information submitted to address their queries on noise and air quality.
9.54	The updated noise assessment states that the 'Typical' Rating Level is -3.7 dB lower than the daytime 'typical' background level at the nearest residential properties; this is an indication of the specific sound source having a low impact. Furthermore, the maximum predicted absolute sound pressure levels predicted at the closest receptor are a minimum of 4.7 dB below the WHO recommended lower external daytime noise level of 50dB LAeq.

9.55	The 'Typical' Rating Level is 2.3 dB lower than the Night-time 'typical' background level at the nearest residential properties; this is an indication of the specific sound source having a low impact at night. The highest predicted sound pressure level at nearby residences is 39.7 dB LAeq, 15min. This is a minimum of 5.3 dB below the WHO internal criteria for sleep disturbance of 45 dB LAeq outside a bedroom. Therefore, the development is considered to have a low noise impact at night.
9.56	The updated Air Quality report concludes that based on the assessment significance criteria as quoted by EPUK and the IAQM12, the predicted impact of the Proposed Development on road vehicle exhaust emissions is negligible for all pollutants assessed and that the subsequent effect is considered to be non-significant. It also states that subject to the suggested mitigation being enacted, it is concluded that no significant impacts will result because of the proposed development, with no significant adverse effects on nearby receptors.
9.57	Notwithstanding the consideration of Environmental Health, the submitted additional information indicates that the noise and air quality issues have been or can be address through mitigation measures. The existing retail use operations are also a factor that must also be taken into account. The proposal would not result in a new use at this site, and it is not a significant increase in the operations at the site. Delegated authority to resolve any issues that may arise from the Environmental Health response is therefore requested.
9.58	In addition, conditions would be necessary to ensure the mitigation measures proposed are delivered. Noise impacts can also be mitigated through a planning condition restricting hours of operation and deliveries to between the hours of 07:00 to 09:00 Monday to Saturday and 12:00 and 18:00 on a Sunday.
	Flooding and Drainage
9.59	In relation to surface water DfI Rivers have stated: The applicant has applied to NI Water to discharge 11 l/s (Greenfield rate) of storm water from the proposed site to an existing combined sewer located on the Shore Road. The outcome of this application to NI Water will determine the applicant's drainage design. Furthermore, the proposals in the DA are for a 'Preliminary drainage design', therefore DfI Rivers requests that the planning authority includes a Condition as part of its planning permission if granted.
9.60	In relation to FLD1 - Development in Fluvial Flood Plains – Rivers state that the applicant's consultant has confirmed that the revised drawings provided are based on the levels used within the latest flood model sent to DfI Rivers for review on 1st September 2021.
9.61	They have also confirmed that the information provided is the same level information reported on in the R1 version of the Flood Model Outputs memo provided to DfI Rivers on 11th August 2021.
9.62	Therefore, as the works are being constructed as proposed in the submitted river model, DfI Rivers while not being responsible for the preparation of the river model & Flood Risk Assessment accepts the applicant's logic and has no reason to disagree with their conclusions.
9.63	Accordingly, the proposal is considered acceptable in relation to flooding and drainage issues and relevant requirements in PPS15.

