



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA04/2016/0597/F**

Date of Application: **15th March 2016**

Site of Proposed Development: **21 Antrim Road
Belfast
BT15 2BG**

Description of Proposal: **Change of use from shop to cafe (Retrospective)**

Applicant: Stephen Shiels
Address: 3 Alderley Grove
Newtownabbey
BT36 7WX

Agent:
Address:

Drawing Ref: 01, 03A, 04 & 05

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

2. Within 2 months of the date of this decision notice, the applicant must confirm in writing that the extraction duct, fan and canopy have been installed as indicated on drawing no 04 and drawing no 05 date stamped 5 October 2017.

Reason: Protection of residential amenity.

3. No hot plates, fryers or grills are to be used on the premises without prior approval in writing from the Belfast City Council Planning.



Reason: Protection of residential amenity.

4. The café must not operate outside the hours of 08:30-16:00hrs.

Reason: Protection of residential amenity.

Informatives

1. 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.
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. The applicant is advised that the internal layout of the proposal should make adequate provision for the needs of people with disabilities. Further advice is set out in Development Control Advice Note ""Access for People with Disabilities"" available from Divisional Planning Offices.
4. The applicant's attention is drawn to:
 - i. the relevant provisions of the Chronically Sick and Disabled Persons (Northern Ireland) Act 1978; and
 - ii. the Code of Practice for Access for the Disabled to buildings.
5. **CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NI) 2011**
The extraction duct, fan and canopy should be cleaned and maintained in accordance with manufacturer's instructions to ensure continued efficient working order.
6. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
7. All construction plant and materials shall be stored within the curtilage of the site.

Director of Planning and Place

Dated: 22nd November 2017