



Planning Committee Report LA01/2020/1200/F	28th April 2021
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u> LA01/2020/1200/F	<u>Ward:</u> MOUNTSANDEL
<u>App Type:</u> Full	
<u>Address:</u> Land at Asda 1 Ring Road Coleraine	
<u>Proposal:</u> Erection of a freestanding single storey restaurant with carparking, drive thru, landscaping and associated site works to the site. Installation of 2no. customer order displays (COD) with canopies and a children's playframe	
<u>Con Area:</u> n/a	<u>Valid Date:</u> 09.11.2020
<u>Listed Building Grade:</u> n/a	
<u>Agent:</u> Planware Ltd, The Granary, 37 Walnut Tree Lane, Sudbury	
<u>Applicant:</u> McDonald's Restaurants Ltd, 11-59 High Street East Finchley, London	
<u>Objections:</u> 0	<u>Petitions of Objection:</u> 0
<u>Support:</u> 0	<u>Petitions of Support:</u> 0

Executive Summary

- Full planning permission is sought for a freestanding single storey restaurant with carparking, drive thru, landscaping and associated site works to the site.
- The site is located within the Settlement Development Limit of Coleraine.
- The application meets the requirements of the SPPS.
- Noise and Odour Assessments have been provided and Environmental Health are content with the detailing of these reports and are content that the proposal will not have an adverse impact on the amenity of neighbouring receptors by way of odour or noise subject to conditions.
- A Traffic Assessment has been provided in support of the application. DFI Roads are content that the existing road network has the capacity to facilitate a development of this nature.

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess/>

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located within the car park of the ASDA supermarket located at 1 the Ring Road Coleraine just off the Lodge Road roundabout. The existing site is located at a lower level to the main road and is currently made up of a car park which facilitates ASDA. To the North the site has an open boundary with additional car parking associated with ASDA. To the south the site is bounded by a grassed bank which abuts the Ring Road. To the east the site is bounded by a small area of grassland with a hedge and some tree planting which abuts a footpath. To the west the site is bounded by vegetation to include trees and hedges and a wooden fence which bounds the Lodge Hotel which sits on a more elevated site.
- 2.2 The proposed site is located within the Settlement Development Limit of Coleraine as designated in the Northern Area Plan 2015. The site is located within the car park of an existing ASDA and there is a hotel, petrol station, nursing home and hospital located in proximity to the site. Coleraine Rugby, Football and Cricket club are also located in proximity to the site.

3 RELEVANT HISTORY

LA01/2020/1178/A- Car Park at ASDA, 1 Ring Road, Coleraine, Option 2 - The installation of 6no. Fascia Signs. Under Consideration

LA01/2019/0257/A- Car Park at Asda, 1 Ring Road, Coleraine, The installation of 6no Fascia Signs, Under Consideration

LA01/2019/0281/F- Car Park at Asda, 1 Ring Road, Coleraine, Erection of a freestanding single storey restaurant with carparking, drive thru, landscaping and associated site works to the site. Installation of 2no. customer order displays (COD) with canopies and a children's playframe. Under Consideration

LA01/2018/0730/PAD- Asda Superstore Car Park, A 29 Ring Road, Lodge Road Roundabout, Coleraine. Free standing McDonald's Restaurant with Drive Thru Lane, car parking and associated works. PAD Concluded.

C/2008/0375/F- Asda Stores Ltd, 1 Ring Road, Coleraine. Proposed external amendments to rear of existing store to include; additional canopy, access ramp & service vehicle parking. Granted 11.02.2009

C/2005/0818/F- Safeway, 1 Ring Road, Coleraine. Minor works to include: modifications to the building exterior, proposed new compactor canopy, proposed trolley bays and new roof access. Granted 06.10.2005

4 THE APPLICATION

- 4.1 Erection of a freestanding single storey restaurant with carparking, drive thru, landscaping and associated site works to the site. Installation of 2no. Customer order displays (COD) with canopies and a children's play frame.

5.0 PUBLICITY & CONSULTATIONS

5.1 External Neighbours and Representation

Public Representation – To date there have been no representation letters received.

5.2 Internal

DFI Roads: Has no objection to the proposal subject to conditions.

NI Water: Has no objection to the proposal.

DAERA Water Management Unit: Has no objection to the proposal.