9.6 4	<p>BCC Parks and Recreation Landscape:</p> <p>Landscape team have no objections to the proposed landscaping arrangements. Conditions are necessary to secure the provision and maintenance of the landscaped areas.</p>
	<p>NI Water</p>
9.65	<p>NIW have no objections to the application, however they have been reconsulted in relation to additional information on Foul Drainage, Pre and Post Development and a response remains outstanding at the time of writing. Delegated authority is therefore requested to resolve any issues that may arise from their response.</p>
	<p>Economic Considerations – Employability and Skills:</p>
9.66	<p>In relation to employability and skills considerations, the agent has provided the following information for the proposal:</p> <ul style="list-style-type: none"> • Estimated construction cost: £4.3 million; • Approximate number and type of jobs that will be created during the construction stage: c. 200 jobs including unskilled labourers, tradespersons and construction professionals; • Approximate number and type of jobs that will be created during the occupation stage: the proposed store will support 35 jobs (22 from the existing Lidl store + 13 new jobs). The new jobs to be created comprise shop floor workers and a supervisor.
9.67	<p>The Council's Economic Development Unit has reviewed the details of the application and confirmed that the operating phase would not result in a skills deficit. However, they have concluded that the construction phase of the development would result in a skills deficit and accordingly a developer contribution is requested to address this issue in accordance with the Council's <i>Developer Contribution Framework</i>. They advise that with a Labour Value figure of £267,154, it is estimated that the minimum contribution in the region of £5,460 would meet the s76 obligation. This figure equates to the cost of 14 x FTE employment weeks (37 hours per week) paid at the Real Living Wage rate (£9.50 per hour plus 11% ENIC).</p>
9.68	<p>It should be noted that this approach is usually applied to determine a baseline figure, with a view to tailoring the contribution as appropriate to the specific contract through additional negotiation.' The applicant has confirmed their agreement in principle to this contribution including a ceiling limit of 20% on top of the £5,460. The Economic Development Unit has confirmed that this is acceptable and the monies will be ring-fenced for this specific purpose. Delegated authority to secure this matter through a Section 76 Planning Agreement is therefore requested.</p>
	<p>Representations</p>
9.69	<p>No objections have been received.</p>
	<p>Pre-Community Consultation</p>
9.70	<p>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory</p>

	<p>duty on applicants for planning permission to consult the community in advance of submitting an application.</p> <p>Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
10.0	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended with delegated authority given to the Director of Planning and Building Control, to secure the employability and skills contribution as discussed in the report and to finalise the wording of conditions and enter into a planning agreement under S76 of the Planning Act.</p>
<p>Draft Planning Conditions (delegated authority requested to the Chief Executive, or her nominated officer, to finalise conditions)</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. a. The opening hours for the hereby permitted supermarket shall be restricted to 08:00 to 21:00 Monday to Saturday and 13:00 to 18:00 Sunday, as per Section 2.0 of the Irwin Carr Consulting report entitled 'Noise Impact Assessment. Mixed Use Regeneration Scheme, Montgomery Road, Belfast.' dated 6 May 2020 and referenced Rp002 2019050 (Castlereagh Lidl).</p> <p>b. Deliveries, servicing and/or vehicle movements shall be permitted in association with the hereby permitted development between the hours of 07:00 to 21:00 Monday to Saturday and 13:00 to 18:00 Sunday and at no other times.</p> <p>d. Service deliveries to the hereby permitted supermarket shall only occur via the designated delivery bay, as shown on the approved drawing</p> <p>e. The external plant associated with the hereby permitted development shall be limited to that presented in the noise impact assessment;</p> <p>g. External plant associated with the hereby permitted development shall not exceed the sound power levels presented in the 'Noise Impact Assessment';</p> <p>h. All external plant associated with the hereby permitted development shall be located within the designated plant areas, as shown on the approved drawing.</p> <p>Reason: Protection of residential amenity</p> <p>3. Prior to the operation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Authority, a Verification Report. This report must demonstrate that the remediation measures outlined in the RSK Ireland report entitled 'LIDL NI and Heron Bros / Heron Property, Environmental Site Assessment and Generic Quantitative Risk Assessment, Mixed Use Regeneration Scheme, Montgomery Road, Belfast' dated October 2020 and referenced 602253-R2(02), have been implemented.</p> <p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). The Verification Report shall be in accordance with Environment Agency guidance. This Verification Report must demonstrate that:</p>	

- a) All above ground and underground fuel storage tanks and associated infrastructure have been fully decommissioned and removed from the site in line with Guidance for Pollution Prevention (GPP2) and the Pollution Prevention Guidance (PPG27).
- b) The ground underlying the tanks has been proven to be suitable to remain in-situ through validation sampling.

Reason: Protection of human health.

4. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease, and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

5. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' available at <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

6. No demolition works or tree/vegetation clearance, shall take place between the 1st of March and 31st of August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests in the hedgerows, trees, or bramble scrub, immediately before works commence and provided written confirmation that no nests are present/birds will be harmed and there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing. Feral pigeons must be removed and excluded from buildings, under licence from the NIEA Wildlife Officer before demolition commences.

