

Title of Report:	Planning Committee Report – LA01/2024/0814/S54
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd October 2025
For Decision or For Information	For Decision
To be discussed In Committee YES/NO	No

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

Estimated Timescale for Completion	
Date to be Completed	N/a

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

<u>App No:</u>	LA01/2024/0814/S54	<u>Ward:</u>	Churchland
<u>App Type:</u>	Full		
<u>Address:</u>	Unit 2, Riverside Regional Centre, Coleraine.		
<u>Proposal:</u>	Proposed Variation of Condition 05 (Bulky Goods) of Planning Permission C/1995/0720 (Approval for food store and 2 non food retail stores) to Allow for the Sale of Convenience Goods (groceries).		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	16.07.2024
<u>Listed Building Grade:</u>	N/A		
<u>Applicant:</u>	Magmel Ltd, 59 Ballycowan Road, Ballymena.		
<u>Agent:</u>	Inaltus Limited, 15 Cleaver Park, Malone Road, Belfast, BT9 5HX		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Executive Summary

- Planning Approval C/1995/0720 was granted permission on 23/05/97 for Demolition of existing buildings and erection of a food store and 2 non-food retail stores within Class 1 of the Schedule to the Planning (Uses Classes) Order (NI) 1989 with automatic teller machines, coffee shop, off licence alteration of existing site roads and associated car parking.
- This application seeks planning permission to vary the wording of condition 5 of Planning Approval C/1995/0720 which relates to the categories of items which can be sold and stored in the unit.
- The variation sought is to allow for the sale of convenience goods from Unit 2 which would facilitating the trading of the Food Warehouse from the site.
- Approval is recommended subject to conditions and a legal agreement securing the continued trading of the Iceland store within the town centre for five years from the date of approval.

Drawings and additional information are available to view on the Planning Portal:

<https://planningregister.planningsystemni.gov.uk/simple-search>

1.0 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.

2.0 SITE LOCATION & DESCRIPTION

- 2.1** The application site is located at Unit 2 within the Riverside Regional Centre. To the front of the site is an area of car parking with a service yard to the rear. The site is accessible at the front to customers and the service yard is located at the rear. Unit 2 was formerly used as an Argos showroom.
- 2.2** Riverside Regional Centre is located about 0.6 miles south of Coleraine Town Centre. It is located on the west bank of the River Bann, immediately south of the Strand Road roundabout and the Sandleford Bridge. It is located south of the “ring road”, a part dual carriageway that runs around the south, east and north of Coleraine. The Riverside Regional Centre has 3 access points – to the north from the slip road on the dual carriageway of the Dunhill Road; to the south west from the Greenmount Roundabout/Somerset Road; and to the south east from Castleroe Road.
- 2.3** The surrounding area comprises mixed commercial use. It is formed by the Riverside Regional Centre and its various retail stores, services and leisure units. Housing developments are located to the south east, south west and north west of the Riverside Regional Centre.

- 2.4 The site is not zoned for development within the Northern Area Plan 2016. The proposed site is within the development limit of Coleraine but outside the town centre area of Coleraine. The NAP 2016 states on Volume 1 Page 34 “The Riverside Centre, Coleraine, has developed with a particular commercial role accommodating a range of retailing commonly found in out of town centre sites. It includes a large DIY store, a suite of retail warehouses selling predominantly bulky goods, car showrooms, fast food restaurants and leisure / fitness facilities. The site also includes a superstore. The Plan will seek to ensure that any future development of the Riverside Centre is complementary to, rather than competing with, the town centres, and does not adversely affect the vitality and viability of the latter”.
- 2.5 To the south west of the site there is a specific Economic Development Zoning CEED 07- Riverside Retail Park. The application site falls outside this particular zoning on unzoned or “white land”.