DAERA Regulation Unit: Has no objection to the proposal subject to conditions.

DAERA Natural Environment Division: Has no objection to the proposed development.

Environmental Health: Has no objection to the proposal subject to conditions.

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 (PPS 3): Access Movement and Parking

Planning Policy Statement 2: Natural Heritage

Supplementary Guidance

DCAN 4: Restaurants, Cafes and Fast Food Outlets
Creating Places

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of development; Environmental and Amenity Considerations, PPS 3- Access, Movement and Parking, Impact of Townscape, Impact on Neighbouring Receptors, Flood Risk, Sewage Disposal, Economic Development, Contamination, Lighting, Natural Heritage and Habitats Regulations Assessment.

Principle of development

- 8.2 In the Northern Area Plan the site is located within the Settlement Development Limit for Coleraine designation CE 01 in the Northern Area Plan. There are no other designations linked to this site.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 8.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration.
- 8.5 The Retailing and Town Centres section of the SPPS is relevant in this consideration. One of the key objectives of this policy is to secure a town centres first approach for the location of future retailing and other main town centre uses. The SPPS highlights under paragraph 6.271 under footnote (58) that main town centre uses are considered to be cultural and community facilities, retail, leisure, entertainment and businesses. A drive through restaurant is considered not to fall within the definition of a main town centre use. Therefore, the sequential approach to

secure main town centre uses within town centres does not apply to this development.

Environmental and Amenity Considerations

- 8.6 In regard to the SPPS there are a wide range of environment and amenity considerations, including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. For example, the planning system has a role to play in minimising potential adverse impacts, such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development.
- 8.7 Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality.
- 8.8 DCAN 4: Restaurants, Cafes and Fast Food Outlets also provides guidance in regard to cafes and fast food outlets. It is stated that applications for restaurants or hot food takeaway premises may be acceptable except where,
- There would be a significant loss of retail floorspace at ground level;
 - A clustering of non-retail uses is created;
 - The area overall is tending to be dominated by non-retail uses.
 - The impact of the proposal
 - The impact in terms of the size
 - The quality and attractiveness of the proposed development,
 - The likely effects on the amenity of the shopping area and residents within it.
 - The impact of the development on the vitality and viability of the centre,
 - Noise disturbance, smells and fumes; refuse and litter;- traffic considerations and car parking;
 - Provision for people with disabilities.

- 8.9 This proposal involves the construction of a new unit outside of the designated town centre and within the car park of Asda. Given the out of town location bullet points 1-3 are not relevant.
- 8.10 In terms of size the proposed development will provide a new building within ASDA car park. The café will have a total gross floor space of approximately 360 square metres with additional corral area. The proposed McDonalds Unit is considered to be of an acceptable size and is similar in scale to other McDonald's stores. The proposed design is considered acceptable in regards to form and scale and consideration has been given to existing development surrounding the site. The design is contemporary in nature and consists of horizontal planks which will be finished with a random pattern of harmony oak, loft brown, Italian walnut, French walnut and Milano Terra. The walls will also be finished with Equitone Materia in a grey mist colour. There will also be a feature frame on steel support structure coloured pure white and the use of dark grey engineering brick. Given the mix of building designs within the context of the site the proposed design at one storey with a flat roof is considered acceptable. The proposed building is also set at a lower level to the main road and views of the building from the main road will be restricted by this change in levels.
- 8.11 As this proposal involves the use as a restaurant it will have the potential to create noise disturbance, smells and fumes and litter which could have an impact on the amenity of the shopping area and neighbouring properties. A Noise Impact Assessment and a Odour Assessment was submitted with the application. The Noise Impact Assessment and Odour Assessment considered the impacts of the proposal on neighbouring receptors to include Lodge Hotel and a neighbouring nursing home.
- 8.12 Environmental Health has considered the noise impact of vehicles using this parking area. Environmental Health stated that noise levels are lower than ambient noise levels for the late evening period. In the early morning they are similar to the levels generated by traffic using the existing Asda car park. Overnight levels maximum levels at the closest parking spaces to the Lodge Hotel are above those currently experienced which may cause some disturbance to hotel guests. However, the proposed development will not have 24 hour opening and a

condition will be placed on any approval to restrict opening hours from 6am and 11pm Monday to Sunday. This will reduce/prevent potential noise impacts overnight.