Reason: To protect breeding birds.

7. No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by the Planning Authority. Such measures should be incorporated in method statements which should identify the perceived risks to the aquatic environment, identify potential pollution pathways, and the mitigation measures to be employed which will negate the risk to any aquatic environment. The CEMP shall include the following:

- a) Details of all proposed excavations and construction areas;
- b) Details of pollution prevention measures to be employed during the construction and operational phases.
- c) Site Drainage Management Plan, including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures.
- d) Emergency spill procedures in place.

e) This list is not exhaustive but should merely be used as starting point for considerations to made.

Reason: To protect natural heritage assets.

8. No part of the development hereby permitted shall become operational until all drainage mitigation measures have been installed in accordance with the submitted drainage assessment and a report verifying that these measures have been installed has been submitted to and approved in writing by the Council. These measures shall be permanently retained and maintained thereafter in accordance with the approved arrangements and shall not be altered or removed without the prior consent of the Council in writing.

Reason: To ensure adequate drainage arrangements are provided for the development and in the interests of public amenity and safety.

9. The landscaping shall be carried out in the first planting and seeding season following occupation of the building(s) or the completion of the development, whichever is the sooner within that particular phase as indicated in the phasing drawing number 18A.

All hard and soft landscape works shall be completed in accordance with the approved drawing no date stamped received 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 occupation of any part of the development hereby approved.

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.

10. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the 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 Council gives its written consent to any request for variation.

Reason: To ensure the provision, establishment, and maintenance of a high standard of landscape.

11. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and any further changes agreed with the Local Planning Authority in writing prior to implementation.

Reason: To ensure the provision of amenity afforded by an appropriate landscape design.

12. Trees and vegetation to be retained within the site and proposed planting as indicated on drawing number ? date stamped received ?, 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 the Council. All 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 and vegetation.

13. No internal operations, including the construction of or extension to mezzanine floors, increasing the floor space available for retail use or subdivision to form additional units shall be carried out without the prior written consent of the Council.

Reason: To control the nature, range, and scale of the retail activities to be carried out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

14. Of the net retail floor space of the retail unit hereby approved, no less than 1136 square metres shall be used for the sale and display of the items listed hereunder and for no other purpose, including any other purpose in Class A1 of the Planning (Use Classes) Order (Northern Ireland) 2015

- (a) food non-alcoholic beverages, alcoholic drink;
- (b) tobacco, newspapers, magazines, confectionery;
- (c) stationery and paper goods;
- (d) toilet requisites and cosmetics;
- (e) household cleaning materials; and
- (f) other retail goods as may be determined in writing by the Council as generally falling within the category of 'convenience goods'.

Reason: To control the nature, range, and scale of the retail activities to be carded out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

15. Of the net retail floor space not more than 284 square metres of the sales area shall be used only for the retail sale of comparison goods and for no other purpose.

Reason: To control the nature, range, and scale of the retail activities to be carded out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

16. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building[s] hereby approved.

Reason: In the interests of visual amenity.

17. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Council.

REASON: In the interests of the appearance of the site and the amenities of the area.

18. The development hereby permitted shall be carried out in accordance with the approved phasing plan and no subsequent phase shall commence until works comprised in the previous phase are completed in accordance with the approved plans.

REASON: To ensure the orderly development of the site.

19. No part of the development hereby permitted shall be first brought into use/occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

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

20. The development hereby permitted shall not become operational until cycle parking facilities have been provided in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable cycle parking and changing facilities on the site and to encourage alternative modes of transport to the private car.

21. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Council/Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawings No... bearing the date stamp....

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

22. The vehicular accesses, including visibility splays any forward sight line, shall be provided in accordance with the approved plans prior to the commencement of any works or other development hereby permitted and retained in accordance with the agreed details thereafter.

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

23. The construction management plan shall be carried out in accordance with the agreed arrangements and variations shall not be implemented without the prior consent of the Council in writing.

Reason: In the interests of amenity and public safety.