3.0 RELEVANT HISTORY

- 3.1 C/1995/0720
Riverside Retail Centre, Dunhill Road, Coleraine
Demolition of existing buildings and erection of a food store and 2 non-food retail stores within Class 1 of the Schedule to the Planning (Uses Classes) Order (NI) 1989 with automatic teller machines, coffee shop, off licence alteration of existing site roads and associated car parking.
Approval – 23/05/97

4.0 THE APPLICATION

- 4.1 This is a section 54 application for the Variation of Condition No. 5 (restricting the unit to the sale/ storage of bulky goods) of Planning Approval C/1995//0720, to allow for the sale of convenience goods.

Habitat Regulations Assessment

- 4.2 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 proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

No letters of representation have been received in relation to this application.

5.2 Internal:

Development Plan: No objection subject to a legal agreement securing the trading of the Iceland store within the town centre for a further 5 years from the date of permission.

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
- 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 new 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)

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The site is located within the Riverside Centre in the settlement of Coleraine. Policy SET 2 of NAP 2016 applies to development within settlement development limits. Planning permission will be granted provided that the proposal is sensitive to the size and character of the settlement.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance. The main considerations in the determination of this application relate to: Principle of Development, Retailing and Town Centres and Economic Consideration.

Principle of Development

- 8.3 The aim of the SPPS is to support and sustain vibrant own centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location

of retaining and other complementary functions, consistent with the RDS.

- 8.4 Paragraph 6.271 of the SPPS states that, *the regional strategic objectives for town centres and retailing are to secure a town centres first approach for the location of future retailing and other town centre uses*. Main town centre uses include cultural and community facilities, retail, leisure, entertainment and business.
- 8.5 Paragraph 6.279 of the SPPS states, *all policies and proposals must ensure there will be no unacceptable adverse impact on the vitality and viability of an existing centre within the catchment and meet the requirements of policy elsewhere in the SPPS*.
- 8.6 Paragraph 6.291 of the SPPS states that where an impact on one or more of the criteria in paragraph 6.290 is considered significantly adverse or where in balancing the overall impacts of each of the criteria, the proposed development is judged to be harmful, it should be refused.
- 8.7 6.292 goes onto state that, *all applications for retail development or main town centre type uses will also be assessed in accordance with normal planning criteria including transportation and access arrangements, design, environmental and amenity impacts*.

Planning and Retail Statement

- 8.8 Paragraph 6.283 advises that, all applications for retail or town centre type developments above a threshold of 1000 sqm gross external area, which are not proposed in a town centre location and are not in accordance with the LDP should be required to undertake a full assessment of retail impact as well as need. The gross external area of Unit 2 is 972sqm therefore does not warrant a full retail impact assessment under the SPPS.
- 8.9 A Planning and Retail Statement has been submitted to support the application. It includes consideration of Planning Policy, Retail Hierarchy and the Study Area, A Sequential Test, Need for the proposal and Retail Impact.

- 8.10 The Planning and Retail Statement concluded that the proposal represents an investment in Coleraine of £1.5 million and will provide 40-50 retail jobs and 20- 30 construction phase jobs. It goes onto state that the applicant has demonstrated that the impact from the physical infrastructure of the development in the form of additional parking and noise are not matters that would prevent approval and that as the buildings are existing, there is no material policy issues beyond retail considerations.
- 8.11 It states that the applicant has undertaken a sequential test assessment and considered the suitability of a wide number of town centre sites to determine whether any sequentially preferable site exists for this proposal. It concludes that the Riverside Centre is an out of centre location which provides access by public transport and as such it is the most sequentially preferable location for this proposal.
- 8.12 The conclusion states that the proposal is compliant with the LDP as it complements the town centre of Coleraine and will not cause significant harmful impact to the vitality and viability of the town centre. It states that providing a new convenience retailer at the Riverside Centre will increase the convenience turnover of the unit and remove comparison turnover, reflecting the Council's capacity needs assessment.
- 8.13 The conclusion states that while there is no need to demonstrate retail impact (it is not a major application) the statement has demonstrated that if this matter was considered, the proposal could not be found to be harmful.
- 8.14 Finally, the statement concludes that the proposal is in broad conformity with the NAP as it will complement the current function of Coleraine town centre and will not compete with it. It goes onto state that the proposal satisfies all relevant policy tests and will deliver a new food retailer bringing substantial economic investment without causing demonstrable harm to the town centre.

Need Assessment and Impact upon Coleraine Town Centre

- 8.15 NEXUS Retail and Leisure Capacity Study was commissioned by council to assist in the preparation of the Local Development

Plan. This report was presented to the Planning Committee and it was agreed that it would be used as a material consideration in the assessment of planning applications.

- 8.16 Paragraph 6.282 of the SPPS requires in absence of an up to date area plan, applicants to prepare an assessment of need which is proportionate to support their application, which may include a quantitative and qualitative assessment.
- 8.17 The main SPPS tests are on: assessment of need, whether it will create a significant adverse impact or be harmful to the town centre, and if there is a sequentially preferable site in the catchment. The Planning and Retail Statement was reviewed along with a report from NEXUS (consultants on behalf of the Council) and responses from Development Plan.
- 8.18 The Nexus report states that it would not be desirable for over-trade in town centre stores to be simply redistributed to a range of out of centre stores. This approach would reduce footfall in the town centre. Nexus explains this is why matters of retail impact and need are inextricably linked, as set out in paragraph 6.290 of the SPPS. Nexus was content to agree there is a Quantitative Capacity identified for additional convenience goods floorspace in Coleraine that would cover this proposal.
- 8.19 Following the submission of a revised statement Nexus advised that the presentation on the issue of need does not provide any particular new information for consideration. The agent stated there was a clear qualitative need for the proposal based on customer sentiment, attracting investment, creating employment and providing increased choice and security in the supply of goods. Nexus agreed that these factors were capable of constituting elements of Qualitative Need, in their own right and cumulatively, in principle.
- 8.20 Nexus advised that the agent's statement does not quantify whether or not the proposal would fill an evident gap in the need for discount convenience goods stores in the wake of the cost of living crisis, it merely states there is a need. Nexus notes that, at Riverside, there is a soon to be enlarged Lidl, and that Poundstretcher and B&M stores both stock a range of discount convenience goods. Coleraine town centre has Tesco, Iceland and Poundland, and there is a range of smaller discount

foodstores elsewhere. Nexus suggests this aspect of Qualitative Need should be afforded limited weight.

- 8.21 Nexus advised that in relation to the creation of new jobs, the agent has not provided information regarding the Full Time Equivalent of the number quoted. Therefore, it is difficult to attach any particular weight to this aspect, although Nexus advise this aspect should be afforded moderate weight.
- 8.22 Nexus advise that no evidence has been submitted by the agent to support the assertion that the dominance of Tesco, Asda and Sainsburys in Coleraine results in customers' exposure to reduced choice or increased prices. The Nexus 2017 report showed 77.6% of respondents raised no concerns. Therefore, Nexus suggest there is little evidence on this issue, and none presented by the agent. As such, this aspect should be afforded limited weight.
- 8.23 Regarding retail impact, Nexus were content with the broad methodological approach however sought clarification on some assumptions made by the agent in regard to:
- the redistribution of the 'lost' M&S trade in the town centre to the Tesco store,
 - the turnover of the new M&S and enlarged Lidl stores at Riverside is shown to be drawn from other out-of-centre stores, eg Sainsburys and ASDA.
- 8.24 Nexus concludes by advising that the agent's impact assessment requires adjustment and further explanation.
- 8.25 The Agent provided further clarification on the issues raised by NEXUS/ Development Plan.
- 8.26 The Planning Department concluded that impact to the town centre could be acceptably mitigated with the use of a legal agreement securing the continued trading of the Iceland Store within the Town Centre for 5 years from the date of the permission, should it be forthcoming.

- 8.27 The applicant has accepted the legal agreement, a draft of which is currently being scrutinised by a legal team on behalf of the Council.

Town Centre and the Sequential Test

- 8.28 Paragraph 6.280 of the SPPS 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. A sequential test is therefore a requirement for this development proposal.
- 8.29 Under paragraph 6.281 it states that main town centre uses should be considered in order of preference of:
1. The primary retail core;
 2. Town centres;
 3. Edge of centre; and
 4. Out of centre locations last, and only where the site is accessible by good public transport links.

It concludes that where it is established that an alternative sequentially preferable site or sites exist within a proposed developments catchment, an application which proposes development on a less sequentially preferred site should be refused permission.

- 8.30 The proposed development would fall into bracket 4 as being an out of centre location proposed in a location which would be less sequentially preferable than potential other sites within its catchment area.
- 8.31 Information in relation to the Sequential Test was provided in the Planning and Retail Statement and is summarised in brief below:

8.32 Primary Retail Core Sites

No town centre in the study area has a primary retail core defined under policy.

8.33 Town Centres

The town centre of Coleraine has a number of Development Opportunity Sites identified in the NAP. These would be the second sequentially preferable location for the proposal.

8.34 A brief assessment of the Development Opportunity Sites contained within the Planning and Retail Statment follows:

8.35 CET 02- Mall Car Park

Development Opportunity Site CET 02 is the Mall car park. This has the Menary's shop located on it and is not available. There is no vacant existing building on this site which could be adapted to accommodate the proposal. This site would therefore involve significant construction works that are not part of the proposal. Whilst that itself is not a determining factor on its own, it is a material consideration. This site is inside an Area of Townscape Character and NAP policy CET 09 places potential design constraints on any new build development in the area.

8.36 Magell Limited (a company connected to the applicant) previously achieved planning permission (LA01/2018/0864/F) on this site. Our client can confirm that the lands are not available for alternative developments. The lands have complicated landownership and would require replacement of the town centre car parking, meaning development of a multi storey car park. This site is not suitable applying flexibility and realism and it is unlikely to be available in the required timeframe.

8.37 CET 04- Abbey Street Car Park

Development Opportunity Site CET 04 is identified as a committed site in the NAP. There is no existing building on this site which could be adapted to accommodate the proposal. This development would therefore involve significant construction works that are not part of the proposal. Whilst that itself is not a determining factor on its own, it is a material consideration. This site is inside an Area of Townscape Character and NAP policy CET 09 places potential design constraints on any new build development in the area.

- 8.38 Development of a new build store on this site would remove one of the main car parks in Coleraine town centre from being available for public use. Car parking on this site would be in high demand by the proposal and it would place significant pressure on the surrounding road network.
- 8.39 There would be significant objection to a proposal to redevelop this as it would remove important car parking in the town centre. Any development will require a multi storey car park which is not part of the proposal. Abbey Street Car Park is not suitable for the proposal applying flexibility and realism and it is unlikely to be available in the required timeframe

8.40 CET 05- Market Yard

Development Opportunity Site CET 05 Market Yard is an old cattle yard that has B1 listed gates, walls, gatehouse (Ref: HB03/17/008) located on the site. Access to this site is severely restricted for the scale and volume of vehicles that will be attracted to the site. It is not suitable for the proposal. The Council have confirmed that the Council own this site and is considering a number of options for this site as a public space. This site is not suitable to accommodate the proposal applying flexibility and realism.

8.41 CET 07 – Waterside Car Park

Development Opportunity Site CET 07 is a car park with associated buildings. It is now occupied by Howdens. Moreover, there is significant drainage networks running through the site leading to a pumping station. This is an important piece of infrastructure and NI Water's policy is that permission to build over main drainage such as this will not be granted.

- 8.42 Waterside is a secondary shopping area in Coleraine and is clearly not within what would be classed as the main retail pitch of the town. It is dominated by entertainment/bars, day to day services and restaurants. This site is a back land location with no visual prominence from the main roads. Its lack of footfall and visual prominence means any proposed retail store would not be able to effectively compete with the main retailers in the town.

8.43 The development of the site also requires the replacement of the existing car parking spaces on site along with those needed for the development proposed. This presents any development of this site with a significant challenge. It would require either basement parking, which given the close proximity of the River Bann is challenging in structural engineering terms, and any above level multi store car parking will present an unattractive development and may require higher development than is permitted having regard to the heights of the listed buildings along Waterside. This site requires a landmark residential led riverside buildings. The proposal is a single storey retail unit. This site is not suitable to accommodate the proposal applying flexibility and realism.

8.44 CET 08 Bridge Street- Circular Road

Development Opportunity Site CET 08 is required to be a mixed use development of not more than 3 storeys and it requires retail units fronting Bridge Street and listed buildings on Bridge Street to be retained. This site includes a listed building at No 21 Bridge Street as well as current shops. The site is in two parts and includes a separate gap site in Bridge Street. This is separated from the corner site by a number of businesses fronting onto Bridge Street. This site is not suitable to accommodate the proposal applying flexibility and realism and it is not available.

8.45 The Diamond Shopping Centre

The Diamond Shopping Centre provides a variety of shop units however this development does not provide direct access to any a car parking and access to trolleys. The Diamond Shopping Centre is not capable of meeting the vehicle access needs of convenience shoppers and is not suitable for the proposal.

8.46 Former M & S Unit

The former M&S Unit in the Diamond is too small for the proposal. It is only 842 sq m gross and had a net floorspace of 398 sq m. It does not have appropriate servicing and has no dedicated customer car parking. The fact that M&S could no longer make this unit work operationally, illustrates the inefficiencies and inadequacies of the Unit for modern food retailing.

8.47 Outside the Town Centre

There is one location outside the town centre identified in the NAP

8.48 CET 06- Harbour Estate

Development Opportunity Site CET 06 Harbour Estate is outside the town centre. Its key site requirements indicate that it is suitable for mixed use redevelopment including office, entertainment, catering and residential. It is not identified as a suitable retail location. Access to these lands is restricted by the open space of Andersons Park and the Rose Gardens. The access configuration of these lands places them as a back land development that lacks any visual presence from the main road. These lands are not suitable. There are no other edge of centre sites beyond the town centre boundary. In all directions from the town centre are areas of housing and land uses that are protected such as open space.

8.49 Other Towns

Locating the proposal in towns such as Portrush and Portstewart which are tourist towns would not provide the same commercial proposal that seeks to compete with the main food shops in Coleraine.

8.50 There are no development opportunity sites identified in either of these towns. We are very aware of the layout of these towns and the smaller rural towns and there are no sites in any of these town centres that could accommodate the proposal.

8.51 The NAP actively discourages any out of centre retail development in these towns and notes that the town centres are vulnerable to suburban retail development in some of these towns. Having reviewed the town centre of all settlements there are no alternative sites that would accommodate the proposal.

8.52 The Planning Department accepts the findings of the sequential test as set out in the Planning and Retail Statement.

Economic Impact

- 8.53 The Planning and Retail Statement sets out that the proposal will have strong economic local economic benefits bringing the new Food Warehouse offer to Coleraine, boosting its retail profile, equating to a £1.5million investment in Coleraine; creating new retail jobs with about 40-50 new jobs and support about 20-30 construction jobs during the fit out of the store.
- 8.54 It goes onto state that having regard for each criteria, and taken together, there is no significant harm caused by the retail impact of this proposal.
- 8.55 The Planning Department accepts this rationale subject to an agreement securing the continued trading of Iceland within the town centre. This is to allow the continuity of convenience choice in the town centre. The agreement is under preparation.

9.0 CONCLUSION

- 9.1 The proposed variation of Condition 5 regarding the categories of goods which can be stored and sold from the site is considered acceptable having regard to the Northern Area Plan 2016 and other material considerations. The proposal will not result in additional demonstrable impact to Coleraine town centre or other centres, subject to an agreement securing the continued trading of Iceland within the town centre. Approval is recommended.

10.0 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 gross floorspace of Unit 2 shall not exceed 948 square metres and the net retail floorspace for the proposed convenience store shall not exceed 948 square metres and shall be used only for the

retail sale and ancillary storage of items listed hereunder and for no other purpose, including any other purpose in Class A1 of the schedule to the Planning (Use Classes) Order (NI) 2015:

- (a) Food, alcoholic drink;
- (b) Tobacco, newspapers, magazines, confectionary;
- (c) Stationary 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; or as generally being appropriate to the trading in these premises.

Reason: To control the nature, range and scale of commercial activity to be carried out at this location in line with the SPPS policies on retailing and town centres.

3. The gross floor space of the superstore shall not exceed 4645 metres square within which the net retail floorspace (that is the area used for the sale and display of goods) shall not exceed 2600 metres square

Reason: To limit the scale of retail activity to a level which would not be unacceptably detrimental to the continued viability of neighbouring town centres

4. The floorspace comprised in the retail superstore shall be used only for the retail sale and ancillary storage of the items listed hereunder and for no other purpose, including any other purpose in Class 1 of the Schedule to the Planning (Use Classes) Order (N I) 1989

- (a) Food, alcoholic drink;
- (b) Tobacco, newspapers, magazines, confectionery;
- (c) Stationery and paper goods;
- (d) Toilet requisites and cosmetics;
- (e) Household cleaning materials;

(f) Other retail goods as may be determined in writing by the Department as generally falling within the category of "convenience goods" or as generally being appropriate to the trading in these premises

Reason: To ensure the comparison retail functions of the neighbouring town centres are not adversely affected by this development.

5. The retail superstore shall not be subdivided or otherwise altered to form more than one unit

Reason: To control the nature, range and scale of retailing activity so as not to prejudice the continued viability of neighbouring town centres

6. Excepting Unit 2, the floorspace comprised in the non-food retail stores shall be used only for the retail sale and ancillary storage of the items listed hereunder and for no other purpose, including any other purpose in Class 1 of the Schedule to the Planning (Use Classes) Order (N I) 1989:

(a) D.I.Y materials, products and equipment;

(b) Garden materials, plant and equipment;

(c) Furniture and soft furnishings, carpets and floor coverings and electrical goods;

(d) Such other items as may be determined in writing by the Department as generally falling within the category of "bulky goods"

7. All retail stores shall not be subdivided or otherwise altered to create a greater number of units

Reasons for conditions 06 and 07: To control the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the continuing viability of established and proposed commercial centres and to ensure that the proposed development does not result in over-development of the site

8. The development and means of access thereto shall be carried out in accordance with the submitted plan(s) (Drawing No CHQ 95 2372/38) dated 16.05.97

Reason: In the interest of road safety and to ensure that the proposed development is completed to the Department's satisfaction.

9. The access works shall be completed to the Department's satisfaction within 6 months from the date of commencement of work within the site.

Reason: In the interest of public safety and traffic management.

10. The buildings hereby permitted shall not be occupied until the parking layout (in accordance with the submitted plan Drawing No CHQ 95 2372/38 dated 16.05.97 has been provided

Reason: To secure adequate parking facilities and to ensure that the proposed development does not prejudice the flow of traffic or the conditions of general safety on the neighbouring highway.

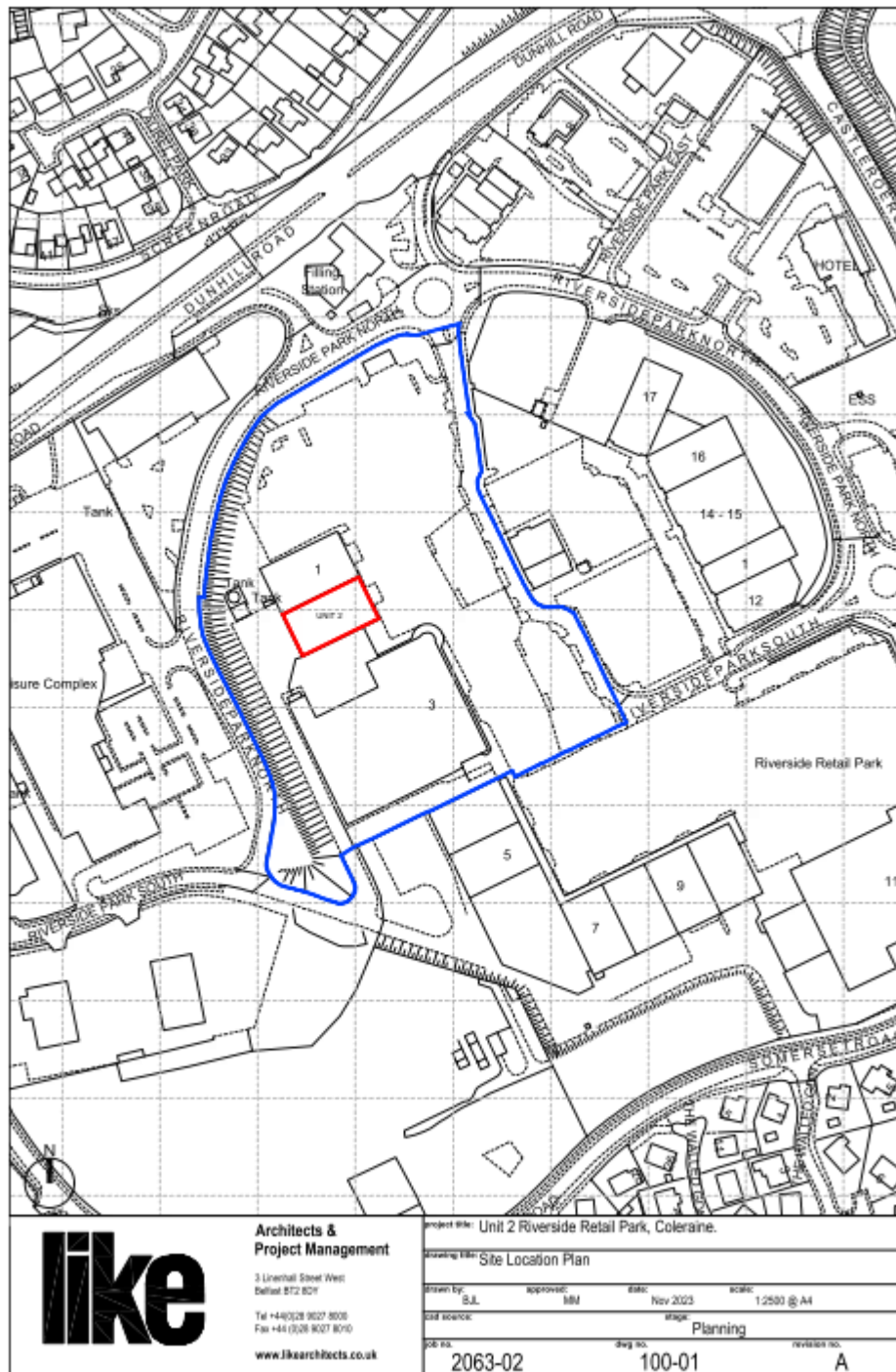
11. Precaution shall be taken to prevent the deposit of mud and other debris on the roadway outside the site by vehicles travelling to and from the site. Any deposit of mud, refuse etc on the nearby roadway caused through the operations shall be removed.

Reason: In the interests of road safety.

12. No development shall take place until there has been submitted to and approved by the Department a scheme of landscaping which shall include provision for the planting of trees and shrubs. The scheme shall show the numbers, types and sizes of trees and shrubs to be planted and their location within the site.

Reason: To ensure that there is well laid out scheme of healthy trees and shrubs in the interest of amenity.

Site Location Map



Proposed Floor Plan