- 8.13 Environmental Health has also assessed the impact of the drive-thru. Traffic will generally move slowly around the circuit to the rear of the proposed restaurant. The main noise source associated with the drive through will be the Customer Order Display (COD) intercom. During day and night-time periods no adverse impact has been identified as levels are below existing ambient levels.
- 8.14 The noise report concludes external plant will have a low impact on receptors nearby. The applicant proposes mitigation to reduce noise at source from the kitchen extract system.
- 8.15 Environmental Health are content with the detailing of these reports and are content that the proposal will not have an adverse impact on the amenity of neighbouring receptors by way of odour or noise subject to conditions. The conditions to reduce noise impacts include restrictions on operational rating levels, restrictions on opening times and deliveries, the installation of an in-line post fan silencer to achieve attenuation in the region of 10dB and the installation of an inverter to the extract system to limit power use to demand only.
- 8.16 Within the odour assessment detailing of the proposed abatement was provided. Within the odour assessment it was stated that abatement in the form of canopy filtration and discharge arrangements are proposed. The cooking equipment (fryers and grills) will have local fume extraction by means of low-level extract canopy containing stainless steel removable and cleanable grease filters. McDonalds 'Hikatch' baffle grease removal filters will be fitted. No active odour/grease treatment will be required. Given the abatement measures proposed it is considered that there should be no significant odour impacts at nearby receptors. Environmental Health raised no concern regarding the abatement measures proposed. A condition will also be placed on any approval to ensure the abatement measures as detailed in the Odour Assessment is fully implemented prior to the operation of the proposed development. Environmental Health also requested a condition

to address the issue of noise and odour complaints should they arise. This will be placed on any approval.

PPS 3- Access, Movement and Parking

- 8.17A detailed Traffic Assessment and Addendum to Traffic Assessment was provided as part of the proposed development and DFI Roads was consulted in relation to this application. The Transport Assessment and Addendum states that a parking survey has been undertaken at the ASDA car park which demonstrates that there is more than sufficient parking to accommodate the parking demand of the foodstore and the restaurant. It also found that the proposed development would not generate unacceptable levels of traffic, and there would be minimal impact on the traffic conditions on the surrounding roads. DFI Roads was content with the detailing of the Transport Assessment and are content with the proposal subject to conditions relating to visibility splays, provision of hard surfaced areas prior to operation, provision of parking facilities and cycle parking, provisions for required structures/retaining walls and the provision of a boundary fence.
- 8.18 The proposed development will provide adequate access for people with disabilities. Disabled parking has been provided. Overall the proposal does not prejudice road safety or significantly inconvenience the flow of traffic.

Impact of Townscape

- 8.19 Other key policies in relation to the proposal are Policies SP 18 and DES 2 of a Planning Strategy for Rural Northern Ireland. Policy SP 18 requires a high standard of design. Policy DES 2 requires development proposals in towns and villages to be sensitive to the character of the area in terms of design, scale and use of materials. Consideration has been given to design and character throughout this report. It is considered that the proposed development is acceptable given the mix of building designs located within the context of the site. It is considered that the design which is one storey is acceptable and is sympathetic to the character of the area.

Impact on neighbouring receptors

- 8.20 The proposed development site is located in close proximity to the Lodge Hotel. The proposed car park is located approximately 15 metres from the hotel at its closest point. The side of the proposed building is located approximately 50 metres from the side elevation of hotel. The closest Customer Order Display (COD) associated with the Drive through is located approximately 55 metres from the side elevation of the Lodge hotel. The proposed car parking area is located in close proximity to the side elevation of the Lodge Hotel. This section of the hotel includes a number of bedroom windows which will look toward this parking area. The hotel is located at a slightly higher level to the proposed parking area. There is a grassed area and a boundary of larger trees and hedges located between the proposed parking area and the existing hotel. A condition will be placed on any approval to ensure the provision of a 2m high close boarded fence along the western boundary of the site. The existing landscaping and conditioned fence will reduce the visual impact and noise impact of the parking area. This will also prevent overlooking from the car park toward the bedroom windows of the hotel.
- 8.21 The proposed building is located approximately 50 metres from the Lodge Hotel and the closest COD associated with the Drive-thru is located approximately 55 metres. The building proposed is one storey and given its scale and the separation distance to the Lodge Hotel it is considered that it will not have an adverse impact having regard to overlooking, loss of light and overshadowing. Given the separation distances to the Drive thru it is considered that this element will not have an adverse impact on the Lodge Hotel by loss of light, overshadowing or overlooking.
- 8.22 The neighbouring nursing home is located approximately 60 metres from the proposed site and approximately 110 metres from the proposed building. Given this distance it is considered that the proposed development would not have a detrimental impact on the nursing home through overlooking, loss of light or overshadowing.
- 8.23 A consideration has also been given to Lodge Park which is located approximately 114 metres from the site and

approximately 160 metres from the proposed building. It is located at the other side of the Lodge Hotel which will be located between the sites. Given this separation distance the proposed development will not have a detrimental impact having regard to loss of light, overshadowing and overlooking.

Flood Risk

8.24 A section of the site is located within the surface water flood zone. A consultation was sent to DFI Rivers under application reference LA01/2019/0281/F which confirmed that the site does not lie within the 1 in 100 year fluvial flood plain and that DFI Rivers has no reason to object. It was also stated that the site is not affected by a designated watercourse. It was stated that a Drainage Assessment is not required by the policy, but that it is the developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site. The proposed development will not lead to an increase in flood risk and complies with the policies set out in PPS 15: Flood Risk.

Sewage Disposal

8.25 There is a public water supply within 20 metres of the development site which has the capacity to serve the proposal. NI Water stated that the existing foul and surface water sewage networks within this retail complex are private and the responsibility of complex owners. NI Water also stated that there is capacity in the Wastewater Treatment Works (WWTW) to facilitate this proposal. Within the P1 form it is stated that foul sewage will be disposed with by Mains. DAERA Water Management Unit did raise concern regarding the sewage loading associated with the proposal and the potential to cause an environmental impact if transferred to the North Coast WWTW. It was stated that if NI Water indicate that the WWTW is able to accept the additional load with no adverse effect on the WWTW or sewer networks ability to comply with the Water Order Consents then Water Management Unit would have no objection. NI Water has confirmed that there is capacity in the WWTW and has raised no concern regarding the network capacity. Given this the proposed sewage disposal is considered acceptable.

Economic Development

8.26 In line with paragraph 3.3 of the SPPS we must ensure economic considerations are accorded appropriate weight in the taking of planning decisions. It also states that furthering sustainable development means balancing social, economic and environmental objectives, all of which are considerations in the planning for and management of development. Within the supporting statement submitted with the application it is stated that the proposed development will employ more than 65 full and part time staff primarily from the local area. It is also stated that McDonalds will provide strong staff training programmes and environmental initiatives and also supports the Ronald McDonald House Charities and encourages young people to lead more active lives.

Contamination

8.27 A Geo-Environmental Site Investigation Report was submitted as part of the application. In regard to this Environmental Health stated that intrusive sampling did not detect any significant levels of soil contamination, ground gas or groundwater issues. Pollutants detected were below threshold values and no remediation is required on site prior to the commencement of development. DAERA Land, Soil and Air stated that the report submitted with the application did not identify any unacceptable risks to the water environment. DAERA Regulation Unit raised no objection to the proposed development subject to conditions relating to the potential for finding new contamination, remediation if found and a verification report.

Lighting

8.28 Eleven lighting columns will be provided on-site to illuminate the grounds of the restaurant. These lights have been assessed to determine impact in terms of obtrusive light. Given the surroundings, ILP Guidance on the Reduction of Obtrusive Light would suggest that levels of 10lux pre-curfew and 2lux post-curfew are permissible in Environmental Zone E3 (suburban - well inhabited, rural and urban settlements, small town centres or suburban locations, medium brightness district). The lighting contours do not encroach on either the hotel building or care home. Some overspill is noted onto the Ring Road at low levels

of 6.25 lux (on the vertical plane) and just beyond the site boundary with the Hotel grounds. Environmental Health has recommended a condition which relates to lighting to be placed on any approval.

Natural Heritage

8.29 Natural Environment Division has considered the impacts of the proposal on natural heritage and on the basis of the information has no concerns subject to an informative relating to birds. The proposed development therefore complies with Policy NH 2 and policy NH 5 of PPS 2 Natural Heritage.

Habitats Regulation Assessment

8.30 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposed development would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9.0 CONCLUSION

9.1 The proposed development is considered acceptable in this location having regard to the Northern Area Plan 2016, and other material considerations, including the SPPS. Through the implementation of conditions relating to noise and the implementation of a high level odour abatement system there are no concerns in regard to noise and odour. Given the mixed character of the area and mix of different uses within this area the proposed design is considered acceptable. Approval is recommended.

10 Conditions

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

Reason: Time Limit.

2. The development hereby approved shall not become operational until an in-line post fan silencer to the extract flue has been installed which shall achieve an attenuation of 10dB.

Reason: To protect the amenity of neighbouring receptors.

3. The development hereby approved shall not become operational until an inverter to the extract system to limit power use to 'demand only' is installed.

Reason: To protect the amenity of neighbouring receptors.

4. The development hereby permitted shall only operate between the hours of 6am and 11pm Monday to Sunday.

Reason: To protect the amenity of neighbouring residents.

5. Deliveries to the development hereby permitted shall only take place between 8am and 10pm Monday to Saturday and between 8am and 8pm on Sundays.

Reason: To protect the amenity of neighbouring residents.

6. The development hereby approved shall not become operational until the abatement measures as shown in the Odour Control Assessment Doc 5 dated 6th November 2020 has been implemented.

Reason: To protect the amenity of neighbouring residents.

7. If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contaminationhow-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented to its satisfaction.

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

8. After completing any remediation works required under Condition 7, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

9. All soft and hard landscaping including layout of car parking incorporated in the stamped approved Drawing No.07 bearing Planning Authority date stamp 6th November 2020 shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice before operation of the development hereby approved.

Reason: In the interests of visual amenity.

10. No development shall commence until a 2 metre high close boarded fence is erected along the western boundary of the site adjacent to the boundary of the Lodge Hotel.

Reason: In the interests of visual amenity.

11. Within 4 weeks of the Council being notified of a reasonable noise complaint, from a receptor of an adjacent property which lawfully exists or has planning permission at the date of this consent, the permitted development operator shall at his/her expense employ a suitably qualified and competent person to undertake a noise survey to assess the level of noise immissions from the permitted development. The duration of such monitoring shall be sufficient to provide comprehensive information on noise levels with all plant and equipment fully operating. Details of the noise monitoring survey shall be submitted to Causeway Coast and Glens Borough Council for written approval prior to any monitoring commencing, at least 2

weeks notification of the date of commencement of the survey shall be provided. The noise survey information shall be provided within 3 months of the date of a written request from the Council.

Reason: In the interests of neighbouring properties.

12. Within 1 week of the Council being notified of a reasonable odour complaint, from a receptor of an adjacent property which lawfully exists or has planning permission at the date of this consent, the permitted development operator shall at his/her expense employ a suitably qualified and competent person to investigate the cause of such complaints. Details of their investigation and any remedial actions taken shall be provided within 1 month of the date of a written request from the Council.

Reason: In the interests of neighbouring properties.

13. Light levels from the exterior lighting to be installed shall not exceed 10 lux pre curfew (up to 11pm) and 2 lux post curfew (after 11pm) at the closest receptors.

Reason: In the interests of neighbouring properties.

14. Following installation of the proposed lighting a post verification assessment shall be undertaken by a competent person to verify that light levels do not exceed those stipulated in condition 1 at the closest receptors.

Reason: In the interests of neighbouring properties.

15. No development shall commence until the vehicular access, including visibility splays and any forward sight distance is provided in accordance with Drawing No. 4 bearing the date stamp 6th November 2020. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

16. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing No 04 bearing the date stamp 6 November 2020 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

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

17. The parking facilities detailed in Condition No 16 above shall be open for use during all hours of business.

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

18. The development hereby permitted shall not become operational until cycle parking has been provided and permanently retained in accordance with approved Drawing No. 04 bearing the date stamp 6 November 2020.

Reason: To ensure that adequate provision has been made for cycle parking and to encourage and promote alternatives modes of transport.

19. Notwithstanding the provisions of Part 4 Class A to the Schedule to The Planning (General Permitted Development) Order (Northern Ireland) 2015 or any Order revoking or re-enacting that Order, no change of use is permitted to the development hereby permitted to Class A1 (shops).

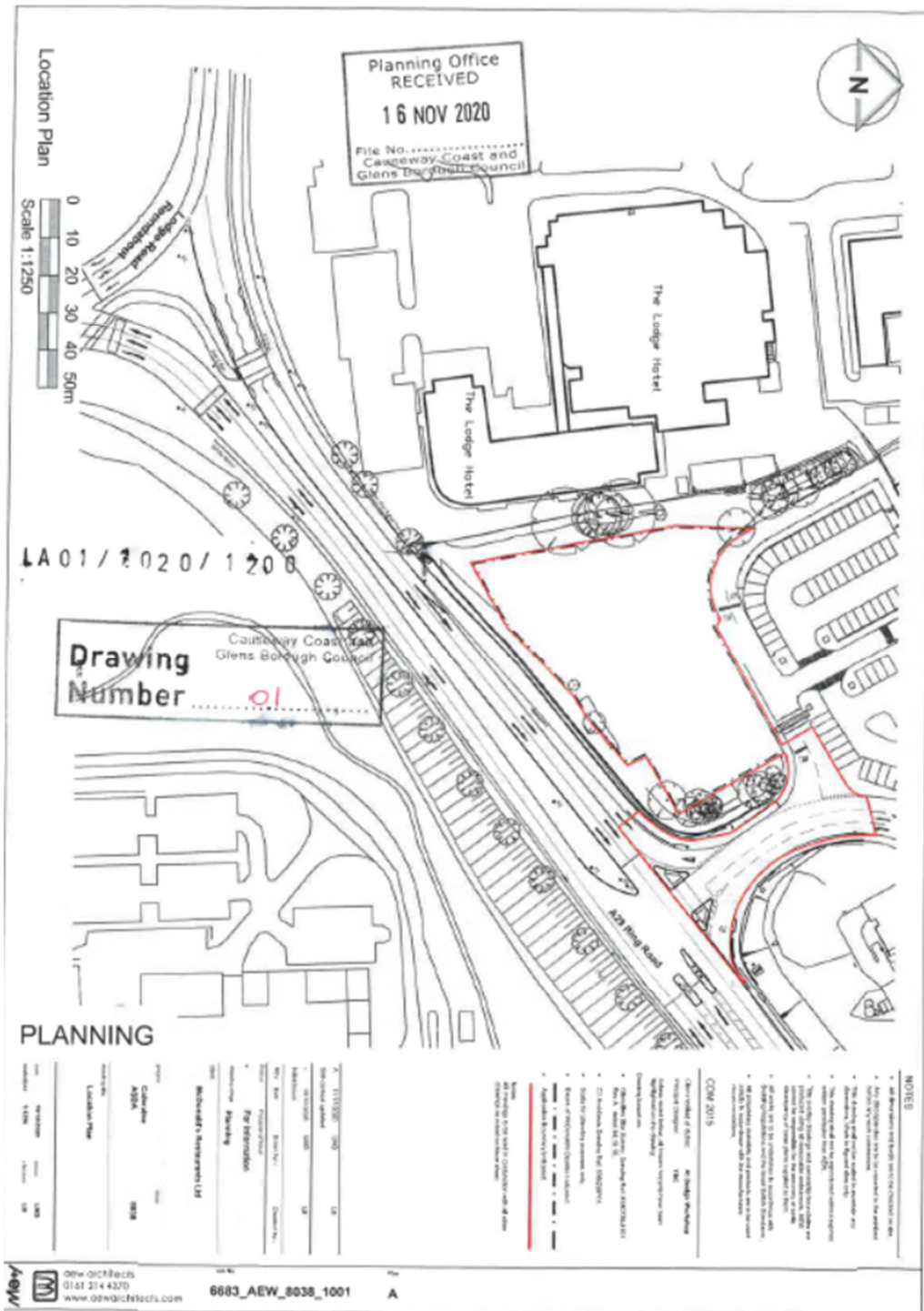
Reason: To support the vitality and viability of existing centres in accordance with the provisions of the Strategic Planning Policy Statement for Northern Ireland (SPPS).

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

Site Location Plan



Site Layout Plan