Neighbour Notification Checked

Yes

Signature(s)

Date:

ANNEX	
Date Valid	9th February 2021
Date First Advertised	19th February 2021
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Seaview Drive,Belfast,Antrim,BT15 3NB The Owner/Occupier, 10 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD The Owner/Occupier, 10 Seaview Drive,Belfast,Antrim,BT15 3NB The Owner/Occupier, 104 Shore Road,Belfast,Antrim,BT15 3QA The Owner/Occupier, 106 Shore Road,Belfast,Antrim,BT15 3QA The Owner/Occupier, 108 Shore Road,Belfast,Antrim,BT15 3QA The Owner/Occupier, 110 Shore Road,Belfast,Antrim,BT15 3QA The Owner/Occupier, 112 Shore Road,Belfast,Antrim,BT15 3QA The Owner/Occupier, 114 Shore Road,Belfast,Antrim,BT15 3QA The Owner/Occupier, 116 Shore Road,Belfast,Antrim,BT15 3QA The Owner/Occupier, 12 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD The Owner/Occupier, 12 Seaview Drive,Belfast,Antrim,BT15 3NB The Owner/Occupier, 14 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD The Owner/Occupier, 14 Seaview Drive,Belfast,Antrim,BT15 3NB The Owner/Occupier, 147 Shore Road,Belfast,Antrim,BT15 3PN The Owner/Occupier, 149 Shore Road,Belfast,Antrim,BT15 3PN The Owner/Occupier, 151 Shore Road,Belfast,Antrim,BT15 3PN The Owner/Occupier, 153 Shore Road,Belfast,Antrim,BT15 3PN The Owner/Occupier, 155 Shore Road,Belfast,Antrim,BT15 3PN The Owner/Occupier, 157 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 159 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 159b ,Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 16 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD The Owner/Occupier, 16 Seaview Drive,Belfast,Antrim,BT15 3NB The Owner/Occupier, 161 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 163 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 165 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 167 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 169 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 171 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 173 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 175 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 177 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 179 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 18 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD The Owner/Occupier, 18 Seaview Drive,Belfast,Antrim,BT15 3NB The Owner/Occupier, 181 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 183 Shore Road,Belfast,Antrim,BT15 3PQ The Owner/Occupier, 183 York Park,Belfast,Antrim,BT15 3QX The Owner/Occupier, 185 Shore Road,Belfast,Antrim,BT15 3PQ	

The Owner/Occupier, 185 York Park,Belfast,Antrim,BT15 3QX
 The Owner/Occupier, 187 Shore Road,Belfast,Antrim,BT15 3PQ
 The Owner/Occupier, 194-196 ,Shore Road,Belfast,Antrim,BT15 3QA
 The Owner/Occupier, 2 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD
 The Owner/Occupier, 2 Seaview Drive,Belfast,Antrim,BT15 3NB
 The Owner/Occupier, 20 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD
 The Owner/Occupier, 206 Shore Road,Belfast,Antrim,BT15 3QA
 The Owner/Occupier, 210 Shore Road,Belfast,Antrim,BT15 3QB
 The Owner/Occupier, 212 Shore Road,Belfast,Antrim,BT15 3QB
 The Owner/Occupier, 214-216 ,Shore Road,Belfast,Antrim,BT15 3QB
 The Owner/Occupier, 218 Shore Road,Belfast,Antrim,BT15 3QB
 The Owner/Occupier, 219 Shore Road,Belfast,Antrim,BT15 3PR
 The Owner/Occupier, 219 Shore Road,Belfast,Antrim,BT15 3PR
 The Owner/Occupier, 22 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD
 The Owner/Occupier, 24 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD
 The Owner/Occupier, 26 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD
 The Owner/Occupier, 3 Premier Drive,Belfast,Antrim,BT15 3LX
 The Owner/Occupier, 4 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD
 The Owner/Occupier, 4 Seaview Drive,Belfast,Antrim,BT15 3NB
 The Owner/Occupier, 6 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD
 The Owner/Occupier, 6 Seaview Drive,Belfast,Antrim,BT15 3NB
 The Owner/Occupier, 8 Fortwilliam Crescent,Belfast,Antrim,BT15 3RD
 The Owner/Occupier, 8 Seaview Drive,Belfast,Antrim,BT15 3NB
 The Owner/Occupier, 97a ,Dunlambert Drive,Belfast,Antrim,BT15 3NG

Date of Last Neighbour Notification

3rd March 2021

Date of EIA Determination

25th February 2021

ES Requested

No

Planning History

Ref ID: Z/1999/2114

Proposal: Proposed retail development with ancillary store, staff accommodation and customer car parking.

Address: 188 AND 194-196 SHORE ROAD, BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/2010/1516/F

Proposal: Single storey extension to existing Lidl store to provide ancillary storage to side and existing trolley bay to be replaced. Removal of existing shopfront and replaced with full height glazing, removal of plinth and re-cladding to existing elevations to meet brand standards.

Address: Lidl Store, 188 and 194 - 196 Shore Road, Belfast, BT15 3QA,

Decision:

Decision Date: 24.10.2011

Ref ID: LA04/2018/2053/LDP

Proposal: Internal alterations and extension to supermarket.
Address: Lidl Supermarket, 194-196 Shore Road, Belfast, BT15 3QA.,
Decision: PG
Decision Date:

Ref ID: LA04/2020/0870/PAN

Proposal: Demolition of existing buildings, erection of replacement supermarket, landscaping, car parking, amended access, improvements to Shore Road, and associated site works.
Address: 176-178 Shore Road (HSS Hire) and, 194-196 Shore Road (Lidl), Belfast, BT15 3QA,
Decision: PANACC
Decision Date:

Ref ID: Z/1998/2619

Proposal: Retail development- Phase 2.Site for Petrol filling station, extension to supermarket and car park, provision of new roundabout and access and alterations to existing accesses at Oakmount Drive and Fortwilliam Crescent. (Outline Application)
189-269 Shore Road, Belfast BT15
Address: 189-269 Shore Road,
Decision:
Decision Date: 21.10.2003

Ref ID: Z/1988/2543

Proposal: Erection of supermarket
Address: LAND TO REAR OF 199-231 SHORE ROAD,BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/1989/3083

Proposal: Construction of Supermarket
Address: 195/231 SHORE ROAD BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/2009/1600/F

Proposal: Demolition of existing retail store to facilitate development of 71 No. units comprising 56 No. houses, 15 No. apartments, open space and associated site and access works.
Address: Asda Stores Ltd, Shore Road, Belfast
Decision:
Decision Date: 07.02.2011

Ref ID: Z/1991/2388

Proposal: Token operated car wash
Address: F.A.WELLWORTH & CO LTD SHORE ROAD BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/1992/2019

Proposal: Change of use of part of supermarket building to restaurant and extension to form restaurant and new entrance lobby

Address: F.A.WELLWORTH & CO LTD 219 SHORE ROAD,BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1998/2620

Proposal: Retail development - Phase 1 - Extension to existing supermarket.

Address: 219 SHORE ROAD, BELFAST BT15

Decision:

Decision Date:

Ref ID: Z/1995/2265H

Proposal: Erection of 2 No wall mounted 48 sheet advertising panels

Address: 206 SANDY ROW BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2005/2480/F

Proposal: Minor works to include roof alterations.

Address: Asda, 219 Shore Road, Belfast, BT2 8FE

Decision:

Decision Date: 12.01.2006

Ref ID: Z/2008/1903/LDP

Proposal: Provision of new sales and relocated colleague area at mezzanine level, new travelators to facilitate customer access, provision of additional escape stairs and new passenger lift.

Address: 219 Shore Road, Skegoneill, Belfast BT15 3PR

Decision:

Decision Date:

Ref ID: Z/2008/1060/F

Proposal: Extension to existing food superstore storage area with ramp, delivery vehicle parking and associated 2.4 metre high wall.

Address: ASDA Store 219 Shore Road, Skegoneill, Belfast, BT15 3PR

Decision:

Decision Date: 14.08.2008

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: