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Democratic Services Section
Chief Executive's Department
Belfast City Council
City Hall
Belfast
BT1 5GS

MEETING OF PLANNING COMMITTEE
**(Please note the change of venue – a pre-meeting will commence in the Group Space at 4:00 pm)*

Dear Alderman/Councillor,

The above-named Committee will meet in the **The Group Space - Ulster Hall** on **Tuesday, 17th November, 2015 at 5.00 pm,** for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
2. **Apologies**
3. **Minutes of Meeting of 20th October (Pages 1 - 10)**
4. **Declarations of Interest**
5. **Correspondence - Transport NI (College Street Stopping-Up Order) (Pages 11 - 14)**
6. **Linen and Western Quarters - Public Realm Analysis and Vision (Pages 15 - 26)**
7. **Appeal Decisions Notified (Pages 27 - 28)**
8. **Delegated Decisions Issued (Pages 29 - 46)**
9. **LA04/2015/0184/F - Belfast Streets Ahead Project - Phase 3 (Pages 47 - 60)**
10. **Y/2014/0375/O - Lands at Quarry Hill, South of Woodcroft Heights (Pages 61 - 80)**
11. **Z/2012/1511/F - Northern Ireland Science Park, Queen's Road (Pages 81 - 96)**

12. **Z/2013/1434/F - Former Visteon Site at Finaghy Road Road/Blacks Road (Pages 97 - 130)**

13. **Z/2012/1417/F - Blackmountain Landfill at Upper Springfield Road (report to follow) (Pages 131 - 144)**

14. **Z/2011/0726/O - 1-8 Springfield Heights and north of Moyard Crescent (Pages 145 - 156)**

15. **LA04/2015/0669/F - Land at Kingsway and Dunmurry Lane (Pages 157 - 168)**

16. **Z/2014/0085/F - Holywood Exchange Retail Park (Pages 169 - 178)**

17. **Z/2010/0642/DCA and Z/2010/0691/F - 83-87 Castle Street (demolition consent/development) (Pages 179 - 194)**

18. **LA04/2015/0481/F - 29-31 Dublin Road (Pages 195 - 200)**

19. **Z/2015/0418/F - Hotel at former BMC Site, Brunswick/Franklin Street (Pages 201 - 210)**

20. **LA04/2015/0632/F - 179-181 Lisburn Road (Pages 211 - 224)**

21. **LA04/2015/0514/F - Shane Retail Park, Boucher Road (Pages 225 - 230)**

22. **LA04/2015/0715/F - Woodlands Playing Fields, Finaghy (Pages 231 - 236)**

23. **LA04/2015/0585/O - 89 Ashley Avenue, Lisburn Road (Pages 237 - 246)**

24. **Departmental Update and Six Month Review of Activity (Pages 247 - 254)**

25. **Quarter 2 - Departmental Financial Update (Pages 255 - 262)**

26. **DoE - Consultation on Listed Buildings (Pages 263 - 268)**

27. **Planning Portal - Update (report to follow)**

28. **Planning Agreements Re: Development Management Process (Pages 269 - 274)**

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Planning Committee

Tuesday, 20th October, 2015

MEETING OF PLANNING COMMITTEE

Members present: Councillor Garrett (Chairperson);
Aldermen McGimpsey, L. Patterson and Stalford; Councillors Armitage, Bunting, Heading, Hutchinson, Johnston, Magee, McAteer, McDonough-Brown and Mullan.

In attendance: Mr. P. Williams, Director of Planning and Place;
Mr. J. Walsh, Town Solicitor;
Mr. C. McIlwaine, Area Planning Manager;
Miss N. Largey, Divisional Solicitor; and
Mr. B. Flynn, Democratic Services Officer.

Apology

An apology was reported on behalf of Councillor Campbell.

Minutes

The minutes of the meeting of 15th September were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st October, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Alderman Stalford

The Chairperson welcomed Alderman Stalford, who had replaced Alderman R. Patterson, to his first meeting of the Committee.

Declarations of Interest

Councillor Mullan declared interests in the following items:

- Z/2015/0336/F (Aquinas Stand, Kingspan Rugby Stadium) – in that a member of her family had been involved in the development of that project;

- Z/2014/1350/F (Retail Unit, Ormeau Embankment) – in that she had had the application deferred at a meeting of the former Town Planning Committee; and

- LA04/2015/0410/F (Modular Classroom at Forge Integrated Primary School) – in that she wished to address the Committee on traffic management issues at the site.

In addition, Alderman L. Patterson declared an interest in Z/2013/1486/F (Loughside Football Ground at Skegoneil Avenue) – in that she represented the area in which the ground was located and had been consulted on the proposals.

Appeal Decision Notified

The Committee noted the outcome of an appeal in relation to the display of an advertising banner at the SSE Arena, which was formerly known as the Odyssey Arena.

Area of Special Scientific Interest – Bellevue Area

The Committee noted the contents of a report, which had been compiled by the Northern Ireland Environment Agency, which outlined the rationale for designating specific areas of woodland, parkland and open space within the Bellevue as an Area of Special Scientific Interest (ASSI). In addition, the report outlined the measures, which would be introduced within that area to maintain and protect its unique flora, fauna and habitat.

Extinguishment of Public Rights-of-Way

The Committee noted the receipt of correspondence from the Northern Ireland Housing Executive, which had indicated that, in accordance with the Housing (Northern Ireland) Order 1981, it had made an Order to extinguish public rights-of-ways at Battenberg Street, Brookmount Street and Glenwood Street within the Greater Shankill Area.

Item Withdrawn

The Committee was advised that planning application Z/2012/1210/F, that is, proposed development of student accommodation at 1-7 Lennoxvale and at 52 Malone Road; and an associated application for demolition consent at numbers 3, 5 and 7 Lennoxvale (LA04/2015/0896/DCA) had, at the request of the applicant, been withdrawn from the planning process.

Noted.

Northern Ireland Environment Agency
Listed Building Consultation

The Committee agreed, in response to a consultation exercise which was being undertaken by the Northern Ireland Environment Agency, to support the listing of the buildings at the following locations:

- the Chapel at Dominican College, 38 Fortwilliam Park;
- the Cavehill Methodist Church, 92-114 Cavehill Road;
- the Newington Presbyterian Church, Limestone Road;
- the Newington Presbyterian Church Hall, Limestone Road;
- the Blackstaff Mill, 77-129 Springfield Road;
- the former Short Brothers' Headquarters, Airport Road;
- the Portmore Trading Estate, 310 Newtownards Road;

- the Imperial Buildings, 70-74 High Street/19-21 Skipper Street; and
- the building located at 108 North Street and 1 Gresham Street.

Purpose-Built Managed Student Accommodation - Internal Guidance

(Mr. K. Sutherland, Development Planning and Policy Manager, and Mr. D. O' Kane, Principal Professional and Technical Officer, attended in connection with this item.)

The Committee considered the following report, together with an associated Advice Note, a copy of which was available on the Council's mod.gov website:

"1.0 Purpose of Report

1.1 To seek Committee endorsement of new internal guidelines the Council to consider when assessing current and future planning applications for Purpose Built Managed Student Accommodation (PBMSA) in Belfast City Centre.

2.0 Recommendations

2.1 Agree the adoption of the draft Planning and Place Advice Note on Purpose Built Managed Student Accommodation in Belfast and to note that a future report will be brought to committee in relation to associated new Best Practice Guidelines.

3.0 Main report

Key Issues

On 18 August 2015, this Committee agreed a series of steps to be undertaken to provide the Council with appropriate tools to deal with the recent influx of planning applications for Purpose Built Managed Student Accommodation (PBMSA) in Belfast City Centre. This included:

- **Long-term (3-5 years) – The inclusion of new policies to address any policy deficiencies within the New Local Development Plan;**
- **Medium-term (6-months) – The preparation of Supplementary Planning Guidance to address gaps in the existing policy framework; and**
- **Short-term – the preparation of two guidance documents based on the existing policy framework as follows:**
  - **Technical, internal 'guidelines' to ensure a consistent approach when determining planning applications for PBMSA; and**

- **A 'Best Practice Guide' to encourage the development of good quality PBMSA in the right locations.**

3.2 This report relates to the first of these short-term actions and committee are requested to approve the adoption and immediate use of the draft 'Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note'.

3.3 As technical internal guidance, this document is intended to the Council with advice for considering proposals for PBMSA in Belfast. It represents non-statutory planning guidance and gives detailed advice around the Citywide approach to PBMSA and how to encourage good quality development in the right locations. It contains a summary of the current context an existing planning policy framework and sets out guidance in relation to six key criteria that will be considered when assessing applications for PBMSA, including:

A. The development should be at a location which is easily accessible to university/college campuses by sustainable transport modes;
B. Policy designations specific to the City Centre;
C. Layout, design and facilities provided within the development are of high standards;
D. The development should be designed in a way that does not conflict with adjacent properties or the general amenity of the surrounding area;
E. The development has appropriate management in place to create a positive and safe living environment for students whilst minimising any potential negative impacts from occupants; and
F. The development meets and identified need for the type of accommodation proposed.

3.4 The document also provides guidance in relation to the use of planning conditions and/or legal planning agreements to mitigate perceived problems, such as noise or anti-social behaviour, etc. arising from student occupation.

3.5 It should be noted that these guidelines are not a statement of policy as to where PBMSA can or cannot take place, but rather articulate the Council's position on student accommodation in the city, highlighting the relevant planning policies and other material considerations to be referenced when considering proposals for PBMSA. It should therefore be read in the context of the existing Planning Policy framework, including the new Strategic Planning Policy Statement (SPPS) for NI (published September 2015), the suite of other relevant

regional Planning Policy Statements (PPSs), the Belfast Metropolitan Area Plan (BMAP) and the Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015.

3.6 It should also be read alongside an associated 'Best Practice Guide' which is currently being drafted to encourage the provision of good quality PBMSA in suitable locations by providing prospective developers with guidance to help shape proposals from the earliest opportunity. This related Guide will be brought for endorsement to a future committee meeting."

The Director clarified a range of issues which had been raised within the report. He explained that the Advice Note, as presented, had sought to consolidate prevailing guidance and policies to enable the Council to establish firm principles to manage the issue effectively over a short, medium and longer-term period. He emphasised that it was imperative that the Council would, as the planning authority, establish robust and evidence-based policies to manage the future development of purpose-built managed student accommodation (PBMSA) in the City.

The Committee welcomed the contents of the report and the point was made that it would be essential for the Council to measure accurately the projected demand for student accommodation in Belfast. In response to a range of Members' questions, the Development Planning and Policy Manager undertook to provide information in respect of the following matters:

1. an updated figure regarding the number of Purpose-Built Managed Student Accommodation bed spaces which had already been approved by the Council;
2. the number of applications which were currently under consideration, together with their locations; and
3. the number of Purpose-Built Managed Student Accommodation spaces which would be created should all pending applications be approved.

After further discussion, the Committee adopted the recommendation.

THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE OF THE POWERS DELEGATED TO IT BY THE COUNCIL UNDER STANDING ORDER 37(e)

1. Z/2015/0182/F - Lands adjacent to East Bridge Street and accessed off Laganbank Road, located between the former Maysfield Leisure Centre and Central Station.

The Committee considered an application for a six-storey office development (with roof plant), the realignment of an existing car park, the infilling of slipways and the refurbishment of marina steps, the creation of new cycleway with new open spaces and associated landscaping.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

2. LA04/2015/0545/F - Windsor House, 9-15 Bedford Street

The Committee considered an application for the part demolition, refurbishment, rebuilding, extension, and change of use from an office building to a hotel at Windsor House. The proposal would include also the provision of serviced hotel apartments, together with new retail outlets. In addition, the proposal would include the retention, refurbishment and extension of the upper floors for office use, together with the undertaking of all associated site works and access servicing.

During discussion, a number of Members welcomed the proposal as presented since it would transform one of the City's best-known landmarks and, in turn, assist in the rejuvenation of the Bedford Street area.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report and subject to the Director, in conjunction with the Town Solicitor, being granted delegated authority to attach further conditions, if deemed necessary, on receipt of the outstanding consultation response from Transport NI.

3. Z/2013/1486/F – Loughside Football Club at Skegoneil Avenue

(Alderman L. Patterson left the table whilst this application was under discussion.)

The Members were advised that Loughside Football Club had submitted a application to carry out improvements to an existing football ground at Skegoneil Avenue, which would include the installation of a 3G pitch, floodlighting, a 200 seated stand, dugouts, fencing, new turnstiles and vehicular access at Jellicoe Avenue with associated off street car parking.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

(Alderman L. Patterson returned to the table at this point.)

4. Z/2014/1539/F - St John Paul II Primary School, Whiterock Road.

The Committee was advised that the above-mentioned application sought permission for a new-build single block, to incorporate classrooms, stores and a resource area. In addition, work would be undertaken to realign existing gradients to accommodate the new block and play areas, new external ramps, steps and an external store.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

5. Z/2014/1693/F Lislea Drive PSNI - 2 storey office building and associated site works.

The Planning Officer outlined the principal aspects of the application and indicated that permission had been sought for the erection of a detached two-storey office building. It was explained that two main blocks would be adjoined at right angles.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

6. Y/2014/0401/F – Housing development at the former Belvoir Park Hospital.

The Committee considered an application for a housing development at the site of the former Belvoir Park Hospital, which would include the restoration of listed and unlisted pavilions through their change of use and conversion from hospital wards to dwellings. The proposal would include the sub-division of buildings, removal of non-original features, amendment to the external envelope to allow new doorways, minor extensions, new external steps, railings and walls. The development would include also the erection of nine new-build dwellings comprising of two detached, two pairs of semi-detached and three town houses, with an amendment to provide access to the Hospital Road.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

7. Z/2015/0336/F Aquinas Stand at the Kingspan Rugby Stadium.

(Councillor Mullan left the table whilst this application was under discussion.)

The Committee considered an application for retrospective approval for changes to the rear and side elevations of the Aquinas Stand and the erection of a basement gym and mezzanine floor, to include minor elevation changes and the conversion of a toilet block to provide bar facilities.

Concern was expressed that the Committee was being requested to approve the application retrospectively. It was suggested that the proposals outlined should have anticipated the creation of additional bar facilities at the stadium and been included within the original application for the development.

The Director emphasised that all applications presented to the Committee seeking retrospective approval were submitted at the risk of the applicant. He pointed out that the Committee retained the power to refuse, if appropriate, any application for retrospective planning permission and the Council would take enforcement action, if necessary.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

(Councillor Mullan returned to the table at this point.)

8. Z/2015/0196/F - Lands bounded by the Shankill Road, Lawnbrook Avenue, Azamor Street and Brookmount Street.

The Committee considered an application, which had been submitted by the Northern Ireland Housing Executive, for the temporary use of a former housing site as an open grassed space.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

9. Z/2014/1350/F Storage facility at Ormeau Embankment.

(Councillor Mullan left the table whilst this application was under discussion.)

The case officer outlined the principal aspects of an application for the erection of a storage and distribution centre, associated retail unit, customer cafe and car parking on land between Ravenhill Reach and the Helm Housing Association building at the Ormeau Embankment.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

(Councillor Mullan returned to the table at this point.)

10. S/2014/0624/F – Hot food outlet at 185 to 187 Kingsway, Dunmurry.

The Committee considered an application for the change of use from a grocery store to a restaurant and hot food carryout at the above-mentioned location.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

11. Z/2014/1734/F - Land on Bloomfield Walkway at the Comber Greenway.

The Committee considered an application for the construction of a multi-use games area (MUGA) and playground, which would include the erection of perimeter fencing.

The Committee granted approval to the application, subject to the imposing of the conditions set out within the report.

12. LA04/2015/0410/F - Forge Integrated Primary School at 20 Carolan Road.

(Councillor Mullan left the table whilst this application was under discussion.)

The Committee considered an application for the erection of a modular classroom building with integrated toilets, external steps, ramp access, and a path.

Councillor Mullan addressed the Committee and indicated that, whilst she had no issues with the application for the classroom, concerns had been brought to her attention by residents regarding traffic safety and congestion at the site, especially during morning rush hours.

The Committee noted the comments of Councillor Mullan and granted approval to the application, subject to the imposing of the conditions set out within the report.

(Councillor Mullan returned to the table at this point.)

Chairperson

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Belfast Planning Service
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
BELFAST
BT2 8BP

Date: 2 November 2015

Dear Sirs

THE COLLEGE STREET, BELFAST (STOPPING-UP) ORDER (NORTHERN IRELAND) 2015

In accordance with the provision of Schedule 8 to the Roads (Northern Ireland) Order 1993, I enclose a copy of the above mentioned draft order and related map together with a copy of the statutory notice which will be published in the Belfast Gazette, Belfast Telegraph, News Letter, Irish News and Ulster Star shortly.

Yours faithfully

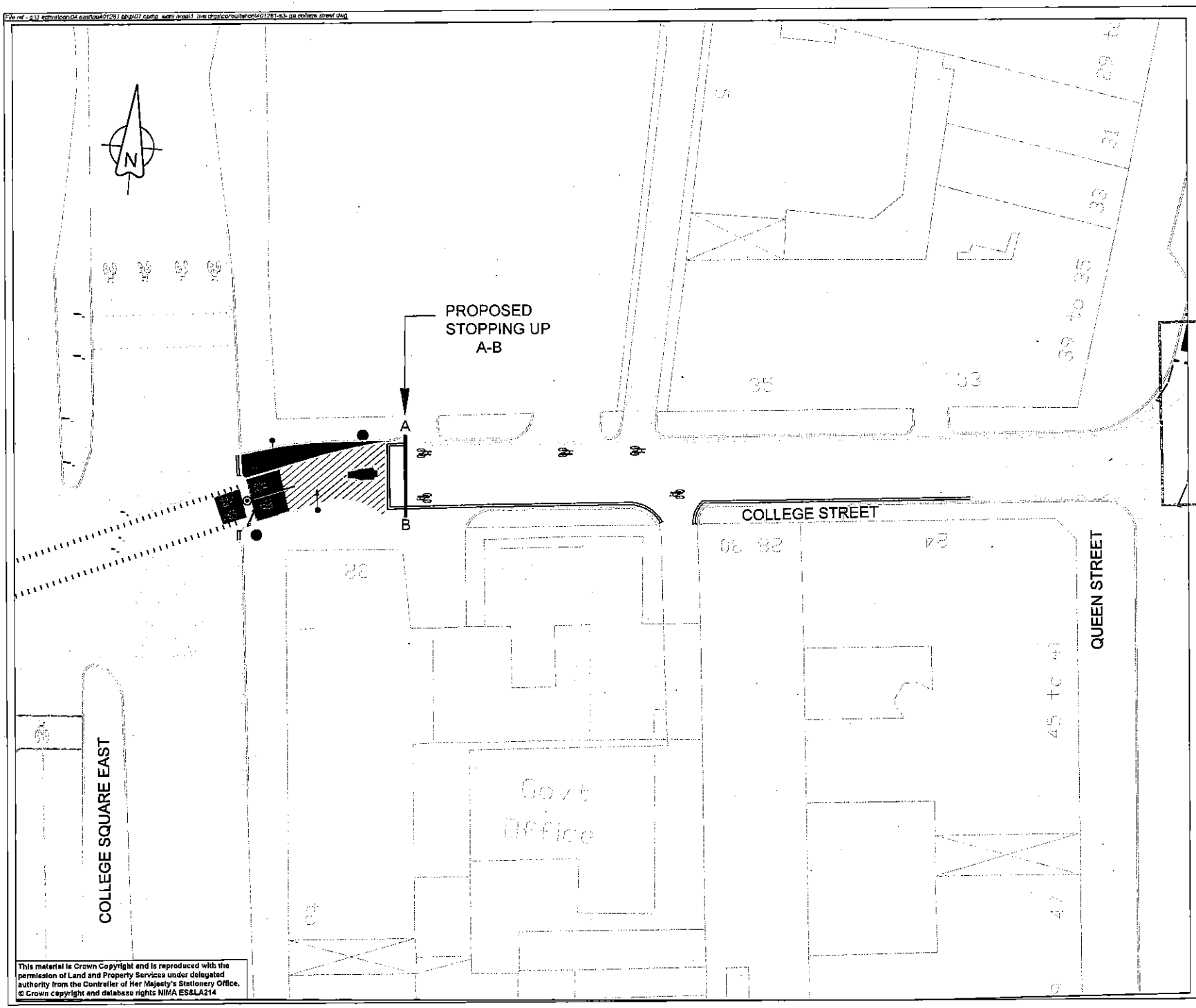
P Russell Moore

PAUL KING
Traffic Manager
Traffic Management 3

ENCS

INVESTORS IN PEOPLE

HYDE/NTC/G/15/RG1626, RM



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Rev	Revision details	Chkd	Appd	Date

Designed:	SA	Date: Oct 15
Drawn:	SA	Date: Oct 15
Checked:	CD	Date: Oct 15
Approved:		Date:

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transportni
Regional Development

Project Name
BELFAST CYCLE NETWORK
SCHEME 3 (COLLEGE STREET)

Drawing Title
COLLEGE STREET STOPPING UP

Original Drawing Size A1	Scale 1:250
Dimensions : M	

Drawing Status: CONSULTATION	Suitability: S0
Drawing No: 401281-S3-GA	Rev

STOPPING-UP – COLLEGE STREET, BELFAST

The Department for Regional Development gives notice of its intention to make an Order under Article 68 of the Roads (Northern Ireland) Order 1993, the effect of which would be to stop-up College Street, Belfast to motor vehicles at its junction with College Avenue and College Square East.

The road proposed to be stopped-up is delineated on a map which, together with a copy of a draft order, and may be inspected free of charge during office hours within the period below at the Department's TransportNI Eastern Division, Traffic Management Section, Hydebank, 4 Hospital Road, Belfast, BT8 8JL.

Any person may, within a period of 30 days from the date of publication of this Notice, object to the proposals in writing to the Department at the address above or by emailing traffic.eastern@drdni.gov.uk stating the grounds for objection. Information you provide, including personal information, could be published or disclosed under the Freedom of Information Act 2000 (FOIA) or the Environmental Information Regulations (EIR). For further details on confidentiality, the FOIA and the EIR please refer to www.ico.org.uk

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Belfast City Council

PLANNING COMMITTEE

INSERT AGENDA ITEM

Subject:	Linen Quarter and Western Quarter Public Realm Analysis and Vision
Date:	17th November 2015
Reporting Officer:	Phil Williams, Director of Planning and Place
Contact Officer:	Keith Sutherland, Development Planning and Policy Manager, Ext 3578

Is this report restricted?	**Yes**		**No**	x
Is the decision eligible for Call-in?	**Yes**	x	**No**	

1.0	**Purpose of Report or Summary of main Issues**
1.1	The purpose of this report is to update Elected Members on work commenced to create additional focus on, and a more integrated planning approach to, the Transport Hub and South Centre and Inner West Special Action Areas (SAA) identified in the City Centre Regeneration and Investment Strategy approved by Council on 1st September.
2.0	**Recommendations**
2.1	Members are asked to: 1. Note the initial findings of the public realm analysis and visioning exercise undertaken for the Linen **(Appendix 1)** and Western **(Appendix 2)** Quarters within the Transport Hub and South Centre and Inner West SAA ; 2. Note the recommendations relating to public consultation for Linen Quarter and Western Quarter and the intention to report consultation responses to Council at a later date.

3.0	**Main Report**
3.1	**Background** On 1st September 2015, the Council approved the Belfast City Centre Regeneration & Investment Strategy (BCCRIS). Whilst not a formal planning document, it is a clear direction of travel – setting out the council's intention to ensure that Belfast's city centre drives growth and social, economic, and environmental well-being for the people of the city and the region.
3.2	The Strategy is based on the following core principles: • Increase the employment population • Increase the residential population • Manage the retail offer • Maximise the tourism opportunity • Create a regional learning and innovation centre • Create a green, walkable, cyclable centre • Connect to the city around • A shared space and social impact
3.3	The Strategy identified five Special Action Areas (SAAs) as being in need of a detailed and integrated planning approach (**Appendix 3**). It was recognised that in these parts of the centre, a phased approach could be taken to preparing more intensive local plans to forward their regeneration in line with the larger ambitions of the Strategy.
3.4	The draft Public Realm Analysis and Vision for Linen Quarter and Western Quarter was commissioned by the Council in June 2015. It concentrates on two of the SAAs, the Transport Hub/South Centre and Inner West. Each area has its own characteristics and opportunities as well as different challenges and demands and, although part of the same commission, two separate documents have been produced in recognition of this. The work has been undertaken by Planit Intelligent Environments, a design practice comprising Landscape Architects, Urban Designers, Visualisers, Animators and Graphic Designers based in Manchester and London.
	Linen Quarter
3.5	The Linen Quarter is a grid of streets that lies immediately to the south of Belfast City Hall, occupying a strategic position within Belfast City Centre (**Appendix 4**). The boundary

	encompasses much of the Linen Conservation Area, though not its entirety. The strategic network of main roads as well as the architecture, street pattern and uses have been considered in denoting the boundary shown as a logical edge to the Quarter.
3.6	In recent years, it has become the destination for office development within the city centre and a significant number of local government departments, together with private businesses have chosen this part of the city as their Belfast address. The BBC also has its HQ in the southern part of Linen Quarter. Other complimentary uses have emerged alongside offices including hotels and residential flats and cafes, bars and restaurants which are helping to extend the hours of activity and life across the Quarter and provide a more attractive, convivial environment.
3.7	Change is set to continue with the proposals to introduce a new Transport Hub at Great Victoria Street Station, which will become the destination (and arrival point) for trains from Dublin as well as a projected increase in public transport use. The position of the Hub, at the edge of the Linen Quarter, represents a significant opportunity to reinforce the role of this area within the city centre.
	Western Quarter
3.8	The Western Quarter sits immediately to the north west of Belfast City Hall with a significant portion being within the City Centre Conservation Area (**Appendix 5**). It is suggested that for the purposes of this analysis, its boundary should include Castle Court shopping centre. Millfield represents a logical boundary to the west, while Donegall Place and Royal Avenue create a natural boundary on the eastern edge.
3.9	The Quarter occupies an important position within the city centre and is dominated by retail uses. For the purposes of the study, it is described as a single entity but it contains a number of distinct sub areas: the area around Fountain Street and College Street to the south; the area around Castle Street and Bank Square; and Castle Court and the area to the north. The Linen Quarter lies immediately to the south and the new retail area around the Victoria Square shopping centre; the North East and Cathedral Quarters, are all to the east. The recent development of Victoria Square has shifted the focus for retail across to the east with an impact on the retail offer in Western Quarter.
4.0	**Key Issues**
4.1	The key objective of the analysis and visioning exercise is to make the Linen Quarter and Western Quarter better, more attractive places, stronger in their own right and recognising

	their respective characteristics. It is presented as two, draft documents which make proposals which can complement existing development activity to increase the commercial and financial viability of each area. This includes the means by which existing quality buildings can be re-used/re-furbished as well as well as providing a framework for how new development might be evaluated. The documents propose a blueprint that can bring about uplift in quality, in terms of public realm, streetscape and architecture which will realise the standards expected of a leading European city. This includes proposals which contribute to a greener, more walkable, cyclable centre which is a shared space, better connected to the city around.
4.2	The draft documents contain an analysis for each Quarter, examining their current form and operation, use and character. This analysis has led to the development of a series of objectives, intended to set out future potential. It provides a framework to improve the public realm, streetscape and built heritage and overall quality of environment which in turn will influence investment in new business. (A summary of draft proposals is attached as Appendix 4). The documents are defined within the parameters of existing policies and are intended to complement rather than replace them. Should any guidance conflict with statutory guidance then the latter will prevail. Strategic Environmental Assessment (SEA) screening will be conducted in parallel with the proposed consultation process.
4.3	It is proposed that, when approved by the Council, these documents would compliment planning policy that applies to the city and together help to shape its future direction. These include the Belfast Metropolitan Area Plan 2015 (BMAP 2015) which is the statutory development plan for the city; Planning Policy Statement 6 Planning, Archaeology and Built Heritage which sets out planning policies for the protection and conservation of the built heritage and BCCRIS which builds upon some of the key objectives of existing policies and sets out a broad vision to regenerate and influence investment in the City Centre
	Issues specific to Western Quarter
4.4	In considering Inner West, the draft Public Realm Analysis and Vision document recognises the role of Castle Street as an important gateway from the west and a direct route into the retail core of the city centre. Although well-used by the community, the retail offer in Castle Street is disappointing and characterised by high levels of vacancy. The document focuses on suggested physical improvements in the area. However BCCRIS recognised that a more comprehensive retail management intervention will be required to

	rejuvenate the area around Castle Street. An initial approach to how the council might develop such an intervention is suggested in paragraphs 4.5 – 4.8.
4.5	Belfast City Centre Management (BCCM) is involved in a range of activities to make the city a safe, welcoming and vibrant space. The organisation enters into a funding agreement with Belfast City Council and DSD (and its private sector partners through Belfast Chamber) on an annual basis to carry out these activities. One of the key issues identified in the BCCM plan has been the growing challenge of dealing with vacant properties. BCCM currently undertakes a quarterly vacancy survey of the ground floor properties in the city centre area. The organisation recently applied to take part in a national campaign called "Healthy High Streets". This campaign is coordinated by Business in the Community and is backed by a number of key corporate partners including M&S, Boots, Santander and EE. It aims to support 100 high streets to realise their potential over a three year period by increasing footfall, addressing vacancy issues and restoring pride in town and city centres.
4.6	One of the priority projects identified as part of the Belfast action plan is an initiative to address vacancy levels and to increase the volume of independent traders doing business in the city centre. An initial project concept is being developed, through which new craft and design businesses will undertake an intensive support programme that will include a 10 week workshop programme, one to one mentoring to help refine their product and a set time for test trading in a shared retail unit. This will build on a successful model that has already been operating for over a year and that has had some significant success.
4.7	While this initial support will help the businesses understand both their product and their customers, there will be a need for them to move on to their own business units and there could be an opportunity to encourage them to establish these businesses in the Castle Street area. Given the challenges in this part of the city, there would be a need for a range of incentives to encourage the businesses to move to those units, as well as investment in issues such as street animation and security issues. Wrap-around business support services could be provided through the council's economic development services and this would enhance business sustainability. This approach would address the vacancy issues in Castle Street, whilst also creating an affordable city centre location for new start up businesses whilst also creating diversity within the local retail offer.
4.8	The feasibility of this project will be dependent upon securing funding to purchase and

	refurbish retail units, as well as the provision of business development support to nurture new start ups and to support the businesses as they grow. In addition, interventions will be required to address anti-social behaviour, deliver public realm improvements and to animate the area. There may also be a need to make a contribution to the "incubation" activity (which may not necessarily take place in Castle Street) which could provide a significant "feeder" to the Castle Street/Western Quarter project. Details of this proposed intervention project will be the subject of a future report to CMT. Accordingly, it is proposed that public consultation on the Western Quarter document be initiated when the intervention project has been developed further. ***Consultation and Engagement***
4.9	Subject to the Draft Public Realm Analysis and Vision for Linen Quarter having been endorsed by City Growth and Regeneration Committee on 11th November and ratified by Council, it is intended that we will undertake a public consultation exercise at the end 2015/early 2016 which will facilitate further opportunities to shape the document before it is finalised. We will also undertake additional Equality Impact and Strategic Environmental Assessment screenings in parallel with the consultation process.
4.10	In addition to providing a framework to improve the public realm, streetscape and built heritage and overall quality of environment in Western Quarter, it is recognised that a more comprehensive economic/retail management intervention will be required to rejuvenate the area around Castle Street. It is therefore proposed that public consultation on the Western Quarter document be initiated when the intervention project has been developed further.
5.0	**Equality and Good Relations Implications**
5.1	Equality and good relations screening will be conducted in parallel with the proposed consultation processes.
6.0	**Resource Implications**
6.1	The cost of potential public realm/environmental improvement projects or economic intervention projects which may emerge, and which have potential implications for the City Centre Investment Fund, will be reported to a future Strategic Policy and Resources Committee
7.0	**Appendices – Documents Attached** **Appendix 1:** Linen Quarter - Analysis and Vision Draft for Consultation **Appendix 2:** Western Quarter - Analysis and Vision Draft for Consultation

	Appendix 3: Regeneration & Investment Strategy – Special Action Areas **Appendix 4**: Map of Linen Quarter **Appendix 5**: Map of Western Quarter **Appendix 6**: Draft Public Realm Analysis and Vision for Linen Quarter and Western Quarter – Summary of draft proposals

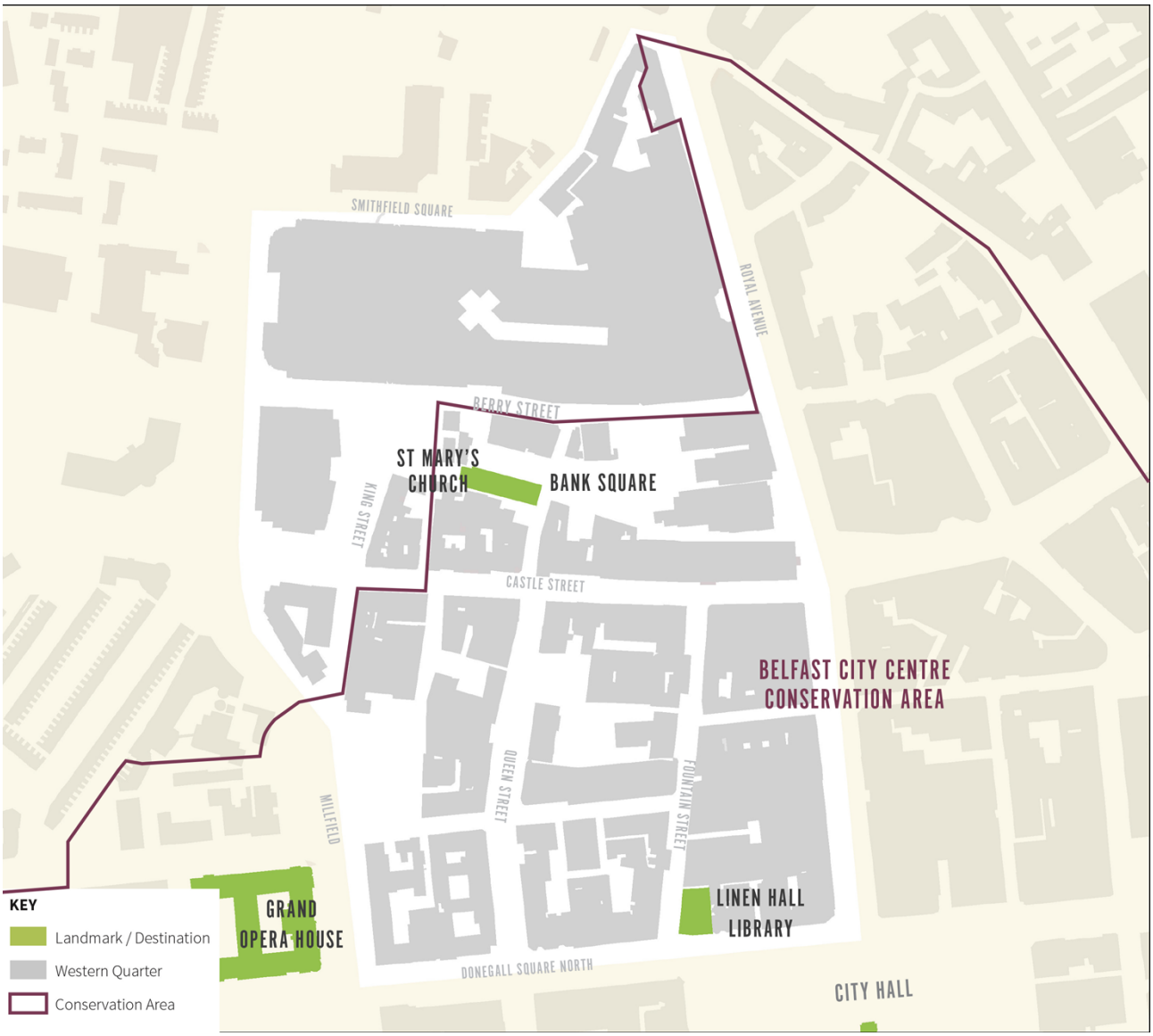
Appendix 3: Belfast City Centre Regeneration & Investment Strategy – Special Action Areas

Appendix 4: Linen Quarter

(Note: includes conservation area boundaries and landmark buildings)

Appendix 5: Western Quarter

(Note: includes conservation area boundaries and landmark buildings)



Appendix 6: Draft Public Realm Analysis and Vision for Linen Quarter and Western Quarter – Summary of draft proposals

Linen Quarter

1.0 The overall vision for Linen Quarter is to redefine the area so that it becomes the city's prime business destination. To achieve this, the document sets out proposals to:

i. **Enhance the arrival experience** by creating a strong and clear sense of arrival at the new Transport Hub; improving crossing points to draw people into the city across Great Victoria Street; and improving the connections with the City Hall;

ii. **Develop new street typologies** so that they respond to movement patterns; enhance pedestrian experience; support activity and create a better link between building activity and street environment ;

iii. **Create new focal spaces** by redefining Blackstaff Square to act as a positive gateway into the Quarter and draw the surrounding businesses into the space and introducing a new central space within the Linen Quarter that can be a place to dwell and a focus for activity and events;

iv. **Make the most of the unique building stock** by assessing building quality and suitability for different uses; investigating complementary uses that can help expand the offer within the Quarter and encouraging flexibility and adaptability;

v. **Provide a framework for new buildings** by highlighting the significant components for new buildings and setting parameters to help reinforce character and identity.

Western Quarter

2.0 The overall vision is to re-brand Western Quarter to make it a vital and integral part of the City Centre To achieve this, the document sets out proposals to:

i. **Connect the Quarter to surrounding parts of the city** by making effective linkages with neighbouring areas; enhancing the connection through Castle Court shopping centre and proposing the introduction of a new east-west link extending Fountain Lane;

ii. **Extend street life and activity**: by proposing the introduction of new buildings at a greater density which repair the broken street grid and bring added vitality to streets and spaces; encouraging different uses to extend hours of operation; improving shopfront design and reducing dependence on solid roller shutters;

iii. **Introduce a greener link along Queen Street** by extending pavements to promote pedestrian movement; re-balancing the street environment in favour of pedestrians and introducing tree planting;

iv. **Re-establishing and reinforcing the role of Castle Street** by establishing a range of uses that can create a positive sense of arrival into the city centre

3.0 The document will also provide advice on a palette of materials to inform specific public realm proposals within the Linen and Western Quarters such as those referred to in 1 (iii) above and the public realm aspects of other development proposals in each area.

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Appeal Decisions Notified

Date From: 13/10/2015 00:00:00 and Date To: 10/11/2015 00:00:00

AUTHORITY **Belfast**

ITEM NO	**1**		
Planning Ref:	Z/2014/1553/F	**PAC Ref:**	2014/A0277
RESULT OF APPEAL	**Appeal Upheld**	**Appeal Decision Date**	04/11/2015
APPLICANT			
LOCATION	320mts South East Of 43 Flush Road Ballysillan Upper Belfast		
PROPOSAL	Proposed installation of a wind turbine on a tubular tower- with blade tip height up to 100m with switch room/ sub station & associated ancillary works		

ITEM NO	**2**		
Planning Ref:	Z/2015/0010/F	**PAC Ref:**	2014/A0278
RESULT OF APPEAL	**Appeal Upheld**	**Appeal Decision Date**	04/11/2015
APPLICANT			
LOCATION	630 Metres East/South East Of No 43 Flush Road Ballysillan Upper Belfast BT14 8SJ		
PROPOSAL	proposed installation of a wind turbine on a tubular tower - with a blade tip. height up to 100m with switch room/sub station & associated ancillary works		

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Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0306/F	Proposed single storey rear and side extension and alterations to existing dwelling.	60 Onslow Parade Belfast BT6 0AS	13/10/2015	Mr & Mrs Knowles 60 Onslow Parade Belfast BT6 0AS	Contour Architecture 299 Ormeau Road Belfast BT7 3GG
LA04/2015/0692/F	External Flood Lighting	Days Hotel 40 Hope Street Belfast BT12 5EE	13/10/2015	Mr Rajesh Rana Andras House 60 Great Victoria Street Belfast BT2 7BB	
LA04/2015/0728/F	Single storey rear extension (retrospective)	1 Laganvale Street Belfast BT9 5FR	13/10/2015	Mr C Emerson 1 Laganvale Street Belfast BT9 5FR	Mr Hugh Greene 16 Rosepark Belfast BT5 7RG
LA04/2015/0887/D(	Widening of existing entrance gate & relining footpath	35 Myrtlefield Park Belfast BT9 6NF	13/10/2015	Mr Conor McNeill 35 Myrtlefield Park Belfast BT9 6NF	KWS Design Services 3 Mandeville Manor Portadown BT62 3UP

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/0650/F	New shop front (amended plans)	12 Great Victoria Street Belfast BT2 7BA	13/10/2015	Karen Ainsworth c/o agent	Architectural Design Solutions 135A Islandmagee Road Whitehead BT38 9NS
Z/2014/0652/A	Shop sign (retrospective).	Pizza Jazz 12 Great Victoria Street Belfast BT2 7BA	13/10/2015	Karen Ainsworth C/o Agent	Architectural Design Solutions 135a Islandmagee Road Whitehead BT38 9NS
Z/2014/1591/F	Erection of a 2.2m acoustic barrier (plywood panels with cedar cladding and associated steel framework) on top of existing 2.5m render brickwork wall (retrospective)	17-21 Ormeau Avenue Belfast BT2 8HD	13/10/2015	Limelight Belfast Ltd	Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX
Z/2014/1773/F	Change of use of ground floor residential to retail use and extension/alterations to first floor accommodation	679 Lisburn Road Belfast BT9 7GT	13/10/2015	Mr G. Smyth	Hugh Greene 16 Rosepark Belfast BT5 7RG
LA04/2015/0070/F	Change of use from retail unit to ground floor ice cream cafe	12-14 Ann Street Belfast BT1 4EF	14/10/2015	Spoon Street Ltd c/o agent	Ivory Architects 15 Old Coach Avenue Belfast BT9 5PY
LA04/2015/0150/F	Two storey side extension to dwelling to allow living room, study and utility to ground floor with bedroom dressing room and bathroom over.	65 Vauxhall Park Belfast	14/10/2015	Joji Min 65 Vauxhall Park Belfast	

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0797/F	Proposed widening of existing entrance gates & relining of footpath kerb.	35 Myrtlefield Park Belfast BT9 6NF	14/10/2015	Mr Conor McNeill 35 Myrtlefield park Belfast BT9 6NF	KWS Design Services 3 Mandeville Manor Portadown BT62 3UP
LA04/2015/0953/F	Two storey rear extension	47 Ardenvohr Street Belfast	14/10/2015	Ms L Cardwell 62a Ruby Street Belfast BT7 2GY	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
LA04/2015/0987/F	Single storey extension	8 Ardgreenan Crescent Belfast BT4 3FP	14/10/2015	Norhern Ireland Housing Executive 10-16 Hill Street Belfast BT1 2LA	NIHE Landlord Services Design Group 10-16 Hill Street Belfast BT1 2LA
LA04/2015/1022/F	Proposed single storey extension to side of existing dwelling	39 Katrine Park Finaghy Road South Belfast BT10 0HT	14/10/2015	K Kavanagh 39 Katrine Park Finaghy Road South Belfast BT10 0HT	Like Architects 34 Bedford Street Belfast BT2 7FF
LA04/2015/0522/F	Proposed single storey rear extension.	16 Norfolk Parade Belfast BT11 8DB	15/10/2015	Mrs Muckian	www.niplanningpermission.co.uk 31 Grange Park Dunmurry Belfast BT17 0AN

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0587/F	Single storey extension with lean to roof to existing kitchen area	63 Agincourt Avenue Belfast Co.Antrim BT7 1QB	15/10/2015	Mr Niall McAleer 45 Saintfield Road Belfast BT8 6HJ	Mr Barry O'Donnell 51 Carnbrae Avenue Belfast BT8 6NH
LA04/2015/0656/F	Installation of a containerised Biomass Heating system, with boiler, fuel storage, controls and flue provided in a single modular unit, in accordance with BHSCT's Environmental commitment to reduce their carbon footprint (retrospective)	57A College Park Avenue Belfast BT7 1LR	15/10/2015	Belfast Health and Social Care Trust C/O Estates Dept Musgrave Park Belfast BT9 7TB	Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS
LA04/2015/0818/F	Replacement and upgrade of existing public telephone kiosk with kiosk combining public telephone service and ATM service	Pavement outside H+J Martin builders yard Ormeau Road Belfast BT7 2EB	15/10/2015	Jon Furnes BT Payphones 4th Floor Monumente TE 11-13 Great Tower Street London EC3R5AQ	
LA04/2015/0837/F	Installation of a containerised Biomass Heating System, with boiler, fuel storage, controls and flue provided ina single modula unit, in accordance with BHSCT's Enviromental commitment to reduce their carbon footprint. (retrospective).	Beersbridge Road Family Centre 216 Woodstack Road Ballymacarrett Belfast BT6 9DN	15/10/2015	Belfast Health & Social Care Trust C/O Estates Dept Musgrave Park Belfast BT9 7TB	Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0857/F	Single storey side & rear extension	17 Kingsberry Park Belfast BT6 oHT	15/10/2015	Stephen & Cara McCoey 17 Kingsberry Park Belfast BT6 0HT	
Z/2014/1208/A	Erection of fascia signage and projecting sign.	The Oak Bar 307-308 Grosvenor Road Belfast BT12 6BA	15/10/2015	Maeve Monaghan Now Project 428 Springfield Road Belfast BT12 7DU	David Maxwell 12 Ballyblaugh Road Newry BT34 1RR
LA04/2015/0695/A	Stand alone advertisement sign	Junction at Springfield Road to Norglen Parade Belfast BT12	16/10/2015	Ms Una Gilmore, Little Monsters Childcare 61-63 Ardmonagh Gardens Belfast BT11 8DX	Doherty Architects 6 Kinnaird Street Belfast BT14 6BE
LA04/2015/0770/F	Proposed alterations and extension to existing dwelling including side and rear single storey extension, garden screen wall, car parking and new front boundary wall, gates & pillars.	123 Sydenham Avenue Belfast	16/10/2015	Mr David McClure 123 Sydenham Avenue Belfast	Coogan & Co. Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
LA04/2015/0866/F	2 Storey extension to side and single storey extension to rear of dwelling	16 Sharman Way Belfast BT9 5FU	16/10/2015	Ms Wai-Yee Wong 1 Sharman Way Belfast BT9 5FU	Jim Morrison Architects 31 Cricklewood Park Belfast BT9 5GW

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0925/F	Single storey rear extension	41 Ardmore Avenue Belfast BT10 0JP	16/10/2015	Mr Charles Duncan 41 Ardmore Avenue Belfast Bt10 0JP	Mr Henry Morgan 583 Donegall Road Belfast BT12 6DX
LA04/2015/0252/A	Three free standing 48 sheet display panels	Vacant ground junction York Street and Dock Street Belfast	20/10/2015	Clear Channel NI Ltd Channel Commercial Park Queens Road Belfast BT3 9DT	
LA04/2015/0359/F	Change of use from beauty salon to restaurant at 207 Upper Newtownards Road to provide an extension to existing restaurant at 205 Upper Newtownards Road.	207 Upper Newtownards Road Belfast BT4 3JD	20/10/2015	Mr Ahad Miah	Ken Robb 9 Viscount Lane Bangor BT19 1NF
LA04/2015/0295/A	Shop Signs	Antrim Road Belfast	21/10/2015	Belfast City Council Belfast City Hall Belfast BT1 5GS	Knox & Clayton 2A Wallace Avenue Lisburn BT27 4AA
LA04/2015/0532/A	Café fascia flush sign	Unit 2 537 Antrim Road Fortwilliam Belfast BT15 3BU	21/10/2015	Ms Grace Moore Unit 2 Postscript Cafe 537 Antrim Road Belfast BT15 3BU	ALDA 537 Antrim Road Fortwilliam Belfast BT15 3BU

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0567/F	Roofspace Conversion, dormer to rear	4 La Salle Gardens Belfast	21/10/2015	pat Connor 4 La Salle Gardens Belfast BT12	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH
Z/2015/0206/F	erection of retractable awnings (retrospective)	17-21 Ormeau Avenue Belfast BT2 8HD	21/10/2015	Limelight Belfast Ltd	Jennifer Mawhinney 33 Shore Road Holywood BT18 9HX
LA04/2015/0059/F	2.1m Fence to rear garden to provide safe play enclosure for disabled child	7 Glenhead Avenue Dunmurry Belfast BT17 9AX	22/10/2015	Mr J Josepth C/O Agent	Paul Jenkins 40 Mount Merrion Park Belfast BT6 0GB
LA04/2015/0226/F	Retrospective sub division of pharmacy building approved under reference Z/2011/0896/F to provide smaller pharmacy unit and additional retail unit with associated shop front. No increase in overall floorspace. Amendment to parking provision to include two spaces to front of retail unit (total of 30 no. spaces will remain on site -as approved under Z/2011/0896/F	156-158 Ballysillan Road Old Park Belfast BT14 7QR	22/10/2015	Mr G Yates	Donaldson Planning 50a High Street Holywood BT18 9AE
LA04/2015/0356/F	Single storey side/rear extension, demolition of existing outbuilding and new detached garage	90 Earlswood Road Belfast	22/10/2015	Maxine, Stephen Galway 90 Earlswood Road Belfast	Reality Architects 16 Demesne Park Holywood BT18 9NE

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0575/D(	Demolition of 2 single storey rear returns & detached rear garage	16 Cranmore Avenue Belfast BT9 6JH	22/10/2015	Ms C McCartney & Mr A Harkin 16 Cranmore Avenue Belfast BT9 6JH	Jim Morrison Architects 31 Cricklewood Park Belfast BT9 6JH
LA04/2015/0802/F	Single storey side/rear extension	19 Danesfort Park South Belfast BT9 7RG	22/10/2015	Barry and Rebecca Kelly 19 Danesfort Park South Belfast BT9 7RG	McNally Morris Architects 15 Edentrillick Road Hillsborough BT26 6PG
LA04/2015/0846/F	Retrospective rear dormer & single storey extension & alterations to dwelling	43 Hillside Crescent Belfast	22/10/2015	De Ali management Ltd	Architech Design NI Ltd 76 Whitethorn Lane Kinallen Dromara BT25 2DL
LA04/2015/0899/F	Porch extension to side of building with associated ramp to comply with DDA requirements	565 Upper Newtownards Road Belfast BT4 3LP	22/10/2015	Boston Co Solicitors 565 Upper Newtownards Road Belfast BT4 3LP	Building Consultancy Services Ltd 29 Gilnahirk Avenue Belfast BT5 7DR
LA04/2015/0911/F	Alteration of existing window opening to form new entrance to ground floor office from Athol Street	Glendinning House 6 Murray Street Belfast BT1 6DP	22/10/2015	Glendinning and McLeish and Co 6 Murray Street Belfast BT1 6DP	Mr Sean Doherty CBRE Imperial House Donegall Square East Belfast BT1 5HD

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
S/2014/0624/F	Change of use from Grocery store to restaurant and hot food carry out	185-187 Kingways Dunmurry	22/10/2015	Mr Raymong Davis c.o agent	Noteman McKee Architects 60 Malone Road Belfast BT9 5BT
Z/2014/1367/F	Retrospective planning application for render finish to existing dwelling.	68 Upper Cavehill Road Belfast Belfast BT15 5FB	22/10/2015	Mr Smith c/o agent	JWA Design 1 Bramble Grove Newtownabbey BT37 0GE
Z/2015/0130/F	Refurb/alterations & two storey rear extension (to allow kitchen at ground floor with bedroom over)	42 Fortuna Street Belfast BT12 5PL	22/10/2015	Mark Hudson 9 Newry Road Poyntzpass Newry BT35 6TH	Kevin O'Connor 49 Selshion Hall Moy Road Portadown BT62 4JR
Z/2015/0227/F	Erection of solar panels and alterations	106 Somerton Road Belfast BT15 4DG	22/10/2015	Michael Rodgers	AD Solutions 135A Islandmagee Road Whitehead BT38 9NS
Z/2015/0233/DCA	Demolition of orangery to side of dwelling & demolition of section of front boundary wall to facilitate widening of access	106 Somerton Road Belfast BT15 4DG	22/10/2015	Michael Rodgers	AD Solutions 135A Islandmagee Road Whitehead BT38 9NS
LA04/2015/0342/F	Single storey rear extension	194 Stockmans Lane Belfast	26/10/2015	Cary Geraghty 194 Stockmans Lane Belfast BT11	Kevin Fennell Design 2A Dorchester Park Belfast BT9 6RH

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0530/F	Rear single storey extension to allow ground floor shower room	6 Bloomfield Park Belfast BT5 5JW	26/10/2015	Mrs Emily Cherry 6 Bloomfield Park Belfast BT55JW	Ian McCallum 5 The Willows Newtownards BT23 8FJ
LA04/2015/0697/F	Change of use from retail to office	9 Commercial Court Belfast BT1 2NB	27/10/2015	Feilden Clegg Bradley Studios 5 Commercial Court Belfast BT1 2NB	
LA04/2015/0948/A	Digital LED Signage	69 Sydenham Road Belfast	27/10/2015	Ace Fixings 69 Sydenham Road Belfast	Slemish Design Studio Raceview Mill 29 Raceview Nill Broughshane BT42 4JJ
Z/2014/0937/F	Proposed single storey side extension to existing public house.	The Suffolk Inn 12-14 Suffolk Road Belfast BT11 9PE	27/10/2015	The Suffolk Inn Ltd	Mullan Architects 80 Orchardville Crescent Belfast BT10 0JT
Z/2014/1326/F	Demolition of the existing building and the construction of two storey building for two apartments.	68 Dromore Street and 2a Ardenlee Street Ballynafoy Belfast BT6 8PF	27/10/2015	Norchem Ltd 68 Dromore Street Ballynafoy Belfast BT168PF	M3 Design c/o 76 Lansdowne Road Belfast BT15 4AA

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1412/A	Erection of fascia sign and projecting sign.	4 Arthur Street Belfast BT1 4GD	27/10/2015	Trespass Vermont House 149 Vermont Street Glasgow G41 1LU	Michelle Atkinson Arthur House 41 Arthur Street Belfast BT1 4GB
Z/2014/1525/LBC	Erection of fascia sign and projecting sign.	4 Arthur Street Belfast BT1 4GD	27/10/2015	Trespass Vermont House 149 Vermont Street Belfast BT1 4GD	Michelle Atkinson Surveying Limited Arthur House 41 Arthur Street Belfast BT1 4
Z/2014/1325/F	Retrospective application for new fence and pillars to boundaries	63 Balmoral Avenue Belfast BT9 6NY	28/10/2015	Mr M Tully 63 Balmoral Avenue Malone Upper Belfast BT9 6NY	Paul Anderson Chartered Architect Ltd 34 Woodfield Newtownabbey BT37 0ZJ
Z/2015/0276/F	demolition of existing outhouses and the erection of a single storey extension to rear of property and new dormer	50 Ulsterville Avenue Belfast BT9 7AQ	28/10/2015	Jacqueline Sharkey 50 Ulsterville Avenue Belfast BT9 7AQ	McCann Moore Architects 715 Lisburn Road Belfast BT9 7GU
LA04/2015/0589/F	Demolition of existing rear return and construction of 2 storey rear extension	33 Brookhill Avenue Belfast BT14 6BW	29/10/2015	S McCarney 33 Brookvale Avenue Belfast BT14 6BW	Andrew Todd 19 Ardvanagh Road Newtownards BT23 7XA

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0914/F	Proposed sun lounge extension to rear of existing detached dwelling	11 Olde Forge Manor Belfast BT10 0HY	29/10/2015	Martin and Claire Hart 11 Olde Forge Manor Belfast BT10 0HY	Henry Morgan 583 Donegall Road Belfast BT12 6DX
LA04/2015/1047/F	Single storey rear extension (retrospective)	15 Kings Road Belfast BT5 6JF	29/10/2015	Mr & Mrs Adrian Colmer 15 Kings Road Belfast BT5 6JF	ATP Architects Ltd 18 Ballyhackett Road castlerock Coleraine BT51 4SQ
LA04/2015/0106/F	Change of use from beauty salon to restaurant (additional plans)	Units 4 & 5 Benmore House 343-353 Lisburn Road Belfast BT9 7EP	02/11/2015	Ashley French 32 Montgomery Road Belfast BT6 9HL	
LA04/2015/0299/F	156 and 158 combined to create one dwelling. Single storey rear extension, first floor extension, window/door alterations, garage, and site alterations to create separate parking for 154. (amended description and plans)	156 Upper Malone Road Belfast	02/11/2015	Charles Catney 156 Upper Malone Road Belfast BT17 9JZ	Reality Architects 16 Demesne Park Holywood BT18 9NE
LA04/2015/0390/F	Installation of new pedestrian gate (retrospective)	St. Comgall's Primary School Divis Street Belfast Co.Antrim BT12 4AQ	02/11/2015	DRD Transport Projects Division Clarence Court 10-18 Adelaide Street Belfast BT2 8GB	Amey Rushmere House 46 Cadogan Park Belfast BT9 6HH

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0462/LE	Installation of pedestrian gate (retrospective)	St Comgall's Primary School Divis Street Belfast BT12 4AQ	02/11/2015	DRD Transport Projects Division Clarence Court 10-18 Adelaide Street Belfast BT2 8GB	Amey Rushnere House 46 Cadogan Park Belfast BT9 6HH
LA04/2015/0721/F	Installation of 3No. panel antenna on the head frame of the existing telecoms installation at 13 meters above ground level and installation of 1No. equipment cabinet within existing compound.	Jim Crane Garage 317 Oldpark Road Belfast BT14 6QS	02/11/2015	EE(UK) Ltd & H3A (UK) Ltd C/O MBNL 67 Whitelion Road Amersham HP7 9FB	WHP St James Court warrington WA4 6PS
Z/2015/0087/F	Change of use to a car lot for the sale and display of motor vehicles	Land between Boucher Road and Wildflower Way 14 Wildflower Way Malone Lower Belfast BT12 6TA	02/11/2015	Alterity Investments 29-33 Montgomery House Belfast	Insideout Architects 15 Grays Hill Bangor BT20 3BB
LA04/2015/0601/F	Proposed internal alterations to existing charity shop, including replacement of aluminium shop front	138 Ormeau Road Malone Lower Belfast BT7 2EB	03/11/2015	Vincent's Charity Shop (SVP) 138 Ormeau Road Belfast BT7 2EB	McVeigh Brown Architectural Partnership Ltd Studio 33 "Mill Lodge" 33 Cukcavey Road Hillsborough BT26 6JD

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0729/A	Church sign and interpretive panel	Sinclair Seaman's Presbyterian Church Corporation Square Belfast BT1 3AJ	03/11/2015	Ulster_Scots Agency The Corn Exchange 31 Gordon Street Belfast BT1 2LG	
LA04/2015/0734/F	New air conditioning condenser units are to be installed on the north elevation within a new paladin fenced compound (Retrospective).	287 Shore Road Belfast BT15 9PW	03/11/2015	Virgin Media Media House Bartley Wood Business Park Bartley Way Hook RG27 9UP	Napper Architects 3 Waterloo Squrae Newcastle Upon Tyne NE1 4DR
LA04/2015/0841/F	Change of use to Off Licence	36 Hill Street Belfast BT1 2LB	03/11/2015	Commercial Court Inns Ltd Kings Hall Lisburn Road Belfast BT9 6GW	Clyde Shanks 5 Oxford Street Belfast BT1 3LA
LA04/2015/0022/A	Erection of 33 fascia, 2 projecting, and 21 banner signs located along the external elevations of Castlecourt Shopping Centre and Multi-storey carpark	Castlecourt Shopping Centre 12-56 Royal Avenue Belfast BT1 1DD	04/11/2015	Carraway Belfast General Partner Ltd	Hugh Greene 16 Rosepark Belfast BT5 7RG

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0853/A	Office and Building illuminated signage	3 Cromac Quay Ormeau Gasworks Belfast BT7 2JD	04/11/2015	Herbert Smith Freehills LLP Exchange House Primrose Street London EC2A 2EG	Like Architects 34 Bedford Street Belfast BT2 7FF
LA04/2015/0939/LE	Internal alterations	Ten Square Hotel 10 Donegall Square South Belfast BT1 5JD	04/11/2015	Kilmona Holdings Adelaide House Falcon Road Belfast BT12 6SJ	Noteman McKee Architects 60 Malone Road Belfast BT9 5BT
Z/2014/1375/RM	detached single dwelling	2 Glenmachen Avenue Belfast BT4 2RG	04/11/2015	Robert Hilary Leanna McKee 35 Ballybunden Road Killinchy Newtownards BT23 7DX	LID Architecture 278 Woodstock Road Belfast BT6 9DN
LA04/2015/0950/F	Change of use from restaurant to office	Unit B Lanyon Quay Belfast BT1 3LP	05/11/2015	C O'Brien Unit B Lanyon Quay Belfast BT1 3LP	Juno Planning and Environmental Ltd 409 Lisburn Road Belfast BT97EW
Z/2015/0270/F	Sub division of existing office unit to include new office and pedestrian access	Ground Floor 151-157 Holywood Road Belfast BT4 3BE	05/11/2015	Derek Dodds	Ken Robb 9 Viscount Lane Bangor BT19 9NF

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0316/F	Sub division of a single retail unit into 2 units; change of use to one unit to coffee shop.	Units 9 and 10 Cityside Retail park York Street Belfast BT15 1NA	06/11/2015	MAM CRP Acquisation C/ O Maples Corporate Services Limited PO Box 309 Ugland House Grand Cayman Cayman Islands KY1-1104	Strategic Planning 1 Pavillions Office Park Kinegar Drive Holywood BT18 9JQ
LA04/2015/0694/A	Painted sign	402 Newtownards Road Belfast BT4 1HU	09/11/2015	Landmark East Avonlon House 278 Newtownards Road Belfast BT41 1HE	Hall Black Douglas Architects 152 Albertbridge Road, Belfast BT5 4GS
LA04/2015/0767/F	Demolition of existing garage and construction of a new living room extension to the side and rear of the dwelling	105 Marlborough Park Central Belfast BT9 6HP	09/11/2015	Laura Wilson 105 Marlborough Park Central Belfast BT9 6HP	Bradley McClure Architects 186 Lisburn Road Belfast BT9 6AL
LA04/2015/0814/F	New shop front	Restaurant Unit 2 Boucher Retail Park Belfast BT12 6HT	09/11/2015	Nando's Chickenland Ltd Erico House 93-99 Upper Richmond Road London SW15 2TY	Sam Harper 67-71 Bermondsey street London SE1 3XF

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
LA04/2015/0815/A	Illuminated fascia sign and menu box	Restaurant Unit 2 Boucher Retail Park Belfast BT12 6HT	09/11/2015	Nando's Chickenland Ltd Erico House 93-99 Upper Richmond Road London SW15 2TY	Sam Harper Bramah House 65-71 Bermondsey Street London SE1 3XF
LA04/2015/0901/F	Single storey rear and side extension with 2 storey element to rear and garden room	51 Knockvale Park Belfast BT5 6HJ	09/11/2015	Mr and Mrs Bradley 51 Knockvale Park Belfast BT5 6HJ	Jenkinson Architecture 2B Manse Road Cloughey BT22 1HS
Z/2014/1392/F	Ground floor alterations and extension	The Parlour Bar 2-4 Elmwood Avenue Belfast BT9 6AY	09/11/2015	Wine Inns Ltd	Studiorogers c/o The Egg Store 1 Mountsandel Road Coleraine BT52 1JB
Z/2014/1410/F	Change of use to gym	210 Duncairn Gardens Belfast BT15 2GP	09/11/2015	Michael Opey 210 Duncairn Gardens Belfast BT15 2GP	Chris Vokes c/o Apt. 2 471 Antrim Road Belfast BT15 3BP
Z/2014/1568/LBC	Alteration, refurbishment and internal extensions to existing building to provide new teaching, administrative and library facilities. Works will include the infill of the 2 existing internal courtyards, internal alterations and re-roofing.	McArthur Hall Methodist College Belfast 1 Malone Road BT9 6BY	09/11/2015	Methodist College 1 Malone Road Belfast BT9 6BY	PHP Architects 22 Mount Charles Belfast BT7 1NZ

Delegated Planning Applications Decisions Issued

Decision Issued From: 13/10/2015 To: 10/11/2015

Reference Number	Proposal	Location	Date Decision Issued	Applicant	Agent
Z/2014/1589/F	Alteration, refurbishment and internal extensions to existing to provide new teaching, admin and library. Works include infill of 2 existing internal courtyards, internal alterations and re-roofing.	McArthur Hall Methodist College 1 Malone Road Belfast BT9 6BY	09/11/2015	Methodist College belfast 1 Malone Road Belfast BT9 6BY	PHP Architects 22 Mount Charles Belfast BT7 1NZ
Z/2015/0057/DCA	Demolition of part of wall/fence to create vehicle entrance.	64 Myrtlefield Park Belfast	09/11/2015	J P Jamison 64 Myrtlefield Park Belfast BT9 6NG	

Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17 November 2015	**Item Number:**
Application ID: LA04/2015/0184/F	
Proposal: Belfast Streets ahead-phase 3 Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square and Stopping up of a section of Academy Street to extend Cathedral Gardens	**Location:** Royal Avenue York Street (part) Frederick Street Great Patrick Street (part) York Lane
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Department for Social Development	**Agent Name and Address:** McAdam Design Ltd 1c Montgomery House 478 Castlereagh Road Belfast BT5 6BQ

Executive Summary:
The application seeks full planning permission for public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens. The proposal includes the removal of a number of trees to either side of Royal Avenue, York Street, Buoy Park and at the junction of North Queen Street and Frederick Street.

The main issues to be considered in this case are:

- Impact on the setting of a number of listed buildings;
- The impact on the character and appearance of the City Centre and Cathedral; Conservation Areas;
- The acceptability of changes to existing roads infrastructure;
- Removal of existing trees.

The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan (BMAP). The southern part of the site is located within the City Centre Conservation Area with the Northern part located in the Cathedral Conservation Area. A significant part of the site is located within the primary retail core. The proposal is a phased extension to the environmental improvements scheme which has already taken place along Donegall Place.

The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access Movement and Parking and Planning Policy Statement 6: Planning, Archaeology.

NIWater, Waste Management Unit, NIEA Historic Monuments Unit and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied. NIEA Historic Buildings Unit did not raise any objection with regard to the impact of the proposed works on the setting of nearby listed buildings.

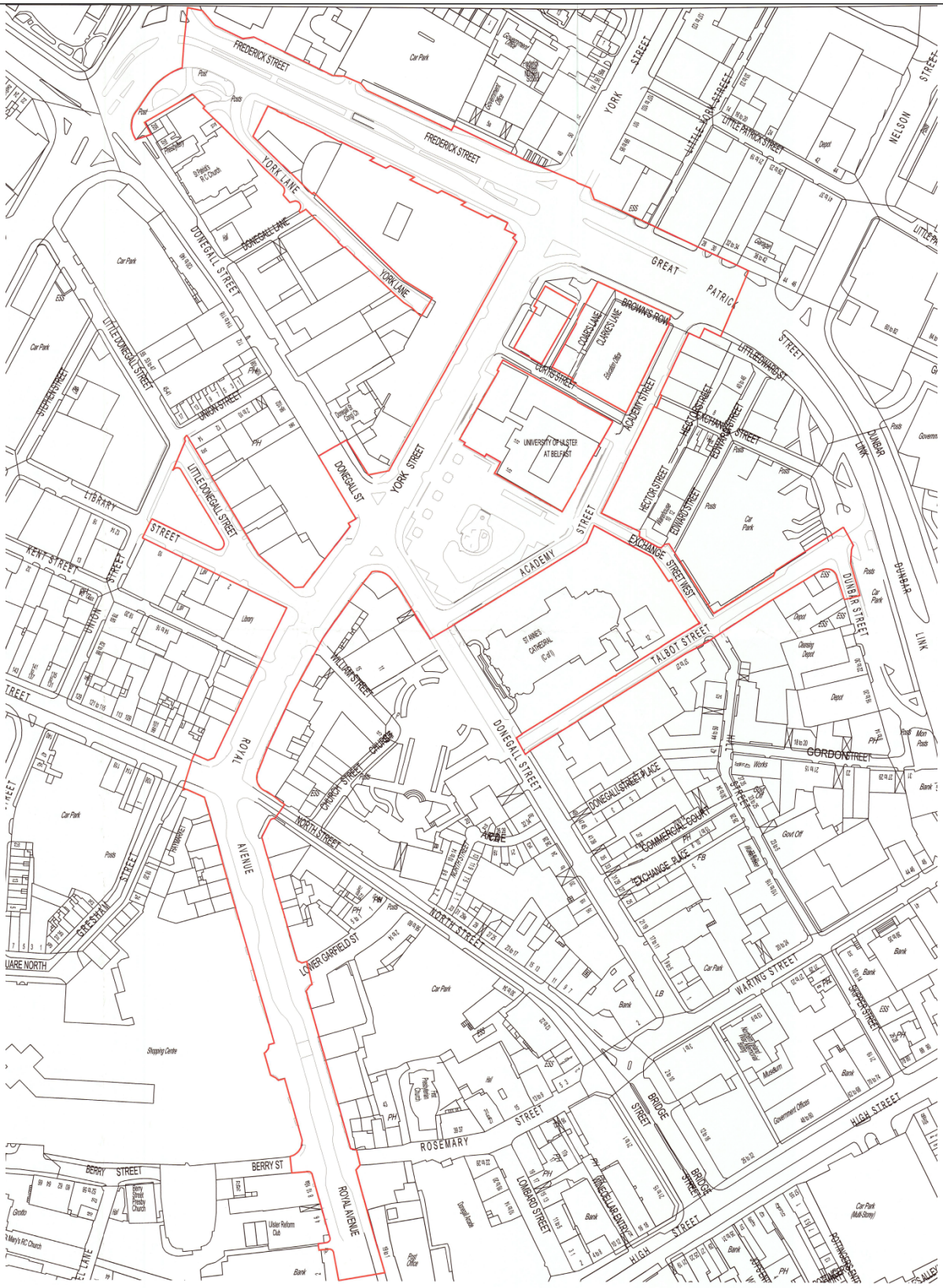
2 objections were received. In summary these are that the proposed scheme fails to show connections with existing and proposed cycle routes; fails to minimise the danger for cyclists and other road users and; impact on access to adjacent building and on existing business operating from the building. These objections are dealt with in the case officer report

Having had regard to BMAP, relevant planning policies, and other material considerations it is concluded the proposed alterations and refurbishment will enhance the appearance of one of the main city centre thoroughfares and increase the quality of the existing public realm continuing the environmental improvements that have already been carried out on Donegall Place and will form a vital part in the overall regeneration of the area around the new University of Ulster Campus.

Approval is therefore recommended subject to conditions as set out below.

Case Officer Report

Site Location Plan



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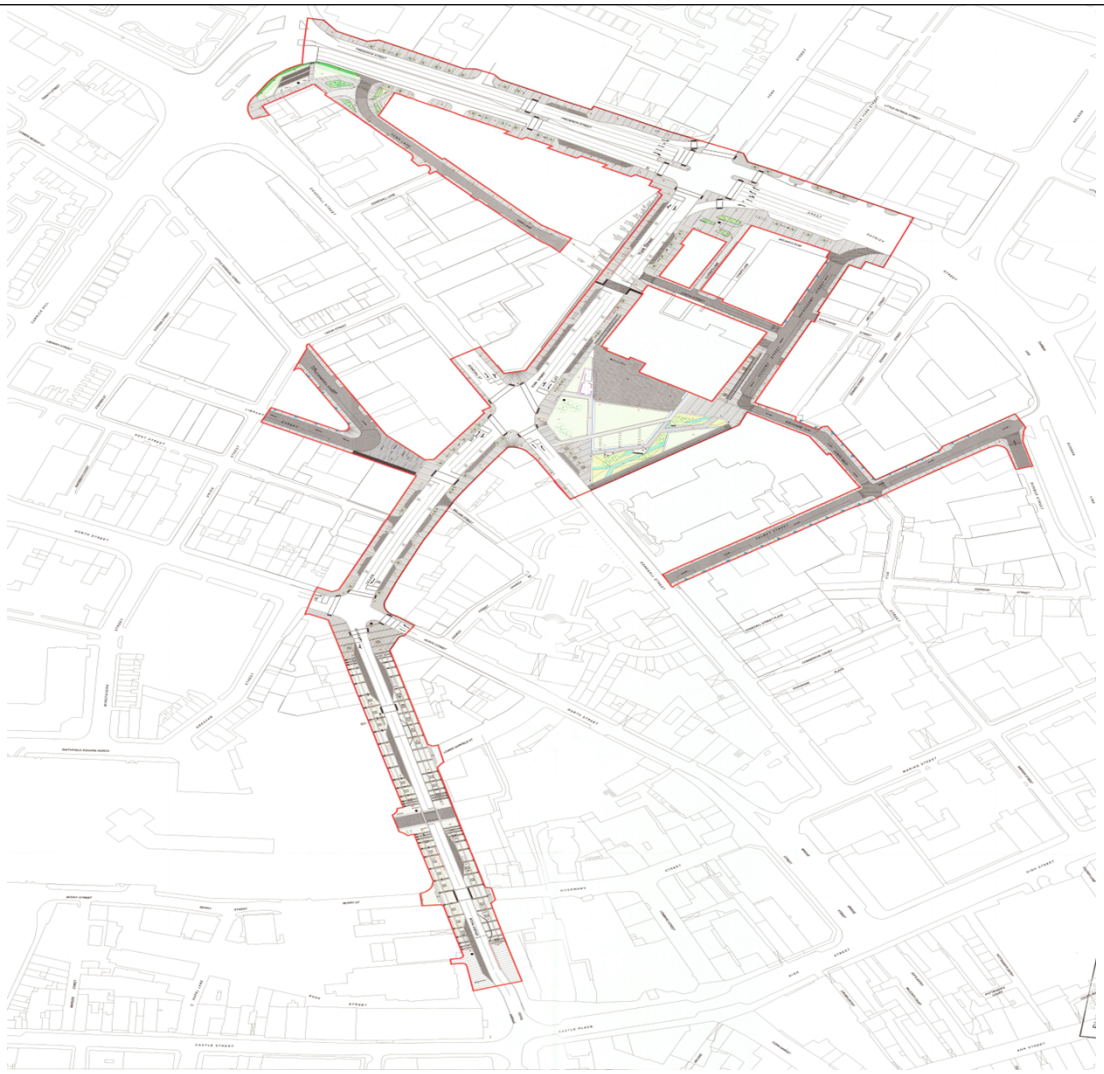

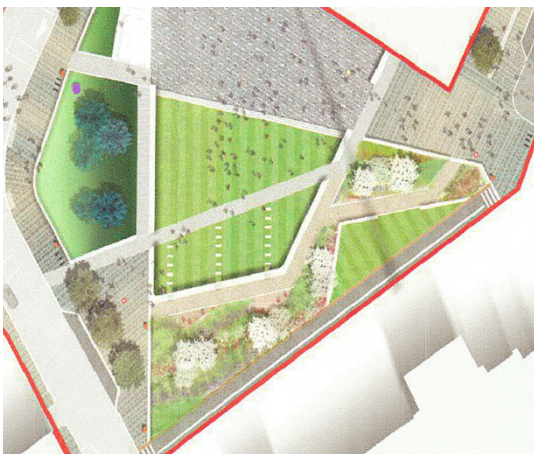

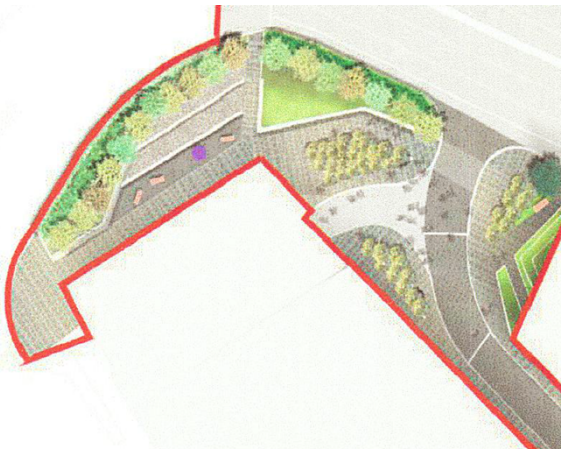

Characteristics of the Site and Area	
1.0	
2.0	Description of Site Arterial route through Belfast's main city centre retail area with a mix of uses and building heights and designs at either side of tree-lined avenue. The site takes in an area of public open space (Buoy Park) adjacent to St. Anne's Cathedral.
Planning Assessment of Policy and other Material Considerations	

11.0	**Conditions**
11.1	As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit.
11.2	No part of the development hereby approved shall be commenced until details of proposed carriageway reconstruction and resurfacing, footway reconstruction and resurfacing, provision of and alterations to kerbing including tactile paving at crossing points, provision of and alterations to road drainage system including road gullies and manholes, relocation of and alterations to existing services, provision of and alterations to street lighting, provision of and alternation to traffic signal, provision of fixed bollards and associated signage, provision of benches, cycle stands and other street furniture and provision of public art pieces, which are generally in accordance with: i. Drawing No. P103 'Existing and Proposed Kerb lines' uploaded by the Belfast City Council Planning Office 29 July 2015 ii. Drawing No. P310 'Road and Footway Dimensions' uploaded by the Belfast City Council Planning Office 29 July 2015 iii. Drawing No. P311 'Road and Footway Dimensions' uploaded by the Belfast City Council Planning Office 29 July 2015 iv. Drawing No. P312 'Road and Footway Dimensions' uploaded by the Belfast City Council Planning Office 29 July 2015 v. Drawing No. P313 'Road and Footway Dimensions' uploaded by the Belfast City council Planning Office 29 July 2015 vi. Drawing No. P321 'Frederick Street and York Street Junction Bus Lane' uploaded by the Belfast City council Planning Office 29 July 2015
11.3	These drawings have been submitted to and approved by Transport NI. All works shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance and completed to the satisfaction of DRD Transport NI. Reason: In the interests of road safety and the convenience of road users.
11.4	No part of the development hereby approved shall be commenced until details of proposed alterations to traffic signals have been submitted to and approved by Transport NI. Reason: In the interests of road safety and the convenience of road users.
11.5	Insofar as the development hereby approved requires the introduction of or amendment to Traffic Regulation Orders, no part of the development shall commence until the appropriate Traffic Regulation Orders and Pedestrian Orders have been successfully enacted. Reason: To ensure the appropriate Traffic Regulation Orders and Pedestrian Orders are operational.
11.6	No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by Belfast City Council. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of

Neighbour Notification Checked	Yes

ANNEX	
Date Valid	21st April 2015
Date First Advertised	23rd October 2015
Date Last Advertised	23rd October 2015

Details of Neighbour Notification (all addresses)
1 Donegall Lane,Town Parks,Belfast,Antrim,BT1 2LZ,
1 Hector Street,Town Parks,Belfast,Antrim,BT1 2HS,
1,141-143,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FH,
1,191A Donegall Street,Town Parks,Belfast,Antrim,BT1 2FL,
1-21,Little Donegall Street,Town Parks,Belfast,Antrim,BT1 2JD,
1-27,Castle Street,Town Parks,Belfast,Antrim,BT1 1BL,
1-5,Donegall Lane,Town Parks,Belfast,Antrim,BT1 2LZ,
1-51,York Street,Town Parks,Belfast,Antrim,BT15 1AA,
10 Library Street,Town Parks,Belfast,Antrim,BT1 2JB,
10-12,York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
102 Royal Avenue Town Parks Belfast
103 Royal Avenue Town Parks Belfast
104-106,North Street,Town Parks,Belfast,Antrim,BT1 1LE,
105 Royal Avenue Town Parks Belfast
107 Royal Avenue Town Parks Belfast ,
107 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FF,
109-113 Cathedral Quarter,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FF,
11 Donegall Lane,Town Parks,Belfast,Antrim,BT1 2LZ,
11 Exchange Street,Town Parks,Belfast,Antrim,BT1 2LJ,
11 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FB,
11-13,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FB,
114-116 O'Reilly Stewart House,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DL,
115-119 Royal Avenue Town Parks
118-122 Royal Avenue Town Parks
12 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
12 Library Street,Town Parks,Belfast,Antrim,BT1 2JB,
12 York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
12-14 Union Street Town Parks
12-26,Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD,
Richard Linden
124-144, Royal Avenue, Belfast, Antrim, Northern Ireland, BT1 1DN
124-144,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DN,
125 Royal Avenue Town Parks Belfast
129 Royal Avenue Town Parks Belfast
13 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD,
13-15 Diocesan Bookshop,Donegall Lane,Town Parks,Belfast,Antrim,BT1 2LZ,
133 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FG,
134-144 Royal Avenue Town Parks
139-141,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FH,
14 Donegall Lane,Town Parks,Belfast,Antrim,BT1 2LZ,
14 Hector Street,Town Parks,Belfast,Antrim,BT1 2HS,
14 York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
14,109-113 Cathedral Quarter,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DL,
141-143 Royal Avenue Town Parks

14A York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
15 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
15 Union Street,Town Parks,Belfast,Antrim,BT1 2JF,
17 Castle Place,Town Parks,Belfast,Antrim,BT1 1GA,
17 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
17 Royal Avenue Town Parks Belfast
17 Union Street,Town Parks,Belfast,Antrim,BT1 2JF,
18-24,York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
19 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
19 Royal Avenue Town Parks Belfast
19 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD,
193-195 St Patricks School Buildings,Donegall Street,Town Parks,Belfast,BT1 2FL,
199 Donegall Street,Town Parks,Belfast,Antrim,BT1 2FL,
19A Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FB,
2 Curtis Street,Town Parks,Belfast,Antrim,BT1 2ND,
2,14 York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
2,42-44,Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QE,
2-10 Metropol House,York Street,Town Parks,Belfast,Antrim,BT15 1AQ,
2-14 Little Donegall Street Town Parks
Gordon Clarke
20 Premier Business Centre, Adelaide Street, Belfast, Antrim, Northern Ireland, BT2 8GD
Gordon Clarke
20 Premier Business Centre, Adelaide Street, Belfast, Antrim, Northern Ireland, BT2 8GD
20-24 Interpoint,York Street,Town Parks,Belfast,Antrim,BT15 1AQ,
201 Donegall Street,Town Parks,Belfast,Antrim,BT1 2FL,
203 Donegall Street,Town Parks,Belfast,Antrim,BT1 2FL,
205 Donegall Street,Town Parks,Belfast,Antrim,BT1 2FL,
21 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FB,
21 Talbot Street Town Parks Belfast
22-26,Library Street,Town Parks,Belfast,Antrim,BT1 2JB,
23 Talbot Street Town Parks Belfast
23-29,Little Donegall Street,Town Parks,Belfast,Antrim,BT1 2JD,
25 Castle Place,Town Parks,Belfast,Antrim,BT1 1PT,
25 Talbot Street Town Parks Belfast
25-29 Royal Avenue Town Parks
25-51 Art & Design Centre,York Street,Town Parks,Belfast,Antrim,BT15 1ED,
26,20-24 Interpoint,York Street,Town Parks,Belfast,Antrim,BT15 1AQ,
27 Talbot Street Town Parks Belfast
27,20-24 Interpoint,York Street,Town Parks,Belfast,Antrim,BT15 1AQ,
28 York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
28-30 Chatham House,Library Street,Town Parks,Belfast,Antrim,BT1 2JB,
29 Talbot Street Town Parks Belfast
29A Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DA,
3,9B Donegall Lane,Town Parks,Belfast,Antrim,BT1 2LZ,
3-5,Donegall Lane,Town Parks,Belfast,Antrim,BT1 2LZ,
3-5a Northland House,Frederick Street,Town Parks,Belfast,Antrim,BT1 2NR,
30-32,Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
31 Little Donegall Street Town Parks Belfast
31 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD,
31A Little Donegall Street,Town Parks,Belfast,Antrim,BT1 2JD,
32 York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
32-34,Great Patrick Street,Town Parks,Belfast,Antrim,BT1 2LT,
33-39 Royal Avenue Town Parks
33A Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FD,
34,20-24 Interpoint,York Street,Town Parks,Belfast,Antrim,BT15 1AQ,

34-36,York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
35 Little Donegall Street,Town Parks,Belfast,Antrim,BT1 2JD,
35 Royal Avenue Town Parks Belfast
35-37,Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD,
36-38,Great Patrick Street,Town Parks,Belfast,Antrim,BT1 2LT,
39 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD,
4,20-24 Interpoint,York Street,Town Parks,Belfast,Antrim,BT15 1AQ,
4-6,Curtis Street,Town Parks,Belfast,Antrim,BT1 2ND,
4-8,Gresham Street,Town Parks,Belfast,Antrim,BT1 1JN,
40 Academy Street Town Parks Belfast
40-42,Great Patrick Street,Town Parks,Belfast,Antrim,BT1 2LT,
41 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FD,
41-51,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FD,
42-44,Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QE,
43 Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QB,
44-46,Great Patrick Street,Town Parks,Belfast,Antrim,BT1 2LT,
45 Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QB,
45-47,Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QB,
47-49,York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
48-50,York Street,Town Parks,Belfast,Antrim,BT15 1AS,
49 Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QB,
49-51,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FD,
51 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
51 Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QB,
51 Royal Avenue Town Parks Belfast
51 York Street,Town Parks,Belfast,Antrim,BT15 1AA,
52 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
53 Little Donegall Street Town Parks Belfast
53 Royal Avenue Town Parks Belfast
53-57,York Street,Town Parks,Belfast,Antrim,BT15 1AA,
55 Donegall Street,Town Parks,Belfast,Antrim,BT1 2FH,
55 Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QB,
55-59 Hampden House,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FX,
56 Rosemary Street,Town Parks,Belfast,Antrim,BT1 1QE,
58-66 Royal Avenue Town Parks
59 Donegall Street,Town Parks,Belfast,Antrim,BT1 2FH,
59-61,York Street,Town Parks,Belfast,Antrim,BT15 1ED, ,
59-65,York Street,Town Parks,Belfast,Antrim,BT15 1AA,
6 Exchange Street,Town Parks,Belfast,Antrim,BT1 2LJ,
6,20-24 Interpoint,York Street,Town Parks,Belfast,Antrim,BT15 1AQ,
6-8 Union Street Town Parks
60 Donegall Street Town Parks Belfast
61-67 Church Of Ireland House Donegall Street Town Parks
62 Donegall Street,Town Parks,Belfast,Antrim,BT1 2GT,
63 York Street,Town Parks,Belfast,Antrim,BT15 1AA,
64 Donegall Street Town Parks Belfast
65 Royal Avenue Town Parks Belfast
66 Donegall Street Town Parks Belfast
67 Royal Avenue Town Parks Belfast
68 Donegall Street Town Parks Belfast
68-70 Royal Avenue Town Parks
69 Royal Avenue Town Parks Belfast
The Owner/Occupier,
7 Exchange Street,Town Parks,Belfast,Antrim,BT1 2LJ,
7-19 Corry House,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1UR,

7-9,Lower Garfield Street,Town Parks,Belfast,Antrim,BT1 1FP,
70-74 Donegall Street Town Parks
72-74,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DJ,
73 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FE,
74 Donegall Street,Town Parks,Belfast,Antrim,BT1 2GU,
75 North Street Town Parks Belfast
76 Royal Avenue Town Parks Belfast
76-78,Donegall Street,Town Parks,Belfast,Antrim,BT1 2GU,
78 Royal Avenue Town Parks Belfast
8 Exchange Street,Town Parks,Belfast,Antrim,BT1 2LJ,
8,20-24 Interpoint,York Street,Town Parks,Belfast,Antrim,BT15 1AQ,
8-10,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DE,
8-10,York Lane,Town Parks,Belfast,Antrim,BT1 2LY,
8-10a Queens Building,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DB,
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8-10a Queens Building,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DB,
80 Royal Avenue Town Parks Belfast
81 Academy Street,Town Parks,Belfast,Antrim,BT1 2LS,
81-87 Academy Street Town Parks
81-93 Magnet House,York Street,Town Parks,Belfast,Antrim,BT15 1AB,
85-87,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FE,
86 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DJ,
88 Royal Avenue Town Parks Belfast
89 Royal Avenue Town Parks Belfast
89-101 Sinclair House,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FE,
89-91,Academy Street,Town Parks,Belfast,Antrim,BT1 2LS,
9 Exchange Street,Town Parks,Belfast,Antrim,BT1 2LJ,
91 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FE,
92-100 Bank Of Ireland Buildings,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DL,
93 North Street Town Parks Belfast
93-101 Royal Avenue Town Parks
95-101,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FE,
95-97,Donegall Street,Town Parks,Belfast,Antrim,BT1 2FJ,
9A Donegall Lane,Town Parks,Belfast,Antrim,BT1 2LZ,
Apartment 1,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
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Apartment 11,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 12,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
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Apartment 19,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 1a,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
Apartment 1b,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
Apartment 1c,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
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Apartment 1f,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
Apartment 1g,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
Apartment 2,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 20,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,

Apartment 21,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 217,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 218,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 219,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 22,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 220,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 221,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 222,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 223,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 224,13 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 225,13 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 226,13 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 227,13 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 23,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
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Apartment 28,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 29,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 2a,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
Apartment 2b,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
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Apartment 2g,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
Apartment 3,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 30,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 31,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Apartment 317,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
Apartment 318,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
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Apartment 32,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
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Apartment 321,10 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
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Apartment 327,13 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,
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Apartment 8g,13 Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
Apartment 9,54 Hill Street,Town Parks,Belfast,Antrim,BT1 2LB,
Argento Jewellers, 7-11 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FB,
Belfast Central Library,Kent Street,Town Parks,Belfast,Antrim,BT1 2JA,
Calvert House,23 Castle Place,Town Parks,Belfast,Antrim,BT1 1FY,
Castle Court, Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DJ,
Cathedral Buildings,64 Donegall Street,Town Parks,Belfast,Antrim,BT1 2GT,
Cathedral Chambers,11 Talbot Street,Town Parks,Belfast,Antrim,BT1 2LD,
Cathedral Quarter,109 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FF,
Central Library,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1EA,

Curtis Street,Town Parks,Belfast,Antrim,, Diamond Herron Solicitors, 1st Floor Diamond House, 7-19 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FB, Donegall Street Congregational Church,Donegall Street,Town Parks,Belfast,Antrim,BT1 2FJ, First Floor,81-87,Academy Street,Town Parks,Belfast,Antrim,BT1 2LS, Friends Meeting House,Frederick Street,Town Parks,Belfast,Antrim,BT1 2LW, H_M, 8-10 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DJ, Kyrenia House,108 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DL, Leicester House,63 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FT, Orpheus Building,York Street,Town Parks,Belfast,Antrim,BT15 1AA, Phone Boutique, 15 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FB, Phone Boutique, 15 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FF Queens Building,8 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DA, Rooms 1-12,8-10a Queens Building,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DB, Santander, Avenue House, 6 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DA, Second Floor,81-87,Academy Street,Town Parks,Belfast,Antrim,BT1 2LS, Social Security Offices, Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DJ, Spar, Groundfloor, Diamond House, 1-5,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FB, Spencer House,71 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FE, St Anne's Cathedral Donegall Street Town Parks St Patrick's Church,Donegall Street,Town Parks,Belfast,Antrim,BT1 2FL, St. Kevins Hall,7 North Queen Street,Town Parks,Skegoneill,Belfast,Antrim,BT15 1EL, St. Kevins Hall,7 North Queen Street,Town Parks,Skegoneill,Belfast,Antrim,BT15 1EL, Tesco, 2 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DA, The Haymarket,84 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DJ, The Mac ,10 Exchange Street West,Town Parks,BELFAST,Co. Antrim,BT1 2NJ The Orpheus Building,York Street,Town Parks,Belfast,Antrim,, Ulster Reform Club, 4 Royal Avenue,Town Parks,Belfast,Antrim,BT1 1DA, Unit 1,2 Gresham Street,Town Parks,Belfast,Antrim,BT1 1JN, Unit 1,28 Great Patrick Street,Town Parks,Belfast,Antrim,BT1 2LT, Unit 1,8b Cathedral Buildings,64 Donegall Street,Town Parks,Belfast,Antrim,BT1 2GT, Unit 14,8 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 15,9 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 16,11 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 17,12 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 2,11 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 2,75-81,Royal Avenue,Town Parks,Belfast,Antrim,BT1 1FE, Unit 4,8 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 5,9 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 6,11 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 7,12 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN, Unit 8,14 Edward Street,Town Parks,Belfast,Antrim,BT1 2LN,

Date of Last Neighbour Notification	29th May 2015
Date of EIA Determination	
ES Requested	Yes /No
Drawing Numbers and Title	

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date:	**Item Number:**
Application ID: Y/2014/0372/O	
Proposal: Residential Development	**Location:** Lands at Quarry Hill South of Woodcroft Heights and East of Glenview Avenue and Castlegrange BT5 7GU
Referral Route: Committee – Major Application	
Recommendation:	APPROVAL
Applicant Name and Address: Downshire Estate	**Agent Name and Address:** Michael Burroughs Associates 33 Shore Road Holywood BT18 9HX

Executive Summary:

The proposal is for outline planning permission for residential development with vehicular access via the Ballygowan Road. The site consists of agricultural lands and is 6.54 hectares in size. The key issues in the assessment of the proposal are as follows:

- The principle of the proposed use at this site;
- Impact on visual amenity / character of the area;
- Impact on residential amenity.

The proposed site is located within the development limit and is subject to a zoning for housing MCH 04/14 in the Belfast Metropolitan Area Plan (BMAP). One Key Site Requirement [KSR] stipulates that access shall be from Quarry Hill or through Castlegrange housing development.

25 representations and 1 petition were received raising the following issues [summarised]:

- drainage problems / run-off ;
- impact on wildlife;
- loss of fields / prime arable land / green belt;
- adequacy of access for vehicles;
- increased traffic / difficulties in accessing Quarry Lane especially in rush hour;
- installation of traffic lights should be considered;
- loss of views;
- impact on setting of existing properties;
- inadequate water pressure;
- inadequate health service provisions;
- limited information provided;
- contrary to PPS21;
- part of lands not within applicants' ownership;
- impact on privacy and dominance/overbearing effect;

It is considered that the issues raised in the representation are addressed taking account of the zoning in the plan, consultation responses, or can be addressed by conditions.

There is sufficient opportunity to provide an acceptable layout at Reserved Matters stage and subject to appropriate conditions. No consultee has any objections to the application subject to conditions and/or informatives.

The proposed in accordance with the development plan, taking account of other material considerations including relevant planning policies, it is recommended that the proposal should be approved subject to conditions as set out below.

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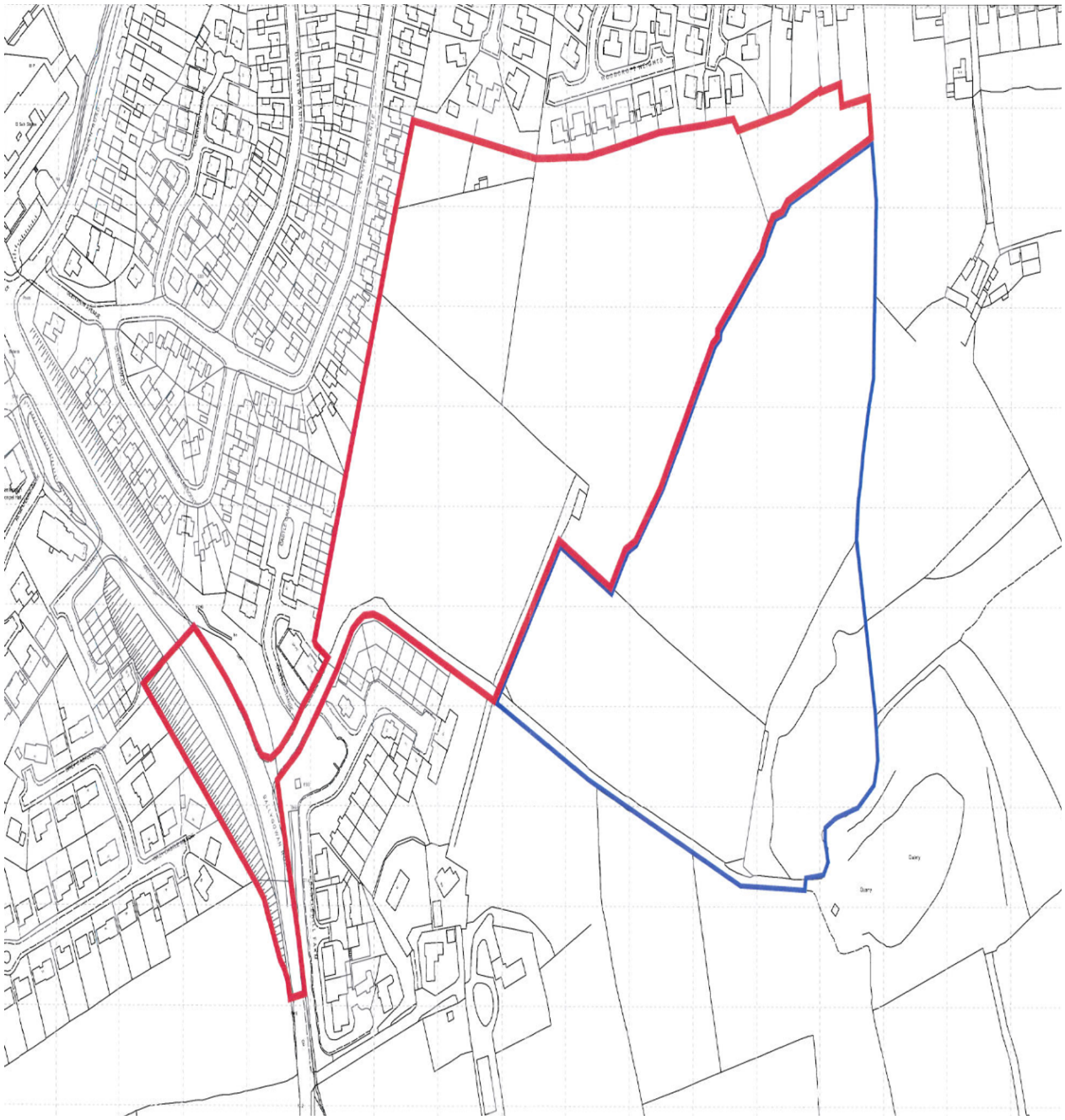
Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Water Management Unit	No Objection
Non Statutory	NI Water - Multi Units East - Planning Consultations	Substantive Response Received
Non Statutory	Env Health Castlereagh Borough Council	Add Info Requested
Non Statutory	Rivers Agency	No objection
Non Statutory	Natural Heritage	No objection
Non Statutory	Env Health Belfast City Council	No objection
Statutory	NI Transport - Hydebank	No objection
Statutory	NIEA	Content

Representations:

Letters of Support	None Received
Letters of Objection	25
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	1 Petition Received – 21 signatures

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Representations from Elected Representatives	Alderman G Robinson J Cochrane MLA

Characteristics of the Site and Area	
1.0	Description of Proposed Development The proposal is for outline planning permission for residential development with vehicular access via the Ballygowan Road.
2.0 2.1	Description of Site The site is located off the Ballygowan Road in East Belfast, and consists of agricultural lands. The boundaries of the site comprise typical field boundaries of hedging and mature trees, however there are also mature trees within the existing field boundaries within the site. Topography of the site generally slopes from the east towards the west (city bound). The site is 6.54 hectares in size. There is typical suburban detached and semi-detached housing to the north and west of the site, with further small scale residential development either side of the site entrance.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History No history on the application site. Planning history for residential development in the immediate vicinity of the site (see end of report).
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS) Housing Policies: PPS7 Quality Residential Environments, PPS12 Housing in Settlements, PPS7 addendum – safeguarding character, Development Control Advice Note 8 Housing in Existing Urban Areas, Creating Places Roads/Access Policies: PPS3 Roads Considerations, Development Control Advice Note 15 Vehicular Access Standards, Parking Standards
5.0	**Statutory Consultee Responses**
	Transport NI – no objections NIEA – no objections NI Water – no objections Rivers Agency – no objection
6.0	**Non Statutory Consultee Responses**
	Environmental Health – no objections
7.0	**Representations**
	The application has been neighbour notified and advertised in the local press.

	25 representations and 1 petition (with 21 signatures) were received raising the following issues [summarised]: - drainage problems / run-off ; - impact on wildlife; - loss of fields / prime arable land / green belt; - adequacy of access for vehicles; - increased traffic / difficulties in accessing Quarry Lane especially in rush hour; - installation of traffic lights should be considered; - loss of views; - impact on setting of existing properties; - inadequate water pressure; - inadequate health service provisions; - limited information provided; - contrary to PPS21; - part of lands not within applicants' ownership; - impact on privacy and dominance/overbearing effect; These issues will be considered in the assessment below.
8.0	**Other Material Considerations**
	None
9.0	Assessment
9.1	The key issues in the assessment of the proposal are as follows: - The principle of the proposed use at this site; - Impact on visual amenity / character of the area; - Impact on residential amenity.
9.2	The proposed site is located within the development limit and is subject to a zoning for housing MCH 04/14 in the Belfast Metropolitan Area Plan (BMAP). One Key Site Requirement [KSR] stipulates that access shall be from Quarry Hill or through Castlegrange housing development.
9.3	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. 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 paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3, 7 and 12 remain applicable under 'transitional arrangements'. Planning Policy Statement 7 relates to quality in housing developments. PPS 7 objectives places emphasis on achieving quality residential development not only in terms of respecting local character and amenity of established residential areas, but also the developments themselves should be attractive for prospective residents. It also states that in established residential areas proposals will not be permitted where unacceptable damage to local character would result. QD1 lists 9 criteria with which all proposals for residential development must conform. Planning Policy Statement 12, Development Control Advice Note 8 and Creating Places relate to housing developments and are also material considerations. PPS7 addendum safeguarding character is also a material consideration and policy LC1 is relevant to the proposal.

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	Principle & layout
9.4	The proposal is located on a zoned site within BMAP. Accordingly, use of the site for housing has been accepted through the development plan process. As the application is for outline permission, a conceptual layout has been submitted. The concept plan is limited in terms of detail and aspects of the layout and design would not be acceptable, however I consider there sufficient opportunity to provide an acceptable layout at Reserved Matters stage and subject to appropriate conditions to ensure retention of landscaping and application of design requirements set out in Creating Places. As the site is zoned for residential development, issues relating to loss of agricultural land, green belt, PPS21 and setting are not applicable in this case.
	Design:
	The design elements are an issue requiring detailed consideration at reserved matters stage. There is sufficient opportunity to provide an acceptable design solution consistent with criteria [g] of PPS7.
9.5	Landscaping:
	QD1 (b) of PPS7 relates to landscape features. The site has landscape features comprising boundary hedging and trees. NIEA have requested the retention of some of the trees to ensure protected species are not compromised. Appropriate conditions will be necessary to secure the protection of existing trees and establishment of landscaping.
9.6	Amenity and Open Space
	In relation to amenity considerations, I consider there to be sufficient opportunity to provide an acceptable layout at Reserved Matters stage to ensure that the proposal is would not result in a significant impact upon amenity of neighbouring properties in terms of overshadowing, overlooking, dominance, noise or other disturbance also taking into account the response from Environmental Health. Open space will be required within the site to ensure compliance with PPS8 OS2. Conditions are necessary for provision and maintenance details at reserved matters stage.
9.7	Access, Parking, and transport
	Transport NI was consulted and is satisfied that there is adequate opportunity for an acceptable access arrangement and that the proposal will not result in a significant impact on traffic or road safety. Parking provision is a detail for consideration at reserved matters stage. This aspect is therefore considered acceptable and compliant with PPS3, associated guidance, and criteria [f] of QD1. Objections in this regard have been fully considered, however the advice of Transport NI is determining in relation to these issues.
9.8	Consultations
	Environmental Health has no objection subject to conditions and/or informatives, and the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues. NI Water has no objection in relation to sewerage or flooding. Objections in relation to water pressure are an engineering matter for DRD and it appears that the proposal would not unacceptably impact on water pressure.
9.9	NIEA have no objections in terms of impact on flora and fauna. There are no natural or

	built heritage features on or adjacent to the site. This is determining in relation to these issues.
9.10	Rivers Agency has no objections and accordingly the proposal will not result in or exacerbate flooding. This is determining in relation to these issues.
9.11	I have considered all issues raised in the submitted representations, however following the above assessment consider that proposal is compliant with relevant policies, and consultee responses.
9.12	I recommend granting of permission subject to the conditions detailed below in addition to those recommended by the consultees.
10.0	The proposed in accordance with the development plan, taking account of other material considerations including relevant planning policies, it is considered acceptable and planning permission is recommended subject to conditions
11.0	Conditions/Reasons for Refusal:
11.1	As required by Article 35 of the Planning (Northern Ireland) Order 1991, application for approval of the reserved matters shall be made to the Department within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:- i. the expiration of 5 years from the date of this permission; or ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved. Reason: Time Limit
11.2	Except as expressly provided for by Conditions 3-20 below , the following reserved matters shall be as approved by the planning authority – the siting, layout, design and external appearance of the buildings, the means of access thereto and the landscaping of the site. Reason: To enable the Planning Authority to consider in detail the proposed development of the site.
11.3	Full particulars, detailed plans and sections of the reserved matters required in Conditions 04 - 19 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. Reason: To enable the Department to consider in detail the proposed development of the site.
11.4	The layout, amenity space provision, separation distances between buildings shall be design in accordance with the Department of Environments' supplementary planning advice document 'Creating Places'. All buildings shall be located outside the Root Protection Areas of any retained tree as identified by details to be agreed in accordance 6 and 7 below. Reason: To ensure a satisfactory form of development and to ensure the continuity of amenity afforded by existing trees.

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11.5	The existing boundary hedging of this site, as indicated on the approved plan 01 and 03 date stamped received 26th November 2015, shall be retained at an average height of not less than 1.8 metres, and should any part of the hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Department seriously damaged or defective, it shall be replaced before the expiration of the next planting season by hedges of the same species, variety and size to those originally planted, unless the Planning Authority gives its written consent to any request for variation. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.
11.6	No development including site clearance works, lopping, topping or felling of trees, shall take place until full details of both the hard and soft landscape works have been submitted to and approved in writing by the Planning Authority at the Reserved Matters stage. The details shall include a detailed layout together with existing and proposed levels, cross sections, any means of enclosure, hard surface materials, minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc), proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc. The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers. The details shall also include a landscaped buffer zone between 8 - 10 metres in depth adjacent to the southern and eastern boundaries of the site as annotated by the black dashed line on drawing 03 date stamped received 26th November 2014. This landscaped buffer zone shall include predominantly indigenous tree species and shall be located outside the curtilage of any buildings within the development hereby permitted.
11.7	A landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, shall be submitted to and approved by the Department at Reserved Matters stage. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and no changes implemented without the consent of the Planning Authority. Reason: To ensure the provision of amenity afforded by an appropriate landscape design and to ensure the development integrates into the countryside.
11.8	The plans and particulars submitted in accordance with Condition 6 above shall include: a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the accurate crown spread of each retained tree; b) details of the species, diameter (measured as in paragraph (a)), and the height, and an assessment of the general state of health and condition of each retained tree and of each tree adjoining the site boundary and to which paragraphs (c) and (d) apply; c) details of any trees to be removed on the site or on land adjoining the site boundary;

	d) details of any proposed arboricultural work or tree surgery of any retained tree, or of any tree on land adjacent to the site; e) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, including service lines; [within the crown spread of any retained tree and/or of any tree adjoining the site boundary] or [within a distance from any retained tree or any tree on and adjoining the site boundary, equivalent to half the height of that tree]; f) details of the specification and position of fencing [and any other measure to be taken] for the protection of any retained tree from damage before or during the course of development. REASON: To ensure the continuity of amenity afforded by existing trees
11.9	All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.
11.10	(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work). (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority. (c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority. In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

	REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.
11.11	No development shall commence on site until details for open space, amenity areas and play areas in accordance with Planning Policy Statement 8 Open Space and Recreation have been submitted to and approved in writing by the local Planning Authority at the Reserved Matters stage. The plans shall define the boundaries and shall include details of the intended future uses of each area, in particular the user age groups of play areas together with the features and items of play equipment it is proposed to install. These details shall include arrangements for the future management and maintenance in perpetuity of areas of public open space. REASON: To ensure a satisfactory provision of open space throughout the development in the interests of the amenity of future residents.
11.12	At Reserved Matters, plans shall show retention of the category 1* trees marked on Figure 1of the additional bat survey information date stamped 8 September 2015 by Belfast Planning Service. Reason: To protect bats. At Reserved Matters, plans shall show lighting designated to avoid light spill onto the Category 1* trees marked on the Concept Plan uploaded to the Planning Portal on 12 December 2014. Reason: To protect bats.
11.13	No development shall commence on site until drainage assessment details in accordance with Planning Policy Statement 15 Planning and Flood Risk have been submitted to and approved in writing by the local Planning Authority at the Reserved Matters stage. Any mitigation measures identified within the Drainage Assessment shall be implemented to the satisfaction of Rivers Agency and verified by the Local Planning Authority before the occupation of the development hereby permitted. Reason: To ensure the appropriate mitigation of flooding in the interests of amenity and public safety.
11.14	All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within building[s] approved at reserved matters stage. Reason: In the interests of visual amenity.
11.15	No development shall take place until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and verified by the local Planning Authority. The dwellings shall not be occupied until the approved arrangements are in place. Reason: To ensure the provision of the necessary infrastructure to service the development. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and a layout in accordance with the requirements of Creating Places.

11.16	REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
11.17	The development shall be in accordance with the requirements of the Department's Creating Places Design Guide and, for the purpose of adopting private streets as public roads, the Department shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets. REASON: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Street (Northern Ireland) Order 1980. At Reserved Matters Stage parking and servicing shall be in accordance with the requirements of the Department's current published Parking Standards.
11.18	REASON: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users. The development hereby permitted shall not be adopted) until any (highway structure/retaining wall/culvert) requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with BD2 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.
11.19	REASON: To ensure that the structure is designed and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

Drawing Numbers

01, 03

Notification to Department (if relevant): n/a

Date of Notification to Department:
Response of Department:

ANNEX	
Date Valid	26th November 2014
Date First Advertised	2nd January 2015
Date Last Advertised	23rd October 2015

Details of Neighbour Notification (all addresses)
The Owner/Occupier,
1 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
1 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
10 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
10 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
10 Woodcroft Heights Braniel Belfast
The Owner/Occupier,
11 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
11 Woodcroft Heights Braniel Belfast
W & J Collins
111 Lower Braniel Road,Braniel,Belfast,Down,BT5 7NL,
The Owner/Occupier,
115 Lower Braniel Road,Braniel,Belfast,Down,BT5 7NL,
The Owner/Occupier,
12 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
Richard Morrow
12 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
14 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
Alistair & Pamela Smyth
14 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
15 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
15 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
Neill Jackson
16 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
16 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
17 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
17 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
17 Cormorant Park Braniel Belfast
The Owner/Occupier,
18 Castlegrange Carnamuck Belfast
The Owner/Occupier,
18 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
18 Cormorant Park Braniel Belfast
The Owner/Occupier,
18 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,

19 Castlegrange Carnamuck Belfast
The Owner/Occupier,
19 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
19 Cormorant Park Braniel Belfast
The Owner/Occupier,
19 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
19 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
2 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
2 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
20 Castlegrange Carnamuck Belfast
The Owner/Occupier,
20 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
20 Cormorant Park Braniel Belfast
The Owner/Occupier,
20 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
21 Castlegrange Carnamuck Belfast
The Owner/Occupier,
21 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
21 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
21 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
22 Castlegrange Carnamuck Belfast
The Owner/Occupier,
22 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
22 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
23 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
23 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
23 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
23 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
24 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
24 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
25 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
Terry McCaffrey

25 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
25 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
25 Glenview Crescent,Carnamuck,Belfast,Down,BT5 7LX,
The Owner/Occupier,
25 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
26 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
26 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
26 Oakhill,Castlereagh,Down,BT5 7GS,
The Owner/Occupier,
27 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
27 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
Ethel White
27 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
27 Glenview Crescent,Carnamuck,Belfast,Down,BT5 7LX,
The Owner/Occupier,
28 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
28 Castlehill Farm,Braniel,Castlereagh,Down,BT5 7GU,
The Owner/Occupier,
29 Castlegrange Carnamuck Belfast
The Owner/Occupier,
29 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
29 Glenview Crescent,Carnamuck,Belfast,Down,BT5 7LX,
The Owner/Occupier,
3 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
3 Woodcroft Rise,Braniel,Belfast,Down,BT5 7PP,
The Owner/Occupier,
30 Castlegrange Carnamuck Belfast
The Owner/Occupier,
31 Castlegrange Carnamuck Belfast
The Owner/Occupier,
31 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
31 Glenview Crescent,Carnamuck,Belfast,Down,BT5 7LX,
The Owner/Occupier,
32 Castlegrange Carnamuck Belfast
The Owner/Occupier,
33 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
34 Castlegrange Carnamuck Belfast
Judith Cochrane MLA

342 Upper Newtownards Road,Belfast,BT4 3EX
The Owner/Occupier,
35 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
35 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
36 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
37 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
37 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
38 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
39 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
39 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
4 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
4 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
4 Woodcroft Rise Braniel Belfast
The Owner/Occupier,
40 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
S Downey
41 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
43 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
43 Lower Braniel Road Braniel Belfast
The Owner/Occupier,
45 Glenview Avenue Carnamuck Belfast
The Owner/Occupier,
45 Lower Braniel Road Braniel Belfast
The Owner/Occupier,
47 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
47 Lower Braniel Road Braniel Belfast
The Owner/Occupier,
48 Grey Castle Manor Castlereagh Belfast
The Owner/Occupier,
49 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
49 Lower Braniel Road Braniel Belfast
The Owner/Occupier,
5 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
5 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,

5 Woodcroft Rise Braniel Belfast
The Owner/Occupier,
50 Grey Castle Manor Castlereagh Belfast
The Owner/Occupier,
51 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
53 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
54 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
The Owner/Occupier,
55 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
56 Grey Castle Manor Castlereagh Belfast
The Owner/Occupier,
57 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
58 Grey Castle Manor Castlereagh Belfast
The Owner/Occupier,
59 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
6 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
6 Castlehill Farm Braniel Castlereagh
William Dale
6 Woodcroft Heights Braniel Belfast
William Dale
6 Woodcroft Heights, Belfast, BT5 7NX
The Owner/Occupier,
6 Woodcroft Rise Braniel Belfast
The Owner/Occupier,
60 Grey Castle Manor,Castlereagh,Belfast,Down,BT6 9QT,
The Owner/Occupier,
61 Glenview Avenue,Carnamuck,Belfast,Down,BT5 7LZ,
The Owner/Occupier,
7 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
The Owner/Occupier,
7 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
7 Woodcroft Heights Braniel Belfast
The Owner/Occupier,
7 Woodcroft Rise Braniel Belfast
The Owner/Occupier,
8 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT,
Ken & Valerie Tweedie
8 Castlehill Farm Braniel Castlereagh
The Owner/Occupier,
8 Woodcroft Heights Braniel Belfast
The Owner/Occupier,
8 Woodcroft Rise,Braniel,Belfast,Down,BT5 7PP,
The Owner/Occupier,

9 Castlegrange,Carnamuck,Belfast,Down,BT5 7GT, Catherine Marshall 9 Castlehill Farm Braniel Castlereagh The Owner/Occupier, 9 Woodcroft Heights Braniel Belfast Gavin J Robinson City Hall Donegall Square North Town Parks Michael McCord V. H McCord Mr & Mrs McMullan Edwin Howe Michael McCord Stephen Whyte Oliver Johnston V.H. McCord V. H McCord Jonathan Adams

Date of Last Neighbour Notification	
Date of EIA Determination	24.12.2014
ES Requested	No

Planning History

Ref ID: Y/2001/0183/F
Proposal: Erection of 3 No. dwellings
Address: Site Nos 25,26,27 'Castlegrange' housing development at lands at 70 Ballygowan Road, Castlereagh, Belfast
Decision:
Decision Date: 26.07.2001

Ref ID: Y/2000/0157/F
Proposal: Erection of 12 apartments in 3 storey block (Demolition of existing bungalow and out buildings)
Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh.
Decision:

Decision Date: 22.11.2000

Ref ID: Y/2000/0739/F
Proposal: Changes to house types and apartment block (elevation and floor plan changes) for 38 No. dwellings comprising townhouses and apartments (amendment of planning permission Y/2000/0158)
Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh
Decision:
Decision Date: 06.06.2001

Ref ID: Y/2000/0158/F
Proposal: Demolition of existing bungalow and outbuildings, erection of 38 No. dwellings comprising townhouses and apartments.
Address: Lands adjacent to and including 70 Ballygowan Road, Castlereagh.
Decision:
Decision Date: 22.11.2000

Ref ID: Y/2000/0080/F
Proposal: Access road to serve proposed housing developments and existing concrete works.
Address: Ballygowan Road, Castlereagh,
Decision:
Decision Date: 23.09.2000

Ref ID: Y/1998/0484
Proposal: Site for residential development of townhouses and apartments.
Address: NOS.70 AND 72 BALLYGOWAN ROAD, CASTLEREAGH.
Decision:
Decision Date:

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Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date:	**Item Number:**
Application ID: Z/2013/1511/F	
Proposal: Existing building to be extended to the south-east and south to create additional 2330 sq metres of lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.	**Location:** Northern Ireland Science Park Queen's Road Queen's Island Belfast BT3 9DT
Referral Route: Major application	
Recommendation:	Approval
Applicant Name and Address: Northern Ireland Science park Queen's Road Queens's Island Belfast BT3 9DT	**Agent Name and Address:** Samuel Stevenson and Sons 4 Greenwood Avenue Belfast BT4 3HR

Executive Summary:

The application seeks full planning permission for the proposed extension to the south-east and south to the existing building to create additional 2330 m2 lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.

The main planning issues to be considered are:

- The principle of the extension at this location;
- Impact on the host building and character of the area; and
- Traffic, movement and parking.

The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is zoned as BHA 01 Mixed Use Site- Titanic Quarter. The principle of the extension is acceptable as it does no conflict with area plan designations

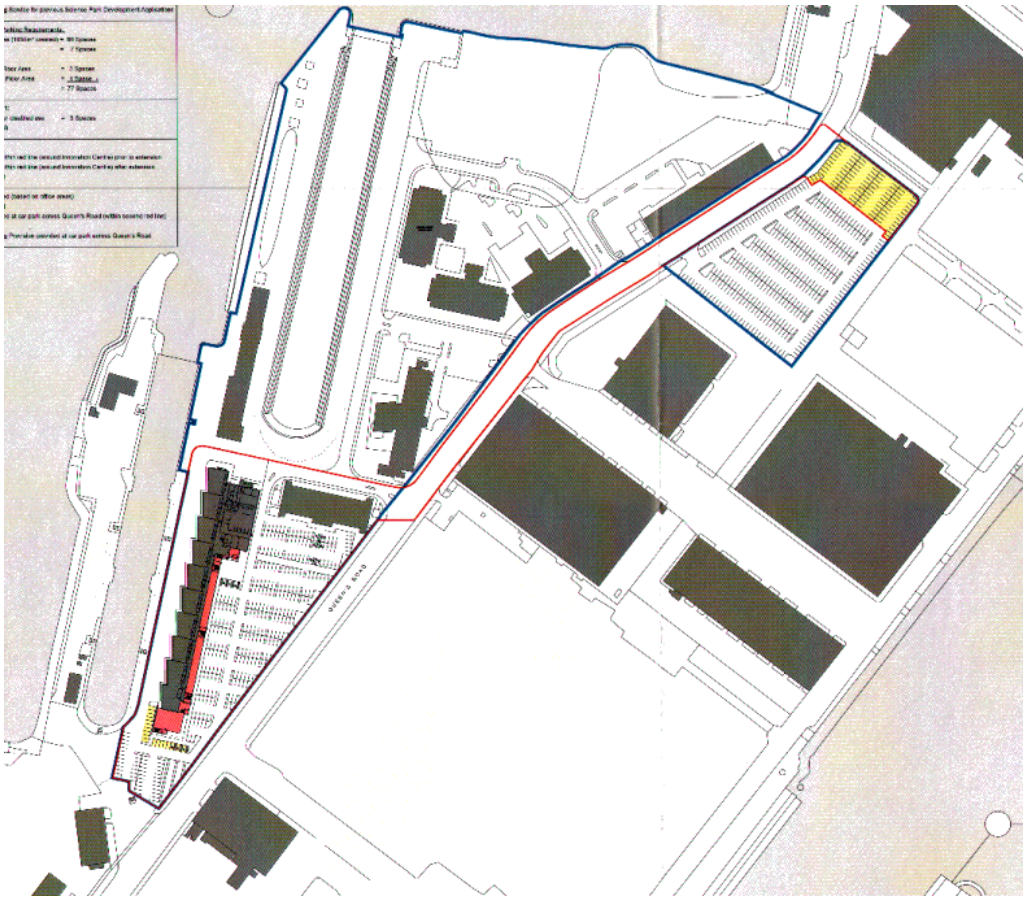
The proposal has been assessed against the Strategic Planning Policy Statement for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access, Movement and Parking, Planning Policy Statement 4: Planning and Economic Development; Planning Policy Statement 6: Planning, Archaeology and the Built Environment and Planning Policy Statement 15: Planning and Flood Risk.

All Consultees offered no objections in principle with the scheme, subject to conditions.
No letter of objections received.

The recommendation is to approve with conditions.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	**Description of Proposed Development** Existing building to be extended to the south-east and south to create additional x amount of m2 lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.
2.0	**Description of Site** The site is consists of the Northern Ireland Science Park, a three storey red brick, glazing and metal facade with associated car parking. The building is currently used for research and development use
Planning Assessment of Policy and other Material Considerations	
3.0	**Site History** Z/2007/1412/F- Construction of 3 No. 5 storey buildings with associated landscaping and car parking at Northern Ireland Science Park, Queen's Road, Belfast- Approval 12.06.2008. Z/2005/1842/F- Proposal: Construction of 3 no. buildings to provide accommodation for high growth, medium to large high technology companies and a landscaped courtyard with associated car parking at Northern Ireland Science Park, Queen's Road, Belfast- Approved16.06.2006. Z/2001/0922/O- Proposal: Redevelopment of the site as a science park at Queens Road, Belfast 22.03.2002
4.0	**Policy Framework**
4.1	Belfast Metropolitan Area Plan 2015
4.2	SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2: Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 4: Planning and Economic Development Planning Policy Statement 6- Planning Archaeology and the Built Environment
5.0	**Statutory Consultees**
	NIEA- Natural Environment Division NIEA- Protecting Historic Monuments- No Objections subject to conditions; NIEA- Waste Management- No Objection subject to conditions; Transport NI- No Objection Rivers Agency- No Objection NIWater- No Objection
6.0	**Non Statutory Consultees**
	Belfast City Council- EPU- No Objection subject to conditions Shared Environmental Services- No Objection subject to conditions
7.0	**Representations**

	N/A
8.0	**Other Material Consideration**
	N/A
9.0	**Assessment**
	Principle of Development
9.1	The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan 2015 (BMAP 2015) and is zoned as BHA 01: Mixed Use Site- Titanic Quarter. The principle of development is acceptable given the proposal does not conflict with area plan designations.
9.2	Zoning BHA 01 sets out a number of key site requirements including the uses considered to be acceptable in Titanic Quarter. It states that Business uses Class B1 (a), (b) or (c) of the Planning Use Classes NI 2015 is considered acceptable. The proposal is a mere extension to the existing business park building which falls within class B1, so is therefore considered acceptable.
9.3	The SPPS sets out five core planning principles of the planning system, including improving health and well being, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and paras 4.18-4.22 requires supporting sustainable economic growth whilst paras 4.23-7 stress the importance of good design. The SPPS states PPS4 remains applicable under 'transitional arrangements'
	Scale, Massing and Design
9.4	The design of the NISP building is distinctly maritime themed. Although a better design solution could be found which retains the maritime themed front elevation, the extension is considered acceptable. The extension to the southern portion of the building consists of a raised element mimicking the bow of a ship and is also considered acceptable given that it successfully marries into the existing building. The scale, massing and design is therefore considered to be acceptable.
	Traffic and Parking
9.5	The proposal has been assessed against PPS 3 and associated guidance. The proposal includes 2330 sq metres of lettable office space as an add onto the existing NISP building. Whilst Queens Road is private and is not adopted by DRD- Transport NI, consideration is required in regards to the car parking provision. Taking into account the car parking standards and having regard to the proposed additional floorspace as well as spaces lost to facilitate the proposed extension, it has been determined that 89 spaces are required. The applicant has provided 98 spaces, 300 metres north east of the application site as an add onto their existing car park accessed off Queens Road. The parking arrangements are therefore considered acceptable.
	Impact on Historic Monument
9.6	The proposal has been assessed against PPS 6: Planning, Archaeology and the Built Environment. The application site is just outside the Heritage Node of Alexandra Graving Dock. This is afforded protection under Article 5 of the Historic Monuments and Archaeological objects Order (NI) 1995 and also the provision of BH 1 of PPS 6.

	Following the submission of a Scheduled Monument Consent NIEA Historic Monuments Unit are satisfied that the proposal complies with BH 1 of PPPS 6 and have furnished Belfast Planning Service with conditions. <u>Flooding</u>
9.7	The proposal has been assessed against PPS 15: Planning and Flood Risk. As the application site is located within the Q200 Coastal Flood Plain further information was sought from the applicant including the submission of a Flood Risk Assessment, a warning evacuation plan and mitigation plan. Following the submission of these and following further consultation with Rivers Agency, it is considered that the proposal fully complies with PPS 15. <u>Impact on Belfast Lough SPA and ASSI</u>
9.8	The proposal has been assessed against PPS 2: Natural Heritage. The site is located close to Belfast Lough SPA/Ramsar and Belfast Lough Open Water SPA/ East Coast (NI) Marine SPA. Given its proximity to these designations the application had to be assessed against the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council. Having regard to the nature, scale, timing, duration and location of the project it is concluded that, provided that mitigation measures are conditioned in any planning approval, the proposal will not have an adverse effect on site integrity of any European site. The proposal therefore complies with legislation and PPS 2.
10.0	**Summary of Recommendation**: Approval Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.
11.0	**Conditions** 1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit. 2. The 98 car parking spaces proposed at the north eastern location of the site shall be used solely for employees or visitors to the Northern Ireland Science Park. Reason: To ensure there is adequate parking provision for the proposed use. 3. A Construction Environmental Management Plan (CEMP) must be submitted to Belfast City Council Planning Department by the appointed contractor for agreement prior to any works commencing. This should include detail of all construction and earthworks to be undertaken and pollution prevention measures to be employed on site during construction works to prevent contamination/pollution entering Alexandra Dry Dock adjacent to the Northern Boundary of the site that could then enter Belfast Lough SPA/Ramsar and Belfast

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Lough Open Water SPA/ East Coast (NI) Marine pSPA.

Reason: To ensure that the appointed contractor undertaking the work is well informed of all the risks associated with the proposal and is aware of the mitigation measures to be put in place during the construction phase. It will also ensure that the final CEMP has Council approval prior to any works commencing. Thus preventing any indirect adverse impacts on Belfast Lough SPA/Ramsar and Belfast Lough Open Water SPA/East Coast Marine pSPA conservation objectives/features.

4. No development or piling work should commence on site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. The Piling risk assessment 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://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf.

Reason: To negate the possibility of any adverse effects from preferential pathways created on contaminated land reaching any European Site.

5. No site works of any nature or development shall take place until a programme of archaeological work, has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason**:** to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

6. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

7. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

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

8. Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the Doran Consulting Report titled: '*Generic Quantitative Risk Assessment and Remediation Strategy – Proposed extension to the Innovation Centre Building, NI Science Park, Queen's Island,*

	*Belfast' (*dated May 2015 and referenced: 134013) have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that: a. The final site layout has been surfaced with hard standing with evidence presented as outlined in section 5.4 of the Doran Consulting report, dated May 2015, job no: 134013; b. That gas protection measures in line with CIRIA's C665 Characteristic Situation 2 have been incorporated into all new buildings on the site which include: □ A re-enforced concrete cast in-situ floor slab (suspended, non-suspended or raft) with at least 1200g DPM or a beam and block or a pre-cast concrete slab with a minimum 2000g DPM/reinforced gas membrane; □ A proprietary gas resistant membrane installed and certified by a specialist contractor under CQA. All service entrance points, joints and penetrations must be identified and demonstrated to be sealed. Reason: Protection of human health
12.0	**Notification to Department (if relevant)** N/A
13.0	**Representations from Elected Members** N/A

ANNEX	
Date Valid	23rd December 2013
Date First Advertised	17th January 2014
Date Last Advertised	23rd October 2015

Details of Neighbour Notification (all addresses)
The Owner/Occupier,
2,3-5,Milewater Basin,Queen'S Island,Belfast,Down,BT3 9AS,
The Owner/Occupier,
20 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
Citigroup White Star House, Care Of: Mervyn Watley (NISP), NI Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT
The Owner/Occupier,
Grant Electrical Services,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
H M S Caroline,Milewater Basin,Queen'S Island,Belfast,Down,BT3 9AD,
The Owner/Occupier,
Harland & Wolff,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
Shipbuilding Works,Queens Road,Queen'S Island,Antrim,Antrim,BT3 9DT,
The Owner/Occupier,
The Institute Of Electronics, Communications _ Information Technology (ECIT), Queen's University Of Belfast, NI Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT
The Owner/Occupier,
The Legacy Building, Care Of: Mervyn Watley (NISP) NI Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT
The Owner/Occupier,
Titantic Dock And Pump House, Care Of: Mervyn Watley (NISP), NI Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT
The Owner/Occupier,
UNIT 11,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
UNIT 11,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
UNIT 3 ELMBANK,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
UNIT 5 ELMBANK,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
UNIT 5,20 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
UNIT 6,20 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,

The Owner/Occupier,
UNIT 7,20 Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
Unit 2 Elmbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
Unit 2 Oakbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
Unit 4 Elmbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
Unit 6 Oakbank,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,
The Owner/Occupier,
Unit 6,Channel Commercial Park,Queens Road,Queen'S Island,Belfast,Down,BT3 9DT,

Date of Last Neighbour Notification	15th January 2014
Date of EIA Determination	
ES Requested	Yes /No

Planning History

Ref ID: Z/2007/1412/F
Proposal: Construction of 3 No. 5 storey buildings with associated landscaping and car parking.
Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT03 9DT
Decision:
Decision Date: 12.06.2008

Ref ID: Z/1997/0103
Proposal: Refurbishment and sub-division of existing vacant
plumbing works to create 8 industrial units with
office extension to unit no.1
Address: PHASE 3 CHANNEL COMMERCIAL PARK QUEENS ISLAND BELFAST BT3
Decision:
Decision Date:

Ref ID: Z/2005/0299/F
Proposal: Erection of 1.2m high security fence around existing perimeter.
Address: ECIT, Northern Ireland Science Park, Queen's Road, Belfast BT3 9DT
Decision:
Decision Date: 16.05.2005

Ref ID: Z/2007/1239/F
Proposal: Internal and external refurbishment of building to include temporary access ramp and public toilets
Address: Thompson Dock Pump House, Titanic Quarter, Belfast.
Decision:
Decision Date: 16.08.2007

Ref ID: Z/2007/1222/LB
Proposal: Internal and external refurbishment of building to include temporary access ramp and public toilets
Address: Thompson Dock Pump House, Titanic Quarter, Belfast
Decision:
Decision Date: 16.08.2007

Ref ID: Z/2000/2205/O
Proposal: Science Park (research driven centre for knowledge based industry)
Address: Queen's Road, Queen's Island, Belfast
Decision:
Decision Date: 12.04.2001

Ref ID: Z/2011/0118/F
Proposal: Erection of 2 no. film studios with associated ancillary accommodation and car-parking.
Address: site to north-east of existing 'Paint Hall' structure, Queen's Road, Titanic Quarter, Belfast,
Decision:
Decision Date: 21.11.2011

Ref ID: Z/2004/2695/F
Proposal: Construction of building No.3 (accommodation for hi-tech companies), infrastructure, associated car parking, landscaping and other ancillary works. (Amendment to previous reserved matters, ref: Z/2003/0535/RM)
Address: Northern Ireland Science Park, Queens Road, Queens Island, Belfast.
Decision:
Decision Date: 17.02.2005

Ref ID: Z/2005/1435/A
Proposal: 6 x internally illuminated signs.
Address: White Star House, N.I. Science Park, Queens Road, Queens Island, Belfast.BT3 9DT
Decision:
Decision Date: 23.09.2005

Ref ID: Z/1998/1019
Proposal: Construction of 50 cubic metre spoil bay for waste transfer of excavated footway and carriageway material
Address: CLARENCE WORKS QUEENS ROAD BELFAST BT3
Decision:
Decision Date:

Ref ID: Z/2003/0535/RM
Proposal: Construction of building No.3 for high growth medium to large size high technology companies, infrastructure, associated car parking, landscaping and other ancillary work.
Address: Queens Road, Queens Island, Belfast, BT3 9DU
Decision:
Decision Date: 18.12.2003

Ref ID: Z/2006/2677/F
Proposal: Erection of an extension to the Innovation Centre to provide exhibition and information space.
Address: Land to the north of the Innovation Centre, Northern Ireland Science Park, Queens Road, Queens Island, Belfast
Decision:
Decision Date: 04.04.2007

Ref ID: Z/2001/0920/F
Proposal: Construction of phase 1 infrastructure, building, associated car parking, landscaping and other ancillary works for the Northern Ireland Science Park. Building to provide accommodation for high growth small to medium sized high technology companies.
Address: Queens Road, Queens Island, Belfast
Decision:
Decision Date: 19.11.2001

Ref ID: Z/2003/2564/F
Proposal: Removal of condition no 7 from planning permission ref Z/2001/0920/F, for innovation centre small/ medium technology companies.
Address: Innovation Centre, Queens Road, Queens Island, BT3 9DT
Decision:
Decision Date: 15.12.2003

Ref ID: Z/2000/2505
Proposal: Proposed mixed use development.
Address: Titanic Quarter, Belfast Harbour, Belfast BT3.
Decision:
Decision Date:

Ref ID: Z/2013/1509/F
Proposal: Film studios (2no), film production workshops, ancillary film production uses, installation of photovoltaic array, provision of car parking and access and undertake ancillary site works including re-location of sub-station
Address: Land East of Queen's Road and Northern Ireland Science Park, south of channel commercial park and west of Musgrave Channel Road, Queens Road, Queen's Island, Belfast,
Decision:
Decision Date:

Ref ID: Z/2013/1511/F
Proposal: Existing building to be extended to the south-east and south to create additional lettable work space.
Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT,
Decision:
Decision Date:

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

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Status: Submitted

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Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

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Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17 November 2015	**Item Number:**
Application ID: Z/2013/1434/F	
Proposal: Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building.	**Location:** Former Visteon Factory Blacks Road Belfast BT10
Referral Route: Major Application (>50residential units)	
Recommendation: Approval	
Applicant Name and Address: Fold Housing Association c/o agent	**Agent Name and Address:** TSA Planning Ltd 29 Linenhall Street Belfast BT2 8AB

Executive Summary:

This application seeks Full Planning permission for a mixed mixed-use development comprising 244 no social and private/affordable residential units (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. The proposals were amended in August 2015 to provide an increased level of Class B Business uses and a separate community centre building.

The main issues to be considered in this case are:

- The principle of the re-development of the site for the proposed uses; the loss of land last used for an economic and employment use at this location; the acceptability of housing and business units at this location;
- Impacts on the Environment and Amenity; and
- Impact on existing roads infrastructure.

The site is located within the Development Limits for Belfast in the west of the city adjacent to the M1 motorway and previously contained the former Ford Visteon Factory. The demolition of which was carried out during the processing of this planning application.

The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access Movement and Parking, Planning Policy 4 Planning and Economic Development,

Planning Policy Statement 7: Quality Residential Environments, Planning Policy Statement 8 Open Space, Sport and Outdoor recreation, Planning Policy 12 Housing in Settlements and Planning Policy 15 Planning and Flood Risk.

Transport NI, NI Water, Waste Management Unit, NIEA Natural Heritage and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal subject to conditions being applied.

105 letters of objection including 4 petitions with a total of 854 signatures were received. A total of approx 955 objections. The objections covered a wide range of issues which are outlined at Paragraph 7.0 in the main body of the report with the main concern raised being the loss of a previous used employment site.

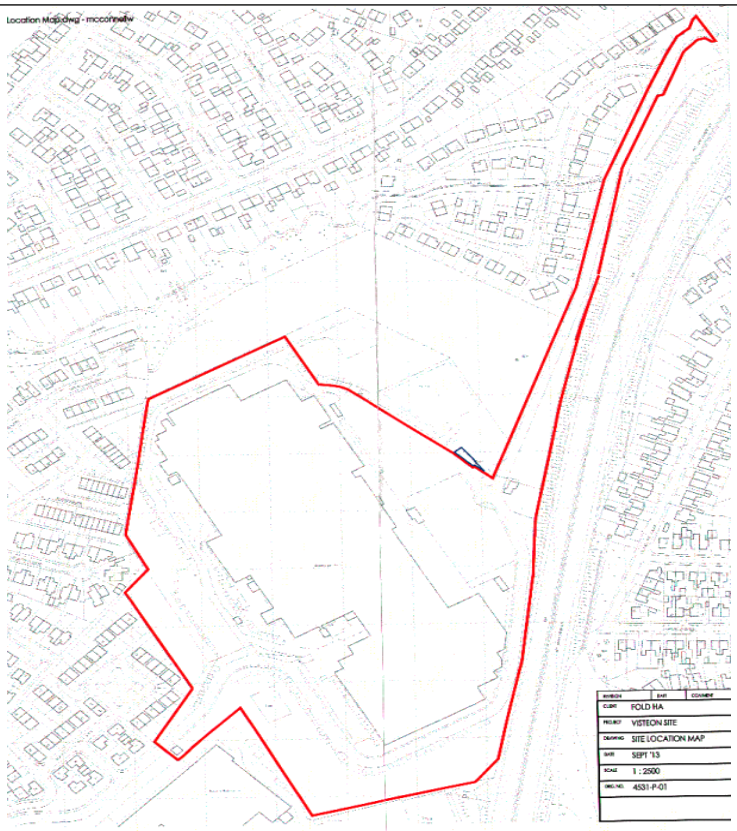
Having had regard to the development plan, relevant planning policies, and other material considerations it is concluded that the proposed is in accordance with BMAP and on balance is acceptable as the proposal complies with all other material considerations including PED 7 of PPS 4 and the previous planning history on the site. The redevelopment of the site will present a significant overall community benefit to West Belfast and when developed will provide much needed social and affordable housing and associated open space, as well as 6,075 sq metres of business units, open space and a community centre. It will see the regeneration of a site which has been vacant and/ or derelict for over 6 years.

Approval is recommended subject to conditions as set out at Paragraph 11.0.

In light of an outstanding consultation responses from Environmental Health it is requested that the Director of Planning and Place is authorised to draft any necessary amendments to/ additional conditions in respect of the Planning Applications Schedule should the application be approved.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	**Description of Proposed Development** Demolition of existing buildings and proposed comprehensive mixed-use development comprising 244no social and private/affordable residential units, 22 of which are apartments, (with access from Black's Road), with associated public open space/linear park. Non-residential element to include community centre and class B business units (class B1b/B1c/B2 uses) with associated parking and access from Finaghy Road North. Amended proposals to provide increase in level of Class B Business uses and separate community centre building. Class B1b/B1c/B2 uses of the Planning Use Classes Order (NI) 2015 refer to: Class B1 - Business b) as a call centre c) for research development which can be carried out without detriment to amenity by reason of noise, vibration smell fumes smoke soot ash dust or grit Class B2 – Light Industry Use for any industrial process which can be carried out without detriment to amenity by reason of noise, vibration smell fumes smoke soot ash dust or grit.
2.0	**Description of Site** Substantial brownfield site. The Ford Visteon factory was previously located on the site. The building has now been demolished and the site cleared. The site is relatively flat throughout with the footprint of the original building and the area of hard standing which provided the car park still evident. The site rises to adjoining housing to the north and west, with an embankment rising to planting along these boundaries, with an area of heavy planting to the north. A section of retaining wall is present in the North-Western corner of the site. The lies more open to the east along the motorway with some semi-mature sporadic planting. There are two established access roads leading to the site, one from Finaghy Road North to the east of the site and one from Blacks Road to the west, running parallel and adjacent to the Mayfield development.
Planning Assessment of Policy and other Material Considerations	
3.0	**Planning History**
3.1	Z/2008/0803/RM – In September 2009 a mixed use residential (210 No. residential units) and class B business park development (3,345 sq m) was approved on the southern part of the site on 6.85ha. This represents approximately 75% of the area of the site in question under this current application. The northern portion of the factory was to be retained and a higher density housing development which included a number of apartments was approved along with a business park located in a similar area on the site to this proposal. The application was considered to comply with the matters reserved in the outline application Z/2006/2339/O approved in August 2007.
3.2	There are previous approved planning applications on lands immediately adjacent to the site. Along the eastern boundary was granted permission under Z/2008/0993/F (Development comprising of 24 no. townhouses and 29 no. apartments, approved 11th August 2010) and along the northern boundary Z/2002/2135/F (Proposed housing development comprising of 44no. townhouses and 12no. semi-detached dwellings, approved 26th March 2008). There is currently a line application with the council under reference Z/2013/0120/F which is a renewal of Z/2002/2135/F.

4.0	**Policy Framework**
4.1	**Belfast Metropolitan Area Plan 2015**
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 4 – Planning and Economic Development Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation Planning Policy Statement 12 – Housing in Settlements Planning Policy Statement 15 - (Revised) Planning and Flood Risk Creating Places
5.0	**Statutory Consultees** Transport NI – No Objection subject to conditions Rivers Agency – No Objection subject to conditions NIWater – No Objection subject to conditions NIEA Historic Monuments Unit – No Objection subject to conditions NIEA Waste Management Unit – No Objection subject to conditions
6.0	**Non-Statutory Consultees** Environmental Health BCC – No Objection subject to conditions NIHE Invest NI
7.0	**Representations** 105 letters of objection and 4 petitions were received with a total of 854 signatures. A total of approx 955 objections. The objections received to date raise a wide range of issues which can be summarised into 8 distinctive categories which are set out below: **1. Loss of Economic Land, Economic development and Policy PED7 of Planning Policy Statement 4.** - Permanent loss of Economic Development Land - Proposal does not meet any of the exceptions under Policy PED7 of PPS4 - Proposal does not contain a significant element of economic use (as per Policy PED7 of PPS4) - The proposal will not bring about substantial community benefits (as per Policy PED7 of PPS4) - It has not been adequately demonstrated that the site would be unsuitable for industrial, storage or distribution purposes (as per Policy PED7 of PPS4). Given the previous use, the level of employment and the accessibility and location adjacent to motorway it would suggest that it is suitable for such a use. - Links between closure of former factory in 2009 and global economic recession, and not because site is unsuitable for economic activity. - Uncertainty as to when proposed business units will be developed. - The proposal fails to deliver on the objective of achieving economic development to secure higher living standards whilst protecting and enhancing the environment as per PPS1 General Principles (now superseded by the Strategic Planning Policy Statement for Northern Ireland) - The proposal is a significant departure from the draft Belfast Metropolitan Area Plan as the site is zoned as a major area of existing employment/ industry. - Previous approval (Z/2008/0803/RM) retained a 'substantial economic development use'. - - Limited capacity for such economic land uses in Belfast and need for

	additional space, particularly when economy starts to grow again. - The present use does not have a significant adverse impact on the character or amenities of the surrounding area. - Given level of contamination to the site is only suitable for commercial/ business uses and not residential. - The proposal is contrary to Policy PED8 of PPS4 **2. Traffic, Transport and Road Safety** - No vehicular linkage between Blacks Road and Finaghy Road. - Intensification of use of existing public roads and increase in volumes of traffic and subsequent environmental impact and impact on amenity and road safety. - Poor linkages to public transport - The date on which traffic surveys were conducted (May 2013) is unrepresentative of traffic flow - No traffic calming of traffic control measures within the proposed layout. - No neighbourhood facilities provided. - Inadequate car parking for employees within proposed development. **3. The proposal is contrary to Planning Policy Statement 7 and 12 – Housing Layout.** - The proposal fails to create a quality residential environment. - The proposal will have an adverse impact upon the character of the area.- The proposal is contrary to the social housing strategy outlined in BMAP. It could displace other sites zoned for social housing. - The proposal fails to comply with Policy HS2 of PPS12 in that no evidence has been provided to justify the mix of housing types and tenure to meet the requirements of HS2. - The proposal will fail to create a balanced and sustainable community. **4. Planning Policy Statement 8 open Space** - Inadequate provision for leisure and play facilities within the development - Limited surveillance over proposed 'linear park'. - The proposal prejudices comprehensive development of the site. **5. Natural Environment and Environmental Impact** - The proposal fails to adequately safeguard wildlife in or near the site - The proposal will compound the local flooding risk - The need for a comprehensive EIA - HRA required given potential impact on Belfast Lough - Significant public health risk **6. Contamination** - Decontamination works will adversely impact upon residential amenity and environmental quality. - Public health risk given proposed residential end-use - Uncertainty in reports **7. Impacts upon infrastructure** - The proposal will put pressure on existing water supply and sewage infrastructure - The proposed number of houses will put pressure on school places **8. Planning Legislation** - - The application should be accompanied by an EIA and should be considered

	under Article 31
9.0	**Assessment**
9.1	The key issues in the assessment of the proposed development include: - The Principle of the re-development of the site for the proposed uses; loss of land last used for an economic and employment use at this location; the acceptability of housing at this location; the acceptability of business units at this location; - Impacts on the Environment and Amenity; - Impact on existing roads infrastructure.
9.2	**Principle of redeveloping the site and the proposed use at this location** Due to the former industrial use on the site, the site was previously zoned for business and employment in the draft Belfast Metropolitan Plan 2015. BMAP was formally adopted in September 2014 and the application site is located on unzoned (white) land within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below. The proposal is therefore considered to be in accordance with the current development plan.
9.3	The proposal has been assessed against the SPPS which states that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. These are set out and considered below.
9.4	**Loss of Land last used for Economic Use** The proposal has been assessed under Policy PED7 of PPS4 given the former use on the site. The policy states that on unzoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, will only be permitted where it is demonstrated that: (a) redevelopment for a Class B1 business use or other suitable employment use would make a significant contribution to the local economy; or (b) the proposal is a specific mixed-use regeneration initiative which contains a significant element of economic development use and may also include residential or community use, and which will bring substantial community benefits that outweigh the loss of land for economic development use; or (c) the proposal is for the development of a compatible *sui generis* employment use of a scale, nature and form appropriate to the location; or (d) the present use has a significant adverse impact on the character or amenities of the surrounding area; or (e) the site is unsuitable for modern industrial, storage or distribution purposes; or (f) an alternative use would secure the long-term future of a building or buildings of architectural or historical interest or importance, whether statutorily listed or not; or (g) there is a firm proposal to replicate existing economic benefits on an alternative site in the vicinity.
9.5	In this instance criterion (b) applies given that the proposal is a mixed use development consisting of residential, Class B business Uses, Community Building and areas of open space.
9.6	In terms of assessing the acceptability of the scheme it is therefore the significance of the proposed Class B and the community benefits which would be brought about as a result of the development that should outweigh the loss of the existing land for economic development use. Before exploring this further it is important to look at the planning history on the site, and most significantly the planning approval Z/2008/0803/RM.

9.7	Z/2008/0803/RM for a mixed use residential (210 No. residential units) and class B business park development (3,345 sq m) on 5.9Ha site (approved 17th September 2009). This approval occupies approximately 77.55% of the area of the application site and is a material consideration in the assessment of the current proposal. 2,973 square metres of the approved non-residential element of this previous scheme was business use covering an area of approximately 1.15Ha with approximately 14, 353 square metres remaining of the factory's floorspace on approximately 2Ha.
9.8	A letter was sent from the then Belfast Area Planning Office to the agent on 5th November 2014 outlining their stance on PED7. It was stated that the proposal as it stood at the time was contrary to Policy PED7 in that the provision of 3,569 sq. metres of business units on 1.2Ha was not considered a significant element of economic use. It was stated that in order to comply with the requirements of PPS4 the proportion of the site area retained for business use and/ or the amount of business floorspace should be increased. The letter also stated that if a significant element of economic development is provided, the Council will require either a negative condition or a planning agreement to ensure the delivery of the business units prior to the occupation of the residential units.
9.9	In response to the Planning Service's letter dated 5th November 2014 the proposal was amended to provide an additional level of commercial/ economic use floorspace with an additional floor of such floorspace added to both blocks A and B. The current proposal, as amended, covers the entire 7.6Ha of the site (excluding access road and site lines). This includes a total of 6,075 square metres of business space (an increase of 2,506 sq metres) on approximately 1.2Ha of land, equating to approximately 16% of the site area.
9.10	The previous approval (Z/2008/0803/RM) permitted the loss of approximately 20,647 square metres of business floorspace, with the provision of 2,973 of new business floorspace amounting to 14% of this lost floorspace. The previous factory building had a floor area of approximately 35,000 square metres. The proposed 6,075 square metres of business floorspace equates to 17.35% of the 35,000 square metres of lost business floorspace present on the site. This is almost a 3.5% increase in the percentage of retained business floorspace from the previous approval, albeit the previous approval did include the retention of a significant part of the factory.
9.11	Given the level and quality of floorspace provision, when balanced with the loss of factory floorspace and the level of commercial/ economic floorspace provision in the previous approval, on balance it is considered that the proposal is compliant with Policy PED7 of PPS4. A significant element of economic development use has been provided within the proposed scheme. It is also considered that the proposal, which includes a residential element which will provide both social and affordable housing, and a community building will bring substantial community benefits that will outweigh the loss of land for economic development use. The concentrated level of employment floorspace, although significantly less than the factory which occupied the site, offers a more intensive type of business use (B1b, B1c and B2), that can create more jobs per sq metre than the level of employment experienced in the former factory.
9.12	In terms of the delivery mechanism for providing the commercial/ economic element of the proposal it is important to consider that each potential occupier of the proposed units will have their own specific needs in terms of the buildings form, layout and associated service provision. The factory building has now been removed from the site and a significant effort has been made to put forward a satisfactory remediation scheme that will clean up what is a contaminated site, a legacy of the former land use. The development will provide a fully serviced and remediated site which can accommodate a substantial level of economic floorspace, and offer a more attractive site which is more

	economically viable to develop, which should in turn provide a significant level of employment. The agent has stated the site has been marketed at lucrative rates since the closure of the factory to no avail with no interest in the site from the public or private sector. Independent reports by Lisney and Belfast City Council have suggested that there is an availability of undeveloped land in the West Belfast area, particularly at Forthriver Business Park and Springbank Industrial Estate. The Council's feasibility study suggests approximately 15 hectares of zoned employment/ industrial land remains undeveloped. To ensure the proposal is in keeping with PED7, a condition has been proposed to secure the delivery of the business units.
9.13	Another key factor within PED7 is the requirement that the mixed use proposal will bring about substantial community benefits that will ultimately outweigh the loss of economic land. There is no doubt that the scale of provision of social and affordable housing will benefit a section of the community. Evidence, in the form of figures presented in the Housing Executive's (Belfast District Housing Plan and Local Housing Strategy 2014/2015), (March 2014), suggesting that in the Andersonstown area alone there is a significant requirement for social housing with a total 1,469 applicants. The proposal will also provide a community building which will not only cater for the needs of the residents of the proposed dwellings but also potentially the residents in the dwellings off the Blacks Road and beyond.
9.14	Of course the regeneration of a vacant former industrial site shall in itself be beneficial but it is arguable as to whether or not that this would bring about substantial community benefits. What will bring about substantial community benefits will be the provision of commercial/ economic/ employment units which will in turn provide jobs for people in the immediate area and beyond on what is currently a disused former industrial site.
9.15	In the supporting letter submitted with the amended plans the agent had also raised the argument that as the site is now unzoned in the Belfast Metropolitan Area Plan and the site has effectively been declared unsuitable for modern industrial purposes through the area plan process. Although it has been suggested by the agent that the site is no longer suitable for modern industrial purposes insufficient information has been provided to prove this.
9.16	**Proposed Residential Development** The proposal has been assessed against Policy QD1 of PPS7. All proposals for residential development will be expected to conform to all of the following criteria:
9.17	(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas; The residential element of the proposal consists of a mix of 244 dwelling units, with 8 detached dwellings, 42 semi-detached dwellings, 172 townhouses and 22 apartments. This has provided a degree of interest in the built form with distinctive areas created throughout the proposed layout creating a sense of place. These are laid out in blocks fronting onto the proposed roadways and overlooking areas of proposed open space. The parking has been provided in the form of communal parking bays, roadside parking and in-curtilage parking, ensuring a variety in terms of the proposed streetscape with planting and small hedges provided to the front of many of the dwellings creating a sense of place and providing a high quality environment. In terms of the surrounding context the proposed density and housing mix are reflective of the residential character of the developments abutting the site and those within the surrounding area with a mix of semi-detached and terraced housing to the west of the site in the developments located off Brooke Park. The density of the proposed

	development, certainly in terms of the dwellings is not dissimilar to that of these adjacent developments, with modest levels of private amenity to the rear of the proposed dwellings ensuring that it is by no means an unacceptable density in this context. Another consideration in terms of the overall quality of the scheme and certainly in terms of the proposed density is the previous approval on part of the site (Z/2008/0803/RM) for a total of 210 units. Given the proposed site is approximately one and a half times the area of the previously approved site with only 34 additional units proposed the density of the proposed scheme is lower.
9.18	(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development; No archaeological features have been identified on the site. Boundary vegetation is to be retained and NIEA have welcomed the level of tree retention on the site. A number of mature trees are to be retained along the south/ south-western boundary of the site, including 9 birch trees, 3 alders, an oak and a sycamore.
9.19	(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area; Open Space provision will be discussed in detail under Policy OS2 at paragraph 9.26.
9.20	(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development; Given the scale of the proposal such neighbourhood facilities are not required, however a community building has been proposed which will provide a welcomed facility for the 244 dwelling units.
9.21	(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures; The residential element of the development utilises the existing access onto the Blacks Road and provides pedestrian access to existing public transport networks. The non-residential element utilises an existing access onto Finaghy Road North. Traffic calming measures have been provided in the form of raised tables and speed control humps. TransportNI are satisfied with the speed control measures provided.
9.22	(f) adequate and appropriate provision is made for parking; TransportNI is satisfied with the car parking provision and its arrangement.
9.23	(g) the design of the development draws upon the best local traditions of form, materials and detailing; The built form, in terms of the residential element of the proposal, with the rows of two and two and a half storey terraced and semi-detached dwellings, reflects the character of the adjoining residential areas to the west of the site off Blacks Road including Brooke Park, Arlington Park and Mayfield Square. The mix of red brick and off-white render finish reflects the finishes and material of both the more established and newer dwellings that bound the site to the north and west.
9.24	(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance; None of the proposed dwellings immediately abut the boundary with adjoining

	residential properties. Given that the existing dwellings to the north and west of the site sit at a much higher level than the proposed dwellings, with generous separation distances across the linear park, there will be no adverse impact on the amenity of adjoining properties. Furthermore the layout will not impact on the layouts of the proposed housing developments along the eastern and northern boundary.
9.25	(i) the development is designed to deter crime and promote personal safety. All car parking is located in areas which would encourage an optimum level of surveillance. All open space areas are positioned in such a way that would discourage anti-social behaviour and enclosed spaces and walkways behind building lines and behind proposed dwellings have been avoided. All rear gardens are well enclosed.
9.26	The proposal has been assessed against Policy OS2 of PPS8. Integral communal open space has been provided in the form of three 'village green' areas and a 'linear park' (as referenced on the proposed site layout) along the eastern part of the site. The area of the site is approximately 7.6 Hectares. Therefore an area of at least 7,600 square metres (10% of the site area) should be given over to communal open space. The total area of open space provision amounts to approximately 10,000 square metres, over 14% of the area of the site.
9.27	The proposal has been assessed against Policies PCP3, PCP4, HS2 and HS4 of PPS12. The site is located in a highly accessible and sustainable location which utilises the existing vehicular links to Finaghy Road North and Blacks Road, and in turn providing pedestrian and vehicular access to the existing road and public transport networks. Pedestrian access to the Blacks Road and beyond has been facilitated to the west with links through existing streets to the Bus Terminus to the North-West of the site off Brooke Drive and to the wider Citybus and Ulsterbus networks. The design concept approach has been assessed under Policy QD2 of PPS7 above.
9.28	A significant element of the proposed housing is social housing with 196 dwellings of mixed types proposed to help address the wider social housing need in West Belfast. Figures quoted from the Northern Ireland Housing Executive's (Belfast District Housing Plan and Local Housing Strategy 2014/2015), (March 2014), stated that in the Andersonstown Ward (within which the site is located) there were a total of 1,469 applicants for social housing.
9.29	In terms of policy PCP4 and providing a balanced community affordable housing units have been dispersed through the development with the mix of tenures providing an opportunity for first time buyers to get onto the housing market whilst also addressing the wider housing need in the Andersonstown and wider West Belfast areas (as stated above). A community building has been proposed which will help bolster a sense of place within the housing element of the proposal and assist in meeting the wider needs of the community not only within the site but also in the adjoining housing developments.
9.30	As the residential element of the proposal contains more than 25 units HS4 requires that a mix of house types and sizes should be provided. A mix of house types is secured with the provision of 8 detached special needs bungalows, 42 semi-detached dwellings, 172 townhouses and 22 apartments.
9.31	**Impact on the Environment and Amenity** Paragraphs 4.11 and 4.12 of the SPPS states that 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. The planning system can also positively contribute to improving air quality and minimising its harmful impacts. Additional strategic guidance on noise and air quality as material considerations in the planning process.
9.32	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. However, the above mentioned considerations are not exhaustive and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas.
9.33	**Contaminated Land** Environmental Services Department of Belfast City Council welcomed the approach suggested by White Young Green to review the intrusive work results of previous investigations on the current and surrounding sites, undertake additional sampling where necessary and provide the Planning Service with a Generic Quality Risk Assessment. Based on the outcome of an initial risk assessment, they initially stated in a response dated 3rd February 2014 that a Remediation Strategy may be required.
9.34	WYG recognised that as a result of historic site activities the following risks could occur; - Unacceptable risks to future site users was identified from soils impacted with asbestos, metals, hydrocarbons, poly aromatic hydrocarbons (PAHs) and volatile organic carbons (VOCs) - Unacceptable risks to future site users from shallow groundwater impacted with PAHs, hydrocarbons and VOCs - Unacceptable risks to the water environment were identified from groundwater impacted with PAHs, hydrocarbons and VOCs.
9.35	WYG confirmed that the soil and groundwater remedial criteria will be informed by the outcome of site specific human health and hydrogeological detailed quantitative risk assessments (DQRAs). WYG note that the remediation strategy may include storage tank removal, soil source removal, enhanced bioremediation, a capping layer, vapour proof membrane in buildings and monitored natural attenuation (MNA). Environmental Services Department of Belfast City Council recognised that the report presents the findings of several phases of intrusive site investigation and Generic & Detailed Quantitative Risk Assessments (GQRA & DQRA), followed by an Outline Remediation Strategy. The Environmental Services Unit welcomed the phased approach taken by WYG to investigating and understanding the risks posed by potential land contamination at this site and acknowledges the substantial body of data that has been accumulated.
9.36	WYG has identified that possible risks to human health could be associated with the site and its proposed development due to the presence of contaminants in shallow soils and shallow groundwater and that a multi-faceted remediation approach would be required to mitigate these risks should the proposed development proceed. With respect to protection of human health, the suggested remediation strategy includes: decommissioning of former tanks and infrastructure; treatment of shallow soil hotspots; in-situ treatment of shallow groundwater; provision of a capping layer of clean soils; and the installation of gas and vapour protection measures within the proposed buildings. Contaminants were also identified in deeper groundwater. The DQRA presented by WYG indicates that these would not pose a risk to human health.

9.37	Environmental Services Department is satisfied that a sufficient level of investigation and risk assessment has been undertaken in order to identify and assess the potential pollutant linkages at the site and that the prescribed outline remediation measures will mitigate these.
9.38	However, it expressed some concerns about the assessment of risks posed to human health by contaminants identified in the deep groundwater (sand and sandstone). With regards to the assessment of risks posed to offsite human health receptors, the delineation of the source area for use in the DQRA allows for 20m of attenuation within the applied model between the source area and the site boundary compliance point. Clarification on how this source area was delineated is required and additional confidence in the presence of this 20m attenuation zone is sought.
9.39	In addition, in order to have confidence that the recommended in-situ treatment for the remediation of shallow soil and groundwater contamination will be both appropriate and effective in the context of the former Visteon site, Belfast City Council requested that specific examples of where the recommended technologies have been successfully applied to the same contaminant types in similar ground conditions are provided.
9.40	Contaminated Land Risk Assessment and Outline Remediation Strategy Addendum May 2014
9.41	Having considered the WYG Environment (WYG) updated risk assessment and supporting information, NIEA Land and Resource Management Unit (now Waste Management Unit) advised that further updating of the hydrogeological risk assessment was required to identify all unacceptable risks to the water environment. Following the revision of the risk assessment, an updated remediation options appraisal is required to inform the development of a detailed remediation strategy to effectively manage all identified unacceptable risks.
9.42	They have stated that management of future liabilities to off-site health and environmental receptors from migration of impacts in shallow and bedrock groundwater, needs to be mitigated through the identification of a DQRA compliance point located at the red line boundary of the application site only. WYG propose decommissioning the factory process area (including the area of Arco drains) and all remaining storage tanks. WYG confirm that soil and groundwater validation samples will be screened against generic assessment criteria (GACs) for a residential end use as remedial criteria. However, the hydrogeological risk assessment should be updated with the additional site data collected following site clearance.
9.43	There is confidence that the unacceptable risks will be identified given the level of data provided to date, and it would certainly appear that the applicant is fully committed to cleaning up the site, which is currently contaminated, in order to make it safe for the proposed end use. Environmental issues that would arise as a result of the development have been proved negligible.
9.44	**Noise and Vibration** The Noise and Vibration Assessment prepared by RPS dated August 2015 included the potential noise and vibration impact associated with construction activities from the proposed development.
9.45	Table 4.3 of the report lists predicted worst-case noise levels at a range of the nearest noise sensitive properties as a result of the proposed construction activities. The table

	illustrates that there is potential for significant construction noise impacts. It will therefore be necessary for mitigation measures to be put in place in order to ensure that construction noise levels do not significantly impact on the nearest noise sensitive residential and educational premises. This can be dealt with via appropriate conditions to ensure the necessary mitigation measures are put in place. It is also important to consider the previous use on the site and the noise which would have been associated with this use.
9.46	The report also demonstrates that the increase in traffic flow both during construction and operation of the proposed development will not significantly impact on the noise sensitive premises adjoining the proposed development.
9.47	Environmental Health has requested an updated Noise and Impact Assessment to reflect the changes made to the proposed business units. However given the impact is considered to be lessened it is considered that conditions can be attached to any permission and could be delegated to the Director should the application be approved.
9.48	**Air Quality** The Air Quality Impact Assessment submitted with the application has demonstrated that the proposed development will have a negligible impact on local air quality as a result of traffic-derived pollutants and future users will not be exposed to pollutant concentrations in excess of the relevant ambient air quality limit values. As a result Environmental Services Department has no concerns regarding the air quality impacts of the development proposal.
9.49	Environmental Services Department have offered no objections to the proposal and have requested that consideration is given to conditions being attached to any approval, should approval be granted, to ensure the occupiers of nearby commercial premises are not affected by odours from cooking operations associated with the hotel development. These conditions are detailed below.
9.50	**Site Drainage** The proposal has also been assessed against Policy FLD3 of the revised PPS15. Flood Risk and Drainage assessment MCL316-01_DG01, Rev3, dated 18th November 2013 Rivers Agency have reviewed the above document and have accepted that a proper methodology has been applied and have accepted the summary. The assessment stated that the site is not affected by fluvial or coastal flooding and has no potential to be directly impacted by or have impact upon a floodplain. It is also stated that the development has no potential to affect designated flood defences.
9.51	**Natural Heritage** The proposal has been assessed against Planning Policies of PPS2. In light of the bat survey information submitted NIEA consider that the survey effort is proportional to the risk associated with the site. As the remaining surveys were carried out during optimum conditions, meet their specifications and recorded a limited number of species, they therefore consider that the survey meets requirements. NIEA Natural Heritage considered that the overall potential risk/ impact to bats on site is low. NIEA Natural Heritage have welcomed the retention of the majority of the vegetation on site and consider that the proposed soft landscaping on site is a way in which the biodiversity of the site can be enhanced. NIEA went on to recommend that should approval be granted trees referenced as No. 2, 3, 4, 5, 6, 7 and 8, as shown on Map 2 pp.12 of the 'Evaluation of the ecological impacts

	of the proposed redevelopment of the Visteon factory site' (9 birch trees, 3 alders, an oak and a sycamore), shall have temporary fencing erected. This must be in line with the root protection specifications as detailed on pp.24 of the same report, under the heading of 'Extent of Root Protection Zone'. There shall be no construction activity or associated works within the fenced area. The temporary fencing must be in place prior to any works commencing on site, and can be dismantled whenever construction activity is complete on site. A condition, requiring such fencing to be erected, will ensure that there will be no adverse environmental impact on the mature trees on the site. NIEA Natural Heritage offered no comment in terms of any potential impact on the SLNCI to the north of the site.
9.52	**Transport, Parking and Access** The proposal has been assessed against Policies AMP1, AMP2, AMP6, AMP7 and AMP8 of PPS3. Transport NI is satisfied with the proposal subject to a number of conditions. These conditions are detailed below in section 11 and includes the provision of Travel Cards to prompt sustainable modes of transport.
	Objections 105 letters of objection and 4 petitions were received with a total of 854 signatures. A total of approx 955 objections. The reasons for objection included within these representations have been summarised and are considered point by point below: **1. Loss of Economic Land, Economic development and Policy PED7 of Planning Policy Statement 4.** This issue has been dealt with in more detail under PED7 of PPS4 at Paras 9.4-9.15 above. It is felt that the proposal meets one of the exceptions under this policy and the loss of economic land is adequately outweighed by the regeneration benefits proposed through this mixed use scheme. . **(i) Proposal does not meet any of the exceptions under Policy PED7 of PPS4** For reasons more thoroughly addressed under the PPS4 consideration 4 above it is felt that the proposal meets exception (b) of PED7 in that a significant element of economic development use has been provided within the proposed scheme. **(ii) Proposal does not contain a significant element of economic use (as per Policy PED7 of PPS4)** This issue is addressed in detail under Policy PED7 of PPS4. The level of commercial/ economic floor space has been increased to 6,075 square metres of business space (an increase of 2,506 sq metres from that initially proposed in the original scheme). **(iii)The proposal will not bring about substantial community benefits (as per Policy PED7 of PPS4)** The proposal will provide social and affordable housing in an area of housing need. The Housing Executive, in March 2014, had received 1,469 applications for social housing. In March 2014, there were 10,259 applicants registered on the waiting list for social housing in Belfast; 5,976 were in housing stress (Belfast District Housing Plan and Local Housing Strategy 2014/2015 *Housing Executive*). **(iv) It has not been adequately demonstrated that the site would be unsuitable for industrial, storage or distribution purposes (as per Policy PED7 of PPS4). Given the previous use, the level of employment and the accessibility and location adjacent to motorway it would suggest that it is suitable for such a use.** The proposal has not been considered an exception under this particular criterion (e) of Policy PED7 of PPS4 in that it has not been adequately demonstrated through the information provided to date that the site is unsuitable for modern industrial use. **(v) Links between closure of former factory in 2009 and global economic recession, and not because site is unsuitable for economic activity.** Again it has not been demonstrated that the site is unsuitable for modern industrial

use but has been found to be an exception under criterion (b) of Policy PED7 of PPS4.

(vi) Uncertainty as to when proposed business units will be developed.

A Condition is to be applied to address this issue.

(vii) The proposal fails to deliver on the objective of achieving economic development to secure higher living standards whilst protecting and enhancing the environment as per PPS1 General Principles (now superseded by the Strategic Planning Policy Statement for Northern Ireland).

The proposal is considered to comply with SPPS as set out in Para 9.3, 9.31 and 9.32 above.

(viii) The proposal is a significant departure from the draft Belfast Metropolitan Area Plan as the site is zoned as a major area of existing employment/ industry.

The Belfast Metropolitan Area Plan is now adopted and the site is no longer zoned.

(ix) Previous approval (Z/2008/0803/RM) retained a 'substantial economic development use'.

With an increased provision of economic use floorspace it is now considered that the current proposal provides a significant element of economic development use.

(x) Limited capacity for such economic land uses in Belfast and need for additional space, particularly when economy starts to grow again.

A significant level of economic use floorspace has been provided in the proposed development which ultimately outweighs the loss of the 'economic land use'.

(xi)The present use does not have a significant adverse impact on the character or amenities of the surrounding area.

It has not been demonstrated that the existing use (previous factory use) had an adverse impact on the character or amenities of the surrounding area and thus would not meet this exception (d) under Policy PED7 of PPS4.

(xii) Given level of contamination to the site is only suitable for commercial/ business uses and not residential.

NIEA and the Belfast City Council's Environmental Services Unit are satisfied that any contamination can be adequately removed from the site and/ or dealt with to ensure the proposed residential end use is acceptable on the site.

2. Traffic, Transport and Road Safety

i. No vehicular linkage between Blacks Road and Finaghy Road.
ii. Intensification of use of existing public roads and increase in volumes of traffic and subsequent environmental impact and impact on amenity and road safety.
iii. Poor linkages to public transport
iv. The date on which traffic surveys were conducted (May 2013) is unrepresentative of traffic flow
v. No traffic calming of traffic control measures within the proposed layout.
vi. No neighbourhood facilities provided.
vii. Inadequate car parking for employees within proposed development.

Transport NI has been consulted has not objected to the proposed access arrangements for the site. The travel plan and transport assessment submitted with the application have been agreed subject to a number of conditions which will be required to be complied prior to the occupation of the residential units.

3. The proposal is contrary to Planning Policy Statement 7 and 12 – Housing Layout.

i. The proposal fails to create a quality residential environment.
ii. The proposal will have an adverse impact upon the character of the area.- The proposal is contrary to the social housing strategy outlined in BMAP. It could displace other sites zoned for social housing.
iii. The proposal fails to comply with Policy HS2 of PPS12 in that no evidence has been provided to justify the mix of housing types and tenure to meet

the requirements of HS2.

iv. The proposal will fail to create a balanced and sustainable community.

PPS 7 and 12 have been considered in greater detail through the report. Furthermore, affordable private housing is provided within the housing scheme which should in turn create a more balanced community and a mixed tenure.

4. Planning Policy Statement 8 Open Space

i. Inadequate provision for leisure and play facilities within the development
ii. Limited surveillance over proposed 'linear park'.
iii. The proposal prejudices comprehensive development of the site.

The policies tests have been considered in the report. Given the scale of the proposal leisure facilities are not required however a playground has been proposed in one of the village greens in accordance with Policy OS2 of PPS8. A condition has been attached to ensure that the open space provision and landscaped areas are provided prior to occupation and retained thereafter. In terms of the comprehensive development of the site the land is not zoned for housing. The site can be developed in its own right and does not prejudice the comprehensive development of the site or the development of adjoining lands.

5. Natural Environment and Environmental Impact

i. The proposal fails to adequately safeguard wildlife in or near the site
ii. The proposal will compound the local flooding risk
iii. The need for a comprehensive EIA
iv. HRA required given potential impact on Belfast Lough
v. Significant public health risk

NIEA have not offered any objection in terms of existing wildlife and further to the submission of a bat survey have considered that the overall potential risk/ impact to bats on site is low. Rivers Agency have offered no objections to the proposal. A detailed EIA was undertaken by the DoE and it was concluded that an Environmental Impact Statement was not necessary. NIEA have not commented on the adjacent SLNCI nor on the need for a HRA

6. Contamination

i. Decontamination works will adversely impact upon residential amenity and environmental quality.
ii. Public health risk given proposed residential end-use
iii. Uncertainty in reports

The developer/ contractor will have to conform to environmental legislation during the construction period to minimise any potential impact on neighbouring residential properties. NIEA and Environmental Services Unit of Belfast City Council are satisfied with the proposed remediation measures to date and are content that any contamination can be adequately dealt with. Any uncertainties have been ironed out through prolonged discussions between NIEA, BCC and the agent and both in turn have offered no objection.

7. Impacts upon infrastructure

i. The proposal will put pressure on existing water supply and sewage infrastructure
ii. The proposed number of houses will put pressure on school places

NIW have been consulted and offered no objections to the proposal subject to . School places may be under pressure in the area and the additional housing proposed may result in more school places being required in the area. However evidence from

8. Planning Legislation

i. The application should be accompanied by an EIA and should be

	considered under Article 31. **The application was screened and found not to require the submission of an environmental statement in line with the EIA Regulations.**
10.0	Summary of Recommendation: **Approval**
10.1	The proposed is considered to be in accordance with the development plan, taking account of all other material considerations including relevant planning policies and therefore planning permission is recommended subject conditions as set out below.
10.2	As per paragraph 9.47 above; in light of an outstanding consultation responses from Environmental Health the Director of Planning and Place would be required to be authorised to draft any necessary amendments to/ additional conditions in respect of the Planning Application Schedule.
11.0	**Conditions**
11.1	As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit
11.2	The Business Units hereby approved shall only be used for Class B1b, B1C and B2 Planning (Use Classes) Order (Northern Ireland) 2015 and for no other purpose. Reason: To ensure delivery of an appropriate form of employment use at this location in the interest of residential amenity.
11.3	A detailed phasing plan for the whole site shall be submitted and approved in writing by Belfast City Council Planning Service, identifying phases of development which should directly correlate with the associated provision of Roads and footpaths, drainage infrastructure, numbers of dwellings including boundary treatments, open space provision including children's playground and landscaping. The details shall include a plan or plans and detailed drawings illustrating the extent of each phase. Reason: To ensure the orderly and comprehensive development of the lands in the interests of residential amenity and character and appearance of the area.
11.4	In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the first residential unit the Council shall be notified, and no later than three years from that date the Business Unit shown as Block C and the Community Centre, and associated infrastructure, both marked on stamped approved drawing no 2E, dated 28.8.2015 shall be completed and a report submitted to the Council to verify this. Reason: To ensure the retention of accessible employment opportunity at the site and to ensure community benefit is secured in the interests of sustainable development.
11.5	In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the 122nd residential unit the Council shall be notified and no later than three years from that date the Business Unit shown as Block B, and its associated infrastructure, both marked on stamped approved drawing no 2E, dated 28.8.2015 shall be completed and a report submitted to the Council to verify this.

	Reason: To ensure the retention of accessible employment opportunity at the site and to ensure community benefit is secured in the interests of sustainable development.
11.6	In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the final residential unit the Council shall be notified and no later than three years from that date the Business Unit shown as Block A and its associated infrastructure, both marked on stamped approved drawing no 2E, dated 28.8.2015 shall be completed and a report submitted to the Council to verify this. Reason: To ensure the retention of accessible employment opportunity at the site and to ensure community benefit is secured in the interests of sustainable development.
11.7	The proposed open space shall be provided in accordance with Drawing 31a date stamped 30.09.2014, and shall be completed, prior to the commencement of any subsequent phase of development as agreed in writing under condition 3 of this permission. Reason: In the interest of visual amenity and the character and appearance of the area.
11.8	All windows, to be finished, in obscure glass shall be installed before the occupation of any dwelling hereby permitted as indicated on the approved plans, shall be permanently retained, and in the event of breakage shall be replaced with obscure glass to the satisfaction of the Belfast City Council Local Planning Authority. Reason: In the interests of amenity
11.9	Prior to the occupation of each dwelling hereby approved, boundary walls and fencing in association with each dwelling shall be erected in accordance with the approved plans and shall be permanently retained. Reason: In the interest of privacy and amenity
11.10	No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works). Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development. Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.
11.11	The developer shall inform Belfast City Council on completing the installation of all tree protection measures so that the Council or their representative may pass such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Council in writing. Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil

	compaction.
11.12	Any excavation within tree protection areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity. Reason: To respect the topography of the site and to ensure the protection of existing landscape features.
11.13	All hard and soft landscape works shall be completed in accordance with the approved drawings, 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 dwelling / part of the development hereby approved.
11.14	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.
11.15	Trees and vegetation to be retained within the site and proposed planting as indicated on the approved drawings, 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.
11.16	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 Belfast City Council gives its written consent to any request for variation. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.
11.17	Prior to development any remaining fuel storage tanks and associated infrastructure shall be fully decommissioned in line with Pollution Prevention Guidance No 2 (PPG2) and No 27 (PPG27). Soil and groundwater samples shall be removed and analysed for a suitable analytical suite. Any contaminated material shall be removed and/ or treated if found to be present. Details of the decommissioning and removal of the storage tanks and associated site data should be reported in writing in a remediation verification report. Reason: Protection of environmental receptors to ensure the site is suitable for use.

11.18	Prior to development, the Council shall receive in writing an update of the hydrogeological risk assessment as presented in the White Young Green Environment (WYG) "Contaminated Land Risk Assessment and Outline Remedial Strategy Addendum", dated May 2014. This update should present; a) Site shallow groundwater hydrocarbon and chlorinated solvent analytical data as outlined in WYG Environment Ltd (WYG) "Contaminated Land Risk Assessment and Outline Remedial Strategy Addendum", dated May 2014 and Letter 6th October 2014. b) Analytical data for chlorinated solvent bedrock remediation field studies as outlined in WYG Environment Ltd (WYG) Letter 6th October 2014. c) Confirmation of all unacceptable risks to environmental receptors based on an updated risk assessment for the shallow and deep groundwater bodies. d) Remedial criteria for hydrocarbons and chlorinated solvents in shallow groundwater and chlorinated solvents in bedrock groundwater to be met through the remedial strategy. Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.19	Prior to development, the Council shall receive in writing for its agreement, a revision of the remediation strategy as presented in the White Young Green Environment (WYG) "Contaminated Land Risk Assessment and Outline Remedial Strategy Addendum", dated May 2014. This remediation strategy should provide; a) Confirmation of all unacceptable risks to environmental receptors and the remediation conceptual site model (CSM). b) The remediation, criteria, measures and timelines proposed to mitigate all unacceptable risks to shallow and bedrock groundwater environmental receptors for each proposed phase of development works (including maps/ plans showing the remediation design and implementation plan). The proposed measures need to be supported by the relevant site pilot and demonstration data. c) Provision of a detailed remedial programme and timetable and the proposed development timetable supporting the phased development of the site to ensure no new contamination and risks are introduced post development. d) Details of proposed **shallow** groundwater monitoring network, analytical suite and programme pre, during and post construction for each proposed phase of development to demonstrate that all unacceptable risk to the shallow groundwater environment have been managed. e) Details of proposed **bedrock** groundwater monitoring network, sampling and analytical programme pre and during development work to demonstrate that all identified unacceptable risk to the **bedrock** water environment have been managed. Timelines for sampling, review and lifetime of the bedrock groundwater monitoring programme post development work needs to be provided. Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.20	After completing the shallow groundwater remediation works under Conditions 3 and 4; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).The verification report should present 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.

11.21	After completing the bedrock groundwater monitoring under Condition XX, a final verification report needs to be submitted in writing and agreed with the Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present the remediation and monitoring works undertaken to demonstrate the effectiveness of the works in managing all risks and achieving the remedial objectives for bedrock groundwater and should present: a) Details of the bedrock groundwater installation network and monitoring programme pre, during and post development for each phase of development. b) Details of the long term bedrock groundwater installation network and monitoring programme across all phases of development post development. Reason: Protection of environmental receptors to ensure the site is suitable for use.
11.22	Prior to the commencement of the proposed development, the applicant shall provide a Detailed Remediation Strategy / Implementation Plan which clearly describes each of the pollutant linkages identified at the site and how all unacceptable risks posed to human health will be managed. This must incorporate an updated risk assessment to be completed using all of the site data, including the data from the proposed MNA feasibility monitoring works and the in-situ remediation pilot studies as described in WYG report dated 26th January 2015. The Remediation Strategy must be prepared in line with best practice and guidance and be submitted to the Council and agreed in writing by Belfast City Council's Environmental Protection Unit. Reason: Protection of human health.
11.23	Prior to occupation of the proposed development, the applicant shall provide to the Council, for approval, a Verification Report in relation to the management of land contamination which demonstrates that all possible risks to human health have been managed. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for its proposed end-use. It must demonstrate that all of the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency.
11.24	If necessary, given the scale of the development, separate Verification Reports for individual phases of the development can be provided in order to facilitate phased occupation. Each of the reports must be agreed in writing by Belfast City Council's Environmental Protection Unit prior to occupation of that development phase. Reason: Protection of human health
11.25	Parking shall be provided in accordance with the approved plans. These facilities shall be permanently retained. Reason: To ensure acceptable parking facilities on the site.
11.26	Cycle parking shall be provided in accordance with the approved plan. These facilities shall be permanently retained. Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.
11.27	The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5)

	over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
11.28	The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The 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 Drawing No:4146-C201 Rev T6 & 4146-C200 Rev T6 bearing the TransportNI determination date stamp 8/10/15. Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.
11.29	Prior to the occupation of the last dwelling, a One Year Residential Travel Card shall be provided free of charge with the purchase / allocation of 85 of the 244 residential units, (equivalent to 35% of the development.) Travel Cards will be allocated by Fold Housing Association / Developer so as to provide best uptake of the scheme. Evidence of the issuing of these cards will be provided to Belfast City Council Planning Service. Reason: In the interests of promoting public transport and reducing the reliance on the private car.
11.30	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.
11.31	No development shall take place until detailed proposals for disposal of storm water and foul sewage have been submitted to, and approved in writing by Northern Ireland Water and verified by the Council. The dwellings shall not be occupied until the approved arrangements are in place. Reason: To ensure the provision of the necessary infrastructure to service the development.
	<u>Informatives</u> If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Council shall be notified immediately. A no development area will be agreed and this new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. Under the above Order the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an

	agreement under seal for himself and his successors in title with the Department to make the roads and sewers in accordance with the Private Streets Construction Regulations. Separate approval must be received from TransportNI in respect of detailed standards required for the construction of streets in accordance with the Private Streets Construction Regulation. 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.) Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is Belfast South Section Office, 1A Airport Road, Belfast BT3 9DY. A monetary deposit will be required to cover works on the public road. All construction plant and materials shall be stored within the curtilage of the site. It is the responsibility of the developer to ensure that:- surface water does not flow from the site onto the public road; the existing roadside drainage is accommodated; no water flows from the public road onto the site; surface water from the roof of the development hereby approved does not flow onto the public road, including the footway. Pedestrian crossing points including tactile paving to be provided at all road junctions in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces". Developers should be aware of the Private Streets (Construction)(Amendment) Regulations (Northern Ireland) 2001 which came into effect on 01 May 2001. Design for any Street Lighting schemes will require approval from TransportNI Street Lighting Central Design Unit, Hydebank, 4 Hospital Road, Belfast BT8 8JL, telephone (028) 9025 3256. The Private Streets Order (Northern Ireland) 1980. Before any work is commenced on the construction of adoptable roads and sewers, the developer must notify the Private Streets Officer at DRD TransportNI, Hydebank, 4 Hospital Road Belfast BT8 8JL, (Tel 028 90 253000).

ANNEX	
Date Valid	9th December 2013
Date First Advertised	9th January 2014
Date Last Advertised	25th September 2015

Details of Neighbour Notification (all addresses)
Ernie Thompson
58 Mayfield Square, Belfast, BT10 0QR
1 Appleton Park,Ballymoney,Belfast,Antrim,BT11 9JE,
1 Arlington Park Ballyfinaghy Belfast
1 Brooke Park Ballyfinaghy Belfast
1 Castlewood Manor Ballymoney Belfast
1 Mayfield Close Ballyfinaghy Belfast
1 Mayfield Square Ballyfinaghy Belfast
1 Moor Park Avenue Ballyfinaghy Belfast
1 Moor Park Drive Ballyfinaghy Belfast
1 Moor Park Gardens Ballyfinaghy Belfast
1 Moor Park Mews Ballyfinaghy Belfast
1 Woodland Grange Ballymoney Belfast
10 Arlington Park Ballyfinaghy Belfast
10 Brooke Park Ballyfinaghy Belfast
10 Castlewood Manor Ballymoney Belfast
10 Dunmurry Lodge Dunmurry Belfast
10 Mayfield Square Ballyfinaghy Belfast
10 Moor Park Avenue Ballyfinaghy Belfast
10 Moor Park Drive Ballyfinaghy Belfast
10 Moor Park Gardens Ballyfinaghy Belfast
10 Moor Park Mews Ballyfinaghy Belfast
Angela Power
10 Woodland Grange Ballyfinaghy Belfast
Martin O'Toole
102 Ladybrook Park Ballymoney Belfast
Martin O'Toole
102, Ladybrook Park, Belfast, Antrim, Northern Ireland, BT11 9EP
11 Arlington Park Ballyfinaghy Belfast
11 Brooke Park Ballyfinaghy Belfast
11 Castlewood Manor Ballymoney Belfast
Philip Smyth
11 Dunmurry Lodge Dunmurry Belfast
11 Mayfield Square Ballyfinaghy Belfast
11 Moor Park Avenue Ballyfinaghy Belfast
11 Moor Park Drive Ballyfinaghy Belfast ,
11 Moor Park Gardens Ballyfinaghy Belfast
11 Moor Park Mews Ballyfinaghy Belfast
11 Woodland Grange Ballyfinaghy Belfast
12 Arlington Park Ballyfinaghy Belfast

12 Brooke Park Ballyfinaghy Belfast
Economic Regeneration Of Former Visteon Site
12 Mayfield Square Ballyfinaghy Belfast
12 Moor Park Avenue Ballyfinaghy Belfast
12 Moor Park Drive Ballyfinaghy Belfast
12 Moor Park Gardens Ballyfinaghy Belfast
12 Moor Park Mews Ballyfinaghy Belfast
12 Woodland Grange Ballyfinaghy Belfast
12A Moor Park Mews Ballyfinaghy Belfast
13 Arlington Park Ballyfinaghy Belfast
13 Mayfield Square Ballyfinaghy Belfast
13 Moor Park Avenue Ballyfinaghy Belfast
13 Moor Park Drive Ballyfinaghy Belfast
13 Moor Park Gardens Ballyfinaghy Belfast
13 Woodland Grange Ballyfinaghy Belfast
14 Arlington Park Ballyfinaghy Belfast
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15 Moor Park Avenue Ballyfinaghy Belfast
15 Moor Park Drive Ballyfinaghy Belfast
15 Moor Park Gardens Ballyfinaghy Belfast
15 Moor Park Mews Ballyfinaghy Belfast
15 Woodland Grange Ballyfinaghy Belfast
150-156,Finaghy Road North,Ballyfinaghy,Belfast,Antrim,BT11 9EH,
16 Arlington Park Ballyfinaghy Belfast
Martin Robinson
16 Mayfield Square Ballyfinaghy Belfast
16 Moor Park Avenue Ballyfinaghy Belfast
16 Moor Park Drive Ballyfinaghy Belfast
16 Moor Park Gardens Ballyfinaghy Belfast
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17 Moor Park Gardens Ballyfinaghy Belfast
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17 Woodland Grange Ballyfinaghy Belfast
18 Arlington Park Ballyfinaghy Belfast
Shauneen Simpson

18 Mayfield Square Ballyfinaghy Belfast
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C Flannigan
19 Woodland Grange Ballyfinaghy Belfast
2 Arlington Park Ballyfinaghy Belfast
2 Brooke Park Ballyfinaghy Belfast
2 Castlewood Manor Ballymoney Belfast
2 Mayfield Close Ballyfinaghy Belfast
2 Mayfield Square Ballyfinaghy Belfast
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2 Moor Park Gardens Ballyfinaghy Belfast
2 Moor Park Mews Ballyfinaghy Belfast
2 Woodland Grange Ballymoney Belfast
20 Arlington Park Ballyfinaghy Belfast
20 Mayfield Square Ballyfinaghy Belfast
20 Moor Park Avenue Ballyfinaghy Belfast
20 Moor Park Drive Ballyfinaghy Belfast
20 Moor Park Gardens Ballyfinaghy Belfast
20 Moor Park Mews Ballyfinaghy Belfast
Tommy Kelly
20 Woodland Grange Ballyfinaghy Belfast
Martha Linton
20, Moor Park Drive, Belfast, Antrim, Northern Ireland, BT10 0QF
Maria McGowan
21 Airfield Heights Ballydownfine Belfast
21 Arlington Park Ballyfinaghy Belfast
21 Brooke Park Ballyfinaghy Belfast
21 Mayfield Square Ballyfinaghy Belfast
21 Moor Park Avenue Ballyfinaghy Belfast
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23 Woodland Grange Ballyfinaghy Belfast
24 Mayfield Square Ballyfinaghy Belfast
24 Moor Park Gardens Ballyfinaghy Belfast
24 Woodland Grange Ballyfinaghy Belfast
25 Brooke Park Ballyfinaghy Belfast
R M Dempsey
25 Grangeville Gardens Ballyfinaghy Belfast
25 Mayfield Square Ballyfinaghy Belfast
25 Woodland Grange Ballyfinaghy Belfast
26 Mayfield Square Ballyfinaghy Belfast
26 Woodland Grange Ballyfinaghy Belfast
27 Brooke Park Ballyfinaghy Belfast
Anne Steenson
27 Donegall Park Ballyfinaghy Belfast
27 Mayfield Square Ballyfinaghy Belfast
27 Woodland Grange Ballyfinaghy Belfast
Paul Teggart and Ms Catherine McCann
28 Mayfield Square Ballyfinaghy Belfast
28 Woodland Grange Ballyfinaghy Belfast
29 Brooke Park Ballyfinaghy Belfast
29 Mayfield Square Ballyfinaghy Belfast
29 Woodland Grange Ballyfinaghy Belfast
3 Arlington Park Ballyfinaghy Belfast
3 Brooke Park Ballyfinaghy Belfast
Bernadette Devlin
3 Castlewood Manor Belfast Antrim
3 Mayfield Close Ballyfinaghy Belfast
3 Mayfield Square Ballyfinaghy Belfast
3 Moor Park Avenue Ballyfinaghy Belfast
3 Moor Park Drive Ballyfinaghy Belfast
3 Moor Park Gardens Ballyfinaghy Belfast
3 Moor Park Mews Ballyfinaghy Belfast
3 Woodland Grange Ballymoney Belfast
Gerard Beatty
30 Donegall Park Ballyfinaghy Belfast
30 Mayfield Square Ballyfinaghy Belfast
30 Woodland Grange Ballyfinaghy Belfast
31 Brooke Park Ballyfinaghy Belfast
Martin Morrison
31 Mayfield Square Ballyfinaghy Belfast
31 Woodland Grange Ballyfinaghy Belfast
32 Mayfield Square Ballyfinaghy Belfast
32 Woodland Grange Ballyfinaghy Belfast
33 Brooke Park Ballyfinaghy Belfast
33 Mayfield Square Ballyfinaghy Belfast
33 Woodland Grange Ballyfinaghy Belfast
Roger Downey

34 Dunmurry Lodge Dunmurry Belfast
34 Mayfield Square Ballyfinaghy Belfast
34 Woodland Grange Ballyfinaghy Belfast
35 Brooke Park Ballyfinaghy Belfast
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38 Mayfield Square Ballyfinaghy Belfast
Theresa Devlin
38 Woodland Grange Ballyfinaghy Belfast
39 Brooke Park Ballyfinaghy Belfast
39 Mayfield Square Ballyfinaghy Belfast
39 Woodland Grange Ballyfinaghy Belfast
4 Arlington Park Ballyfinaghy Belfast
4 Brooke Park Ballyfinaghy Belfast
4 Castlewood Manor Ballymoney Belfast
4 Mayfield Close Ballyfinaghy Belfast
Patrick Crossan
4 Mayfield Square Ballyfinaghy Belfast
4 Moor Park Avenue Ballyfinaghy Belfast
4 Moor Park Drive Ballyfinaghy Belfast
4 Moor Park Gardens Ballyfinaghy Belfast
4 Moor Park Mews Ballyfinaghy Belfast
4 Woodland Grange Ballymoney Belfast
Patrick Crossan
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR
kevin Crossan
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR
Maureen Crossan
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR
Patrick Crossan
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR
Patrick Crossan
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR
Patrick Crossan
4, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR
40 Mayfield Square Ballyfinaghy Belfast
Bernadette Early
40 Woodland Grange Ballyfinaghy Belfast
Bernadette Early
40, Woodland Grange, Belfast, Antrim, Northern Ireland, BT11 9QT
The Owner/Occupier,
41 Brooke Park Ballyfinaghy Belfast
The Owner/Occupier,
41 Mayfield Square Ballyfinaghy Belfast
E Cardwell

41 Woodland Grange Ballyfinaghy Belfast
42 Woodland Grange Ballymoney Belfast
43 Brooke Park Ballyfinaghy Belfast
Martin Rogers
43 Mayfield Square Ballyfinaghy Belfast
43 Woodland Grange Ballymoney Belfast
44 Woodland Grange Ballymoney Belfast
45 Brooke Park Ballyfinaghy Belfast
45 Mayfield Square Ballyfinaghy Belfast
45 Woodland Grange Ballymoney Belfast
46 Mayfield Square Ballyfinaghy Belfast
46 Woodland Grange Ballymoney Belfast
47 Brooke Park Ballyfinaghy Belfast
Mary Lavery
47 Glendale Dunmurry Belfast
47 Mayfield Square Ballyfinaghy Belfast
47 Woodland Grange Ballymoney Belfast
48 Mayfield Square Ballyfinaghy Belfast
48 Woodland Grange Ballymoney Belfast
49 Brooke Park Ballyfinaghy Belfast
Cathy Lewsley
49 Garnock Hill Dunmurry Belfast
49 Mayfield Square Ballyfinaghy Belfast
49 Woodland Grange Ballymoney Belfast
5 Arlington Park Ballyfinaghy Belfast
5 Brooke Park Ballyfinaghy Belfast
5 Castlewood Manor Ballymoney Belfast
5 Mayfield Close Ballyfinaghy Belfast
Christopher Duffy
5 Mayfield Square Ballyfinaghy Belfast
5 Moor Park Avenue Ballyfinaghy Belfast
5 Moor Park Drive Ballyfinaghy Belfast
5 Moor Park Gardens Ballyfinaghy Belfast
5 Moor Park Mews Ballyfinaghy Belfast
5 Woodland Grange Ballymoney Belfast
Christopher Duffy
5, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR
Joanne Duffy
5, Mayfield Square, Belfast, Antrim, Northern Ireland, BT10 0QR
50 Mayfield Square Ballyfinaghy Belfast
50 Woodland Grange Ballymoney Belfast
51 Brooke Park Ballyfinaghy Belfast
51 Mayfield Square Ballyfinaghy Belfast
M Sewell
51 Woodland Grange Ballymoney Belfast
Joanne O'Neill
52 Mayfield Square Ballyfinaghy Belfast
52 Woodland Grange Ballymoney Belfast
53 Brooke Park Ballyfinaghy Belfast
53 Mayfield Square Ballyfinaghy Belfast

53 Woodland Grange Ballymoney Belfast
54 Mayfield Square Ballyfinaghy Belfast
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55 Brooke Park Ballyfinaghy Belfast
Evelyn McKinney
55 Woodland Grange Ballymoney Belfast
56 Mayfield Square Ballyfinaghy Belfast
56 Woodland Grange Ballymoney Belfast
57 Brooke Park Ballyfinaghy Belfast
Veronica Carson
57 Woodland Grange Ballymoney Belfast
58 Mayfield Square Ballyfinaghy Belfast
58 Woodland Grange Ballymoney Belfast
59 Brooke Park Ballyfinaghy Belfast
59 Mayfield Square Ballyfinaghy Belfast
59 Woodland Grange Ballymoney Belfast
5A Moor Park Mews Ballyfinaghy Belfast
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5D Moor Park Mews Ballyfinaghy Belfast
6 Arlington Park Ballyfinaghy Belfast
6 Brooke Park Ballyfinaghy Belfast
6 Castlewood Manor Ballymoney Belfast
6 Mayfield Close Ballyfinaghy Belfast
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6 Moor Park Avenue Ballyfinaghy Belfast
6 Moor Park Drive Ballyfinaghy Belfast
6 Moor Park Gardens Ballyfinaghy Belfast
6 Moor Park Mews Ballyfinaghy Belfast
J Feeney
6 Woodland Grange Ballymoney Belfast
Tim Attwood
60 Andersonstown Road Ballydownfine Andersonstown
Chris Bradley
60 Mayfield Square Ballyfinaghy Belfast
61 Brooke Park Ballyfinaghy Belfast
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Colin Fox
64 Mayfield Square Ballyfinaghy Belfast
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6A Moor Park Mews Ballyfinaghy Belfast
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7 Moor Park Gardens Ballyfinaghy Belfast
7 Moor Park Mews Ballyfinaghy Belfast
7 Woodland Grange Ballymoney Belfast
7A Moor Park Mews Ballyfinaghy Belfast
8 Arlington Park Ballyfinaghy Belfast
8 Brooke Park Ballyfinaghy Belfast
8 Castlewood Manor Ballymoney Belfast
Adele Hodgkinson
8 Mayfield Close Ballyfinaghy Belfast
8 Mayfield Square Ballyfinaghy Belfast
8 Moor Park Avenue Ballyfinaghy Belfast
8 Moor Park Drive Ballyfinaghy Belfast
8 Moor Park Gardens Ballyfinaghy Belfast
8 Moor Park Mews Ballyfinaghy Belfast
Jenny Devlin
8 Woodland Grange Ballyfinaghy Belfast
8A Moor Park Mews Ballyfinaghy Belfast
9 Arlington Park Ballyfinaghy Belfast
9 Brooke Park Ballyfinaghy Belfast
9 Castlewood Manor Ballymoney Belfast
9 Mayfield Close Ballyfinaghy Belfast
C Gargan
9 Mayfield Gardens Ballywonard Newtownabbey
9 Mayfield Square Ballyfinaghy Belfast
9 Moor Park Avenue Ballyfinaghy Belfast
9 Moor Park Drive Ballyfinaghy Belfast
9 Moor Park Gardens Ballyfinaghy Belfast
9 Moor Park Mews Ballyfinaghy Belfast
Bernadette Devlin
9 Woodland Grange Ballyfinaghy Belfast
Apartment 1 1C Mayfield Square Ballyfinaghy
Apartment 10 1B Mayfield Square Ballyfinaghy
Apartment 11 1A Mayfield Square Ballyfinaghy
Apartment 12 1A Mayfield Square Ballyfinaghy
The Owner/Occupier,
Apartment 13 1C Mayfield Square Ballyfinaghy
Apartment 14 1C Mayfield Square Ballyfinaghy
Apartment 15 1B Mayfield Square Ballyfinaghy
Apartment 16 1B Mayfield Square Ballyfinaghy
Apartment 17 1A Mayfield Square Ballyfinaghy

Apartment 18 1A Mayfield Square Ballyfinaghy Apartment 19 1C Mayfield Square Ballyfinaghy Apartment 2 1C Mayfield Square Ballyfinaghy Apartment 20 1B Mayfield Square Ballyfinaghy Apartment 21 1A Mayfield Square Ballyfinaghy Apartment 3 1B Mayfield Square Ballyfinaghy Apartment 4 1B Mayfield Square Ballyfinaghy Apartment 5 1A Mayfield Square Ballyfinaghy Apartment 6 1A Mayfield Square Ballyfinaghy Apartment 7 1C Mayfield Square Ballyfinaghy Apartment 8 1C Mayfield Square Ballyfinaghy Apartment 9 1B Mayfield Square Ballyfinaghy Balmoral High School,Blacks Road,Ballyfinaghy,Belfast,Antrim,BT10 0NB, Flat 1 Moor Park Manor Ballyfinaghy Flat 2 Moor Park Manor Ballyfinaghy Flat 3 Moor Park Manor Ballyfinaghy Flat 4 Moor Park Manor Ballyfinaghy Flat 5 Moor Park Manor Ballyfinaghy Flat 6 Moor Park Manor Ballyfinaghy Campaign for Economic Regen. of the Former Visteon Site info@econregenfvs.co.uk Campaign For Economic Regen Of The Former Visteon Site info@econregenfvs.co.uk The Owner/Occupier, info@econregenfvs.co.uk Martin obo econregenfvs info@econregenfvs.co.uk Billy Black Liam McDonagh

Date of Last Neighbour Notification	20th December 2013
Date of EIA Determination	20th August 2014
ES Requested	No

Drawing Numbers and Title
01 2E 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19A 20A 21A 22A 23A 24A 25 26 27 28 29 30 31B 32 33 34 35B 36B 37A 38A 39A 40 41 42 43 44

Representations from elected representatives.

Alex Attwood MLA
Cllr Tim Attwood
Sammy Wilson MP

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Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17 November 2015	**Item Number:**
Application ID: Z/2012/1417/F	
Proposal: Change of use of aggregate storage building to waste transfer station incorporating a facility for the importation, storage (prior to onward transfer to final deposition site) and treatment of hazardous waste (excluding the proposed asbestos materials which will not be subject to any treatment on site prior to onward transfer). (Amended description).	**Location:** Blackmountain Landfill 117 Upper Springfield Road Hannahstown Belfast BT17 2ND
Referral Route: Director of Planning Place - Nature of the proposal and level of public objection	
Recommendation:	**APPROVAL**
Applicant Name and Address: Whitemountain Quarries 11B Sheepwalk Road Lisburn BT28 3RD	**Agent Name and Address:** Whitemountain Quarries 311B Sheepwalk Road Lisburn BT28 3RD

Executive Summary:

This application transferred to Belfast City Council on 1 April 2015 from DOE (HQ) Strategic Planning Division to Belfast City Council.

The application seeks full planning permission for a change of use of aggregate storage building to waste transfer station incorporating a facility for the importation, storage (prior to onward transfer to final deposition site) and treatment of hazardous waste (excluding the proposed asbestos materials which will not be subject to any treatment on site prior to onward transfer).

The main planning issues are:

- The principle of the development at this location;
- Visual Amenity;
- The type of waste being processed and stored and its potential impact on human health and environmental receptors;
- Potential impact on Belfast Mountain Area of High Scenic Value; and
- Traffic and parking

The proposal has been assessed against the following Policies - Planning Policy Statement 1: General Principles, Planning Policy Statement: Natural Heritage; Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 4: Planning and Economic Development ; Planning Policy Statement 11: Planning and Waste Management and Planning

Policy Statement 16: Tourism

The site is located within the countryside and within Belfast Basalt Escarpment- Area of High Scenic Value (COU 5/4) as designated in the Belfast Metropolitan Area Plan.

Consultees
NIWater, NIEA-Waste Management Unit, NIEA- Natural Heritage, NIEA- Industrial Pollution & Radio Chemical Inspectorate, NIEA- Water Management Unit, Transport NI, Belfast City Council's Environmental Protection Unit, Rivers Agency, the National Trust, the Belfast Hills Partnership have offered no objections to the proposal and standard conditions are to be applied.

The expertise in terms of waste is NIEA – Waste Management Unit and they have raised no objection in terms of the handling of the waste or the waste types proposed.

The Northern Ireland Tourist Board has objected to the proposal citing detrimental impact on the tourism potential and public perception of the Belfast Hills.

Representations
10 objections and 5 petitions (with 75, 45, 30, 30 & 29 (total of 209) signatures). An additional 2 objections were raised by local MLA's during meetings with the Minster for the Environment. The main issues raised in the objections included the nature of the waste (hazardous) being accepted; the impact on the heritage assets of the Blackmountain; the impact on the economic value and investment potential of Blackmountain; the impact on the amenity of the Belfast Hills and Blackmountain; the impact on the local wildlife and the environment; risks to public health; the existence of alternative sites; proposed additional waste activities at the Blackmountain Landfill site; and the amount of Asbestos stored at the site at any time

Acknowledging that the proposed acceptance of hazardous waste streams at the application site has raised public concern on health and environmental grounds and the potential impact of public perception of Belfast Hills; it is considered that the proposal is located within a suitable site and is of a manageable scale. The acceptance, handling and movement of such waste are within the control of NIEA Waste Licensing.

The principle of development is acceptable given the site's location within a former hard rock quarry, which is in accordance with PPS 11. The site is currently used as a landfill site and planning history for a broadly similar proposal was given in 2005 under planning reference Z/2003/2288/F for a Waste Transfer Station to deal with a different type of waste.

The visual impact of the proposal will be limited given the utilisation of the existing sheds and the lack of critical views given the steep walls of the disused quarry

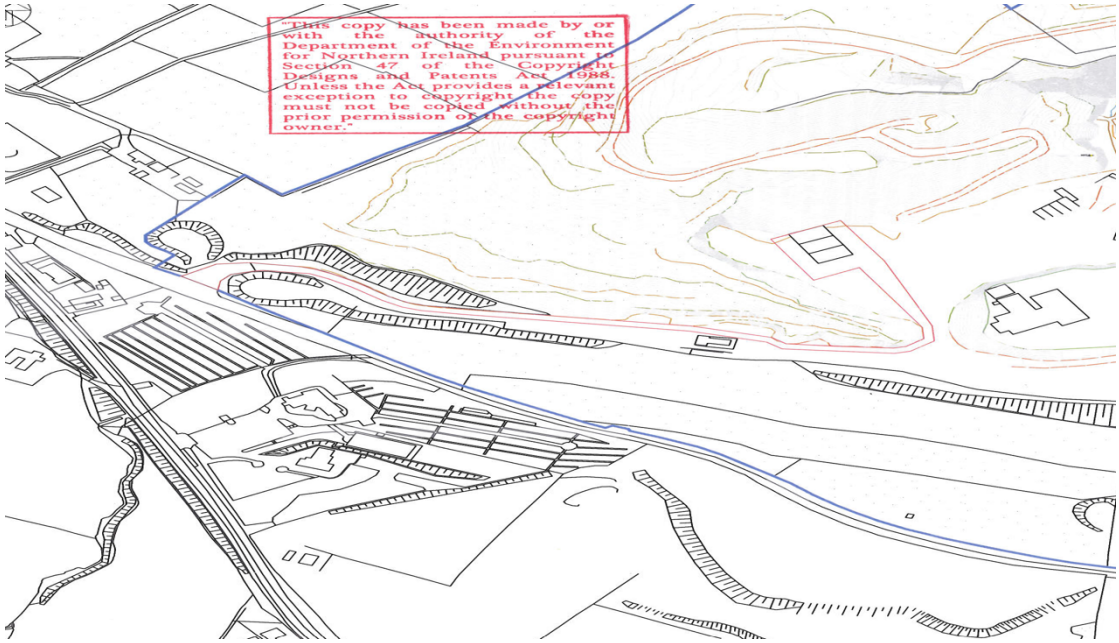
Taking into account all of the factors, including the compliance with planning policy, lack of objection from consultees and the planning history it is considered that the proposal will not result in demonstrable harm to interests of acknowledged importance.

Approval is recommended subject to conditions.

Signature(s):

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	**Description of Site** The application site is located within the western section of the Black Mountain landfill. The site is approx. 0.47 ha and is comprised of a long access route from the Upper Springfield Road to an existing structure approx 12m high, made up of three separate storage bays. Each bay is open fronted and consists of a precast concrete lower wall approx 4m high, with both the side and rear elevations and the roof consisting of galvanised corrugated metal sheeting. At the time of the case officer's site visit, the existing structure was in a state of disrepair with large panels of metal sheeting on the exterior shell as well as the roof missing. The access route from the Upper Springfield Road is the existing internal road leading to the landfill area with a site office and associated weighbridge located along this route.
2.0	**Description of Proposed Development** The application seeks full planning permission for a change of use of aggregate storage building to waste transfer station (WTS) incorporating a facility for the importation, storage (prior to onward transfer to final deposition site) and treatment of hazardous waste (excluding the proposed asbestos materials which will not be subject to any treatment on site prior to onward transfer). The proposed WTS seeks to accept the following EWC Codes:

	• 13 07 01 – Fuel oil & diesel • 13 07 03 - Other fuels (including mixtures) • 15 01 10 – Packaging containing residues of or contaminated by dangerous substances • 15 02 02 – Absorbents, filter materials (including oil filters not otherwise specified), wiping clots, protective clothing contaminated by dangerous substances. • 16 01 07 – Oil filters • 17 06 01 – Insulation materials containing asbestos • 17 06 05 – Construction materials containing asbestos The total amount of waste accepted at the proposed WTS will be 2,500 tonnes per annum, with a maximum of 250 tonnes being stored at any one time. In addition, the amount of asbestos accepted will be limited to a maximum of 300 tonnes per annum. The site can accept up to 700,000 tonnes of inert waste material per annum under planning permission Z/2001/0589/F. The type of inert waste ranges from glass, concrete, stones and soil and other similar types of material. According to NIEA records Blackmountain Landfill, under permit No P0259/07A, accepted 468,000 tonnes of inert waste to landfill for the year between Oct 2014 and September 2015.
3.0	**EIA Screening**
	As the proposal is located within 100metres of a waterway, the application was initially screened under 13(a) of the Schedule 2 in the EIA Regulations (2012) NI and it was determined that an Environmental statement was not required to accompany the application. Following the submission of an amended proposal description on 13th June 2013 the application was then re-screened under 11(b) of Schedule 2 in the EIA Regulations (2012) NI. In determining whether the application was EIA Development, the then Department of Environment consulted a number of statutory and non statutory bodies under Regulation 10(1) of the EIA Regulations (2012) NI. Taking into account the information provided by the applicant, the responses received from relevant consultees under Regulation 10, it was concluded that an Environmental Statement was not required in this case.
Planning Assessment of Policy and other Material Considerations	
4.0	**Site History** Z/2001/0589/F- Proposal: Restoration of Quarry by Landfilling of Category 'A' Inert Waste. Decision: Approval - 25.02.2002. The materials include glass, brick, soil and stones, tiles and ceramics and other similar materials. Z/2003/2288/F- Proposal: Waste Transfer Station within aggregate storage building. Decision: Approval - 04.04.2005 Z/2005/2157/F- Application for variation of condition 2 of Planning Approval Z/2003/2288/F (to extend the range of materials accepted onto the site. Decision: Approval 19.05.2006. The extended ranges included various metals, wood, plastic and packaging. Z/2008/2204/F- The extension and re-profiling of existing restoration scheme at Black Mountain quarry. Decision: Approval 26.08.2010

	Z/2014/1237/F- Upgrade of the public carpark and creation of new footpath along existing road at Divis Mountain, Hannahstown, Belfast. Approved 03.02.2015.
5.0	**Policy Framework**
5.1	Belfast Metropolitan Area Plan 2015
5.2	SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2: Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6- Planning Archaeology and the Built Environment Planning Policy Statement 11: Planning and Waste Management Planning Policy Statement 16: Tourism
6.0	**Statutory Consultees**
	DoE NIEA – Waste Management- No Objections DoE NIEA- Natural Heritage- No Objections DoE NIEA- Water Management Unit- No Objections DoE NIEA- Industrial Pollution & Radio Chemical Inspectorate- No comment Health and Safety Executive NI- No Objections DRD Transport NI- No Objections NI Water- Ni Water- No Objections DARD Rivers Agency- No Objections
7.0	**Non Statutory Consultees**
	BCC Environmental Protection Unit- No Objections Northern Ireland Tourist Board- Objecting- citing detrimental impact on tourism potential of Belfast Hills; National Trust- No Comment DSD Regeneration Team- No Objections Belfast Hills Partnership- No Objections
8.0	**Representations** The proposal has been neighbour notified and advertised in the local press. 10 objections and 5 petitions (with 75, 45, 30, 30 & 29 (total of 209) signatures) have been received in relation to the application. An additional 2 objections were raised by a local MLA's during meetings with the Minster for the Environment. The main issues raised in the objections included: • The nature of the waste (hazardous) being accepted; • The impact on the heritage assets of the Blackmountain; • The impact on the economic value and investment potential of Blackmountain; • The impact on the amenity of the Belfast Hills and Blackmountain; • The impact on the local wildlife and the environment; • Risks to public health; • The existence of alternative sites; • Proposed additional waste activities at the Blackmountain Landfill site; and • The amount of Asbestos stored at the site at any time.
9.0	**Other Material Consideration**

	Delivering Resource Efficiency: The Northern Ireland Waste Management Strategy 2013; Towards Resource Management: The Northern Ireland Waste Management Strategy 2006- 2020; Arc21 Waste Management Plan.
10.0	**Assessment**
10.1	The key issues in the assessment of this proposal include: • The principle of the development at this location; • The type of waste being processed and stored and its potential impact on human Health and environmental receptors; • Visual Amenity; • Potential impact on Belfast Mountain Area of High Scenic Value as a tourist asset; • Traffic and parking
10.2	<u>Principle of Development</u> The site is located within the countryside and within Belfast Basalt Escarpment- Area of High Scenic Value (COU 5/4) as identified in BMAP 2015. Given the current use of the former quarry as a landfill site and the previous planning permission for a WTS under planning Ref: Z/2003/2288/F, although not implemented, it is consider that it does not conflict with the Development Plan. Consideration is required regarding the type of the waste being imported, stored and treated on the site. This is detailed below.
10.3	The proposal has been assessed against Planning Policy Statement 21 – Sustainable Development in the Countryside. Policy CTY 1 - Development in the Countryside – states that there are a range of other types of non-residential development that may be acceptable in principle in the countryside and will continue to be considered in accordance with existing published planning policies'. This proposal falls within the range of other non-residential development and therefore must be considered against the policies set out in Planning Policy Statement 11 'Planning and Waste Management.'
10.4	PPS 11 – Planning and Waste Management is relevant. Policy WM1 provides the framework of examination of environmental effects and set outs 12 criteria which must be met. All 12 criteria are met. The current land use is that of a landfill site. Planning permission was previously granted for a WTS with aggregate storage under planning reference Z/2003/2288/F, although this permission was never implemented. It is accepted that the WTS will not cause adverse impact on human health nor adverse impact on the environment, a view shared by NIEA- Waste Management, NIEA Natural Heritage and Belfast City Council's Environmental Protection Unit. The use as a WTS is compatible with the wider land use of the landfill site within the envelope of the disused hard rock quarry. It will utilise the existing sheds on the site, avail of the existing access, weighbridge and haulage route currently employed the landfill operations. The visual impact of the proposal will be limited given the utilisation of the existing sheds and the lack of critical views given the steep walls of the disused quarry. The anticipated daily increase in vehicular traffic is 2 HGV vehicles. Given this insignificant increase and taking into account the lack of objection from Transport NI, it is considered that it will not prejudice the safety and convenience of road users or constitute a nuisance to neighbouring residents by virtue of noise, dirt and dust.
10.5	The existing buildings on site are in a state of disrepair with large panels of metal sheeting on the exterior shell as well as the roof missing. The applicant does not propose to replace or repair the buildings. NIEA WMU has not objected to the change of use of the buildings despite their state. It is considered however, that the use of the buildings could not commence until they were re-roofed and the upper walls repaired. A Condition to this

	effect could be placed on any approval. Consideration of type of waste
10.6	The proposed waste transfer station seeks to accept the following EWC Codes: 13 07 01 – Fuel oil & diesel 13 07 03 - Other fuels (including mixtures) 15 01 10 – Packaging containing residues of or contaminated by dangerous substances 15 02 02 – Absorbents, filter materials (including oil filters not otherwise specified), wiping clots, protective clothing contaminated by dangerous substances 16 01 07 – Oil filters 17 06 01 – Insulation materials containing asbestos 17 06 05 – Construction materials containing asbestos
10.7	With regard to the treatment of hazardous waste (excluding asbestos) at the proposed WTS, the applicant has highlighted that the treatment will be restricted to bulking, packaging and segregating the waste prior to onward transport as outlined below: - Fuel Oil and diesel (13 07 01) and Other fuels (13 07 03) being decanted from small containers into a larger container for economic transportation purposes. - Packaging containing residues of or contaminated by dangerous substances (15 01 10) and Absorbents, filter materials (including oil filters not otherwise specified), wiping cloths, protective clothing contaminated by dangerous substances (15 02 02) will be separated into the various types of constituent material ie. cardboard, plastic, wood for safe onward transportation. - Oil filters (16 01 07 will be segregated into different sizes prior to transfer from site.
10.8	In respect to the asbestos further clarification was submitted by the applicant on 20th June 2013 which advised that it will arrive at the application site in double bags which will remain sealed with it not be treated or processed on site. The asbestos will be removed from the transportation vehicle, placed into a sealed container within a storage building and when a sufficient quantity is collected, the double bagged asbestos will be transferred off site to final deposition point in suitable transportation vehicles. It is also noted that the acceptance, storage and onward transfer will be continually monitored and controlled by NIEA- Waste Management and it will have to adhere the Pollution Prevention and Control Permit granted by NIEA- Waste Management as well as the Asbestos Waste Management Procedures and the ADR; The Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations 2009.
10.9	In regards to the other criteria set out under WMU 1the proposed site is not at risk from flooding nor will it cause flooding elsewhere. Policy WM2 of PPS 11 provides the criteria to assess waste collection and treatment facilities. The policy requires that there is a need for the facility as established through the Waste Management Strategy (WMS) and the relevant Waste Management Plan (WMP) and also that the facility is the Best Practicable Environmental Option (BPEO).
10.10	The need for the waste management facility has already been accepted within the context of planning application Z/2001/0589/F. In relation to the locational criteria under Policy

	WM2 the site is located within the context of an existing landfill site, previously assessed under Z/2001/0589/F. The character of the site is therefore appropriate to the development that is proposed. The proposal is considered to comply with the criteria of the policy. It is contended that the proposal will not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled by mitigating measures (see Policy WM1).
10.11	The NI Waste Management Strategy (Towards Resource Management: The Northern Ireland Waste Management Strategy 2006-2020) identifies the importance of regional waste management, with collection and recycling operations remaining at a local level. There is a notable shortage of facilities in Northern Ireland that are licensed to accept the hazardous wastes proposed within this application. The key objectives of the Waste Management Plan for NI 2006-2020 includes the prevention of waste and the maximisation of recycling and recovery. The proposal will provide facilities for the temporary storage of these hazardous wastes at a specific location prior to onward transfer. It is considered that this proposal promotes sustainability and environmental benefits through the decreased number of traffic movements and facilitates the more efficient control and monitoring of the hazardous waste by the regulatory body, NIEA.
10.12	The revised Northern Ireland Waste Management Strategy (Delivering Resource Efficiency: The Northern Ireland Waste Management Strategy 2013) sets the policy framework for the management of waste in Northern Ireland, and contains actions and targets to meet EU Directive requirements and the Department's Programme for Government commitments. It builds on and retains the core principles of the 2006 Strategy, and places a renewed emphasis on the Waste Hierarchy. It is considered that utilising an existing storage building within a hard rock quarry to accept waste until a sufficient amount has been stored and then forwarded onto a final deposition site promotes resource efficiency and environmental benefits. The proposal therefore complies with the broad thrust of this policy. <u>Tourism</u>
10.13	A key issue to consider is the impact on the tourist asset. The Belfast Hills attracts a significant number of visitors especially at weekends that take advantage of the various marked trails or visit the coffee shop. The proposal has been assessed against Policy TSM 8 of Planning Policy Statement 16- Tourism. This policy states that planning permission will not be granted for development that would in itself or in combination with existing and approved development in the locality have an adverse impact on a tourism asset such as to significantly compromise its tourism value. The Belfast Hills are identified in BMAP 2015 as Area of High Scenic Value (COU 5/4). Works have finished to the car parking and a new path and new foot bridges have been erected under planning approval Z/2014/1237/F to enable better access for the public.
10.14	The previous approval to convert the storage building to a WTS was not implemented and has now lapsed. Therefore, this proposal seeks to introduce a new operation to the landfill site. However, it is considered that the impact on Black Mountain and the Belfast Hills as a tourism asset will not be detrimentally affected for a number of reasons. These include the fact that the WTS is located within the envelope of the existing hard rock quarry and the limited public views of the proposal but also the fact that the 2,500 tonnes of waste to be deposited annually is considered to be small scale in comparison with other waste operations on this site (the site accepted 468,000 tonnes in the past 12 months and has a license to accept 700, 00 tonnes annually). The Northern Ireland Tourist Board has raised concerns about detrimental impact on this tourism asset. Undoubtedly the area and the access to the area of Blackmountain and the Belfast Hills has improved and become popular for visitors. Account has to be taken of the intensification of the use and in

	particular the nature of the waste to be brought to the site may have a detrimental impact in terms of public perception of the locality. In terms of the intensification, taking account of the fact that 700,000 tonnes can be brought to the site annually, the scale of the additional waste to be accepted is considered small by comparison. The waste types may cause concern and deter some visitors, however, NIEA Waste Management will put stringent requirements on the applicant to control, through licensing regulations, the procedures for the acceptance, processing, storage and movement of such waste. It is concluded that any impact on the Belfast Hills as a tourist asset will be minimal. Furthermore, the National Trust who are the custodians of the Belfast and NIEA- Natural Heritage have raised no objections to the proposal. <u>Traffic</u>
10.15	Planning Policy Statement 3 is relevant. This policy sets out roads matters and states that potential impacts which a development may have on the efficiency of the public road network or on road safety are important material considerations. The P1 planning application form indicates that there will be an expected daily increase of 2 HGV vehicles. This does not represent a significant intensification in use of the existing access, a viewed shared by Transport NI.
10.16	The applicant has also advised by email dated 10th July 2015 that all waste that would be transported to site will meet the hazardous waste regulations (ensuring that they are fully compliant with hazardous waste transfer requirements and will not pose any risk to human health or the environment). All movements will be pre notified 3 days in advance to the NIEA by use of Hazardous waste consignment notification. NIEA Waste Management Unit has raised no objection. <u>Objections</u> 10 objections and 5 petitions (with 75, 45, 30, 30 & 29 (total of 209) signatures) have been received in relation to the application. An additional 2 objections were raised by a local MLA's during meetings with the Minster for the Environment. Consideration of the objections received: • The further clarification information received by the Department on 20 June 2013 confirmed that the total amount of waste accepted at the proposed waste transfer station will be 2,500 tonnes per annum, with a maximum of 250 tonnes being stored at any one time. In addition, the amount of asbestos accepted will be limited to a maximum of 300 tonnes per annum. It is considered that the volume of waste being accepted and in particular the amount of Asbestos, is small scale in comparison to the existing tonnage of waste accepted annually (340,000 tonnes in the last 12 months) and would not cause a detrimental impact. This is a viewed shared by NIEA- Waste Management and Belfast City Council's Environmental Protection Unit. • The treatment of the hazardous waste is detailed under paragraphs 10.5 and 10.6. • The impact on the economic value and investment potential of Black Mountain will be minimal given the location of the WTS within the boundaries of the hard rock quarry and the fact that the scale and nature of the operations proposed to take place within the site could not be described a significant given the annual tonnage of waste currently accepted at the existing site. The proposal will operate in conjunction with the existing land fill operations and help maintain employment and

	investment at the Black Mountain landfill site. • The impact on the amenity of Belfast Hills and Black Mountain is very limited given the fact that the site is located within a former hard rock quarry; it will have to adhere to the Asbestos Waste Management Procedures and will be monitored by NIEA- Waste Management under the terms of any Pollution Prevention and Control Permit. This view is reinforced given the lack of objection raised by Belfast City Council Environmental Protection Unit, the National Trust and the Belfast Hill Partnership. • It is considered that there will be no adverse impact on local wildlife and the environment. NIEA NH acknowledged the site is adjacent to the Belfast Hills Divis/Ligoniel Site of Local Nature Conservation Importance (SLNCI), however it is considered that there are no likely impacts on the SLNCI. • In regards to the impact on public health, it is considered that the low volume of waste being accepted and the limited amount of processing taking place together with stringent adherence to the Asbestos Waste Management Procedures will ensure that the impact on public health is negligible. The site operations will be continually monitored by NIEA Waste Management under the terms of any PPC Permit granted. • As the application was determined not be EIA development, the applicant did not have to have to provide alternative sites for the proposal. The current application site has been considered acceptable given that it is located within a hard rock quarry which contains an active landfill operation, has links to the existing road network and is relatively close to the dock and motorway. • The objectors raised concerns about the proposed additional waste activities on the site. It is considered that given the level of waste being accepted to the WTS (2,500 tonnes per annum) it is minimal is comparison to the level of waste currently accepted into the landfill site. • The amount of asbestos stored at the site at any one time was also another concern raised. Further clarification on this waste was received on 20th June 2013 confirming that the total amount of waste to be accepted at the proposed WTS will be 2,500 tonnes per annum, with a maximum of 250 tonnes being stored at any one time. The amount of Asbestos accepted will be limited to 300 tonnes per annum. This amount of waste will not cause a detrimental impact, a view which is shared by NIEA- Waste Management and Belfast City Council Environmental Protection Unit.
11.0	**Summary of Recommendation**: Approval Acknowledging that the proposed acceptance of hazardous waste streams at the application site could raise public concern on health and environmental grounds and public perception of Belfast Hills, it is considered that the proposal is located within a suitable site and is of small scale in relation to the amount of waste accepted annually at the site. The acceptance, handling, storage and movement of such waste is within the control of NIEA Waste Management (Licensing). Taking into account a number of factors including the compliance with planning policy, lack of objection from consultees and the planning history, it is considered that the proposal will not result in demonstrable harm to the interests of acknowledged importance and therefore approval is recommended.

12.0	**Conditions**

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. No waste shall be accepted at the waste transfer station until the building has been repaired, including new roofs of a similar material to existing and works to make good the upper walls above the concrete lower walls in a similar material to existing as indicated on stamped approved drawing no.02 date stamped 20 December 2012.

Reason: In the interests of environmental protection and public health.

3. The waste materials to be accepted at the facility hereby approved shall be restricted to the following European Waste Catalogue Codes and no other EWC Codes:

-13 07 01 - Fuel oil & diesel
-13 07 03 - Other fuels (including mixtures)
-15 01 10 - Packaging containing residues of or contaminated by dangerous substances
-15 02 02 - Absorbents, filter materials (including oil filters not otherwise specified), wiping clots, protective clothing contaminated by dangerous substances.
-16 01 07 - Oil filters
-17 06 01 - Insulation materials containing asbestos
-17 06 05 - Construction materials containing asbestos

4. There will be no treatment of EWC Code - 17 06 01 – Insulation materials containing asbestos and EWC Code - 17 06 05 - Construction materials containing asbestos at the waste transfer station.

Reason: In the interests of environmental protection and public health.

5. All operations shall take place internally within the waste transfer station building on site.

Reason: In the interests of environmental protection and public health.

6. No waste materials shall be stored or deposited outside of the waste transfer station building on site.

Reason: In the interests of environmental protection and public health.

7. The waste transfer station will accept a maximum of 2,500 tonnes per annum.

Reason: In the interests of environmental protection and public health.

8. The waste transfer station will store a maximum of 250 tonnes of waste at any one time.

Reason: In the interests of environmental protection and public health.

	9. The waste transfer station will accept a maximum total of 300 tonnes of EWC Codes 17 06 01 and 17 06 05 per annum. Reason: In the interests of environmental protection and public health.
13.0	**Notification to Department (if relevant)** N/A
14.0	**Representations from Elected Members** Paul Maskey MP

ANNEX	
Date Valid	20th December 2012
Date First Advertised	14th January 2013
Date Last Advertised	24th June 2013

Details of Neighbour Notification (all addresses)
Joe McDonnell
1 Budore Road,Hannahstowns,Hannahstown Road,BT28 3SX
Claire Nic lonnrachtaigh
15 Dermott Hill Parade Ballymurphy Belfast
Geraldine Murray
17 Mooreland Park Ballydownfine Belfast
Sean Brady
18 Ardcaoin Avenue Lagmore Dunmurry
Grainne McKeown
28 Rochester Street Ballynafoy Belfast
The Owner/Occupier,
35 Hannahstown Hill Black Mountain Hannahstown
The Owner/Occupier,
37 Hannahstown Hill Black Mountain Hannahstown
The Owner/Occupier,
39 Hannahstown Hill Black Mountain Hannahstown
Coran Fitzsimons
5 Springhill Close Ballymurphy Belfast
Paul Maskey MP
53 Falls Road, Belfast, County Antrim, Ireland, BT12 4PD
Marian Reilly
7 Kenard Avenue,Belfast,BT11 8LY
Thomas MacArdail
78 Woodside Drive Poleglass Dunmurry
Jim Bradley
BHills Partnership, 9 Social Economy Village, Hannahstown Hill, Belfast BT17 0XS
Brian Heading
BY EMAIL
Sinead Burns
Ms S Burns,E-mail Objection
. National Trust
Rowallane,Saintfield,Ballynahinch,County Down,BT24 7LH
Donall Barclaigh
Upper Springfield Development Trust, 2nd Floor,Top Of The Rock, 685A Upper Springfield Rd, Belfast, BT12 7FP
Sean Lennon

James McCabe

Date of Last Neighbour Notification	19th June 2013
Date of EIA Determination	24th April 2013
ES Requested	No
Drawing Numbers and Title 01 & 02	

Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17 November 2015	**Item Number:**
Application ID: Z/2011/0726/O	
Proposal: Proposed site for residential development, new access and ancillary site works.	**Location:** Lands northwest of 1-8 Springfield Heights and north of Moyard Crescent Belfast BT13
Referral Route: Major Application (> 50 Residential Units)	
Recommendation:	Approval
Applicant Name and Address: First Trust	**Agent Name and Address:** Turley Associates Hamilton House Joy Street Belfast BT2 8LE

Executive Summary:
The proposal is for an Outline Planning Application for residential development; the drawings indicate approx 63 dwellings and 11 apartments.

The application was presented as an Approval to the Belfast City Council Town Planning Committee on 4th April 2013 and was subsequently deferred. See full detailed planning report on the Planning Portal under application reference Z/2011/0726/O.

The main issues to be considered are:
1. The principle of residential development at this location.
2. The acceptability of the proposed illustrative scheme
3. The impact of the proposal on future and current residents.

Two local elected members have made written representations to the Planning Service and 214 objections have been received from local residents.

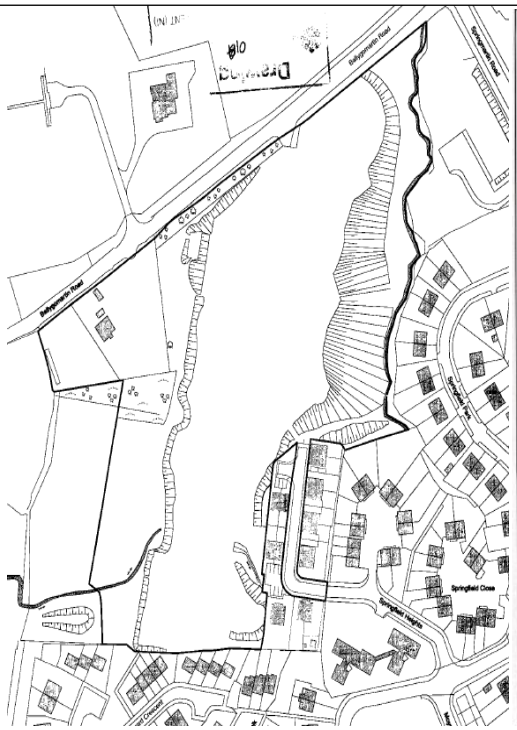
A previous full approval was granted on the site for 60 residential units in December 2005. The principle of residential development has therefore already been established on the site and there has been no significant change to or significant additional material considerations in the intervening period that would outweigh this.

Consultees have offered no objections subject to conditions.

The proposal is considered to comply with the development plan and all prevailing planning policy and given the planning history on the site it is recommended for Outline Planning Approval subject to conditions as set out below.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	No Objections subject to Conditions
Statutory	NI Water - Multi Units East - Planning Consultations	No Objections subject to Conditions
Non Statutory	Env Health Belfast City Council	No Objections subject to Conditions
Statutory	Land and Resource Management	No Objections subject to Conditions
Statutory	Natural Heritage	No Objections subject to Conditions
Non Statutory	Rivers Agency	No Objections subject to Conditions

Representations:

Letters of Support	None Received
Letters of Objection	214
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

The principle of residential development at this location and whether the scale of development proposed can be accommodated on this site.

1.0 Description of Proposal and Site

1.1 The proposed site is located on lands adjacent to and immediately to the north east of 1-8 Springfield Heights and north of Moyard Crescent in Belfast. The land is enclosed by walls and high fencing along the northern and southern boundaries. The west and east boundaries are quite open.

1.2 There is a levels difference across the site from west and east. There is a large area in the middle of the site which is completely flat. This part of the site was once used for former Finlay's Packaging Factory. On site the remains of the factory can be seen.

1.3 To the west of this level area the land is mainly used for agricultural purposes and in the north western corner of the site there is a derelict two storey house. The eastern part of the site is quite steep as it runs down towards the boundary with Springfield Park. There are a lot of trees and vegetation in this part of the site.

2.0 Background

The application was presented to Belfast City Council on 4th April 2013, with an opinion to approve. The full report can be viewed on the Planning Portal under the application reference number Z/2011/0726/O.

A deferred office meeting took place on 17th April 2013 with the Councillor Corr, Councillor Austin and Liam McStravick of Black Mountain Shared Space Project. This was followed up by a further office meeting on the 3rd Oct 2013.

In early 2015 Belfast City Council purchased the site to facilitate the Black Mountain Shared Space Project. Mr G Millar Director of Property and Projects wrote to the applicant's agent in August 2015 informing them of the purchase of the site and of the shared space proposals for the site. It was requested that the application be withdrawn but to date this has not occurred.

In total 214 objections were received from local residents and elected representatives; raising concerns with the proposed housing use on the site.

3.0 Further Planning Assessment of Issues Raised at Deferred Meeting.

The main concern raised at the deferred meeting and at subsequent office meetings was the lack of support from the local communities for housing at this site given its interface location; and the impact any approval would have on the Black Mountain Shared Space Project.

No further information was submitted for consideration at the deferred meeting therefore the only other issues to be considered in addition to those addressed in the main case officers report is where there has been a change in policy and this has been set out below.

4.0 Additional Policy Considerations

4.1 Development Plan - Belfast Metropolitan Area Plan 2015 adopted 9th September 2014

4.1.1 BMAP 2015 was adopted on 9 September 2014. The site lies within the development settlement limits for Belfast City and is not zoned for any particular purpose. It was previously last used as an employment and industry and the use falls to be considered in the context of PPS 4 which was the case in 2013 and is set out in the main case officer report.

4.1.2 Given the site's location within the development limits of Belfast as whiteland it is considered that some form of development is acceptable on this site, providing it complies with other planning policy and guidance.

4. 2 Strategic Planning Policy Statement issued September 2015.

4.2.1 The proposal is considered to comply with the SPPS and its Core Planning principles in that proposed development will not cause demonstrable harm and the design is compatible with its surroundings.

5.0 Representations and Objections

5.1 Paul Maskey MP and Pat Sheehan MLA made further representations in 2013 post council objecting to the proposal on behalf of local residents.

212 other letters of objection were also received and have been considered in the determination of this application the consideration of which can be seen in the previous case officer reports.

However the main areas of concern raised were;

1. The location of the site on an interface and approval would lead to further unrest.
2. Loss of a future potential shared space.
3. Encroachment of nationalist housing towards the protestant community.
4. Issues relating to the access and pressure on existing infrastructure
5. Flood Risk and
6. Lack of community consultations.

It should be noted that any approval for housing on this site would not prevent the submission of any future application for any other use including any shared space initiative.

6.0. Other Material Considerations

6.1 Planning History - Z/2004/1444/F Residential Development of 60 dwelling units approved on appeal December 2005.

6.2 The Commissioner in his report referred to development in interface locations and to other similarly located approvals stating "To refuse on the basis that the site is in an interface area would mean that all potential development sites in such areas will have development stifled and thereby significant regeneration benefits that can be brought to these locations will be lost."

Neighbour Notification Checked Yes

7. Summary of Recommendation:

- The planning history has deemed the site suitable for principle of residential development.
- The indicative layout is deemed acceptable subject to conditions.
- The application is considered to comply with the development plan all other material consideration.
- The issues raised by the objectors in terms of the shared space potential of this site do not form part of this planning application.

The proposal complies with the development plan and all other material considerations and on balance considering the planning history on the site is considered acceptable in principle subject to the conditions set out below.

Recommendation: Approval.

Conditions:

01 As required by Section 62 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

i. the expiration of 5 years from the date of this permission; or

ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: Time Limit

02 The under-mentioned reserved matters shall be as may be approved, in writing by the Council:-

Siting, Design. External Appearance, access and landscaping.

Reason: To enable the Council to consider in detail the proposed development of the site.

03 As part of any reserved matters application a landscape and planting schedule shall be submitted, showing which trees and hedgerows are to be removed and which are to be retained.

Reason: To enable the Council to consider the impact of the proposal on the biodiversity of the site.

04 As part of any reserved matters application a lighting scheme shall be submitted.

Reason: To enable the Council to consider the impact of the proposal on the biodiversity of the site.

05 Protection measures for retained trees and hedgerows in accordance with British Standard 5837:2012. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.

Reason: To protect existing, retained trees and minimise the impact of the proposal on biodiversity.

06 If within a period of 5 years from the date of the planting of any tree, that tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To compensate for the loss of existing trees and minimise the impact of the proposal on the biodiversity of the site.

07 A species list of native rough grass and wildflower species to be planted along with location and area covered.

Reason: To compensate for the loss of semi improved grassland

08 The development hereby permitted shall not commence until a detailed remediation strategy to address all unacceptable risks to environmental receptors from the made ground and across the site has been submitted. This strategy needs to be informed by appropriate quantitative risk assessments that address the LRM response to planning of 6th July 2012. This strategy must be submitted in writing and agreed with the Council and should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them

(including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).

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

09 No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Council. This condition only applies if a piling foundation is being used at the site

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

10 The development hereby permitted shall not be occupied until the remediation measures as described in the remediation strategy submitted under condition 8 have been detailed in an implementation plan and have been implemented to the satisfaction of the Council. Management of all waste materials generated on site need to be demonstrated through a Site Waste Management Plan (see http://www.netregs.gov.uk). The Council must be given 2 weeks written notification prior to the commencement of remediation work.

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

11 If during the development works, contamination is encountered which has not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

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

12 After completing the remediation works under conditions 8, 10 and 11; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

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 health and environmental receptors to ensure the site is suitable for use.

13 A plan at 1:500 scale (min.) shall be submitted as part of the reserved matters application showing the access to be constructed as generally indicated on Drawing 02b dated by Planning Service 16/4/12.

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

14 Parking shall be in accordance with the requirements of the Council's current design guide (Creating Places).

REASON: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

15 The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.

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

16 The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

17 The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The development shall be in accordance with the requirements of the design guide (Creating Places) and, for the purpose of adopting private streets as public roads, the Council shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

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

18 All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of Roads Service.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

19 Prior to the occupation of the proposed development, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the Pentland Macdonald Ltd report titled: 'Contamination Remediation Strategy' (dated March 2011 and referenced PM10-1111a(i) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Residential with Plant Uptake). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that:

a. That the site layout is as per the proposed development layout as presented in appendix 1 of the PM10-1111a(i) 'Contamination Remediation Strategy' (March 2011).
b. that the above ground fuel storage tank (and associated pipework) has been decommissioned and removed in line with the Environment Agency Pollution Prevention Guidelines PPG2: Above Ground Oil Storage Tanks.
c. the full extent of the underground structure within the vicinity of TP 1 where asbestos containing materials (chrysotile) were encountered should be further delineated, any suspected asbestos containing materials (ACM) tested for and, where identified, these ACMs should be removed from site as outlined in section 7 of the Pentland Macdonald report (PM10-1111a(i)) Any ACM removal must be undertaken by a licensed asbestos removal contractor under supervision of a suitably qualified asbestos surveyor.
d. that all fuel impacted soils on site are excavated and disposed off-site by an appropriately licensed contractor at an appropriately licensed facility outlined in section 3 of the PM10-1111a(I) 'Contamination Remediation Strategy. This is to include:
(i) excavation and removal of soils from within the area of concern as delineated on figure 1 of the report ensuring the total depth of made ground is removed along with any obviously fuel contaminated soils in the upper horizons of the underlying natural clays;
(ii) recovery of representative validation samples from the base and sides walls of the excavation. Soil analysis must include speciated petroleum hydrocarbons;
(iii) assessment of the validation samples against appropriate assessment criteria;
(iv) all imported fill material must be demonstrably fit for the residential with plant uptake end use.
e. that all private garden areas and communal landscaped areas within the areas of reduced quality made ground as delineated in Figure 6 of the Pentland Macdonald report (PM10-1111a) have been encapsulated in accordance with the schemes outlined in section 4 and section 5 of the report no:PM10-1111a(i) as follows:
(i) For all private gardens the made ground has been excavated to a depth of 1m below final ground levels and encapsulated with a minimum 1m thick capping layer comprising of material demonstrably suitable for the Residential with Plant Uptake end-use. This capping layer is to include a minimum 300mm capillary break layer overlain by a minimum of 700mm of clean subsoil and topsoil.
(ii) For all communal landscaped areas the made ground has been excavated to a depth of 0.5m below final ground levels and encapsulated with a minimum 0.5m thick capping layer comprising of material demonstrably suitable for the Residential with Plant Uptake end-use.
f. that ground gas protection measures have been incorporated into all buildings on the site which include:
• re-enforced concrete cast in-situ floor slab (suspended, non suspended or raft) or a suspended beam and block floor with minimal penetrations by service entry points.
• a proprietary ground gas resistant membrane installed and certified by a specialist contractor under CQA. All service entrance points, joints and penetrations must be identified and demonstrated to be sealed.
• Sub-floor voids with a proven ability to provide a 'Good' classification rating for a passive ventilation system as described in the Partners in Technology (1997) report titled Passive Venting

of Soil Beneath Buildings, Guide for Design and proven using the method presented in BS5925:1991.

Reason: Protection of human health

20 In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

Representations from elected representatives.

Paul Maskey MP 6.8.2011 and 29.4.2013 (+written submission)
Pat Sheehan MLA 29.4.2015 (+written submission)
Deferred Meeting attended by Councillor Corr and Councillor Austin 17.4.2015
Gearldine McAteer oon behalf of West Belfast partnership 12.08.2011
Cllr Steven Corr on behalf of Black Mountain Shared Space project (BMSSP) 29.7.2011

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ANNEX	
Date Valid	3rd June 2011
Date First Advertised	24th June 2011
Date Last Advertised	

Details of Neighbour Notification (all addresses)
1 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
10 Moyard Park Ballymurphy Belfast
10 Springfield Heights Ballymurphy Belfast
10 Springfield Park Ballymurphy Belfast
101 Springfield Park Ballymurphy Belfast
108 Moyard Parade Ballymurphy Belfast
11 Springfield Heights Ballymurphy Belfast
11 Springfield Park Ballymurphy Belfast
12 Moyard Park Ballymurphy Belfast
12 Springfield Heights Ballymurphy Belfast
13 Springfield Heights Ballymurphy Belfast
13 Springfield Park Ballymurphy Belfast
139 Stewartstown Road,Ballycullo Tom Of The Tae End,Dunmurry,Dunmurry,Antrim,BT11 9NB,
14 Moyard Park Ballymurphy Belfast
15 Springfield Park Ballymurphy Belfast
16 Black Mountain Walk,Ballymurphy,Belfast,Antrim,BT13 3TX,
16 Moyard Park Ballymurphy Belfast
16 Springfield Heights, Belfast, BT13 3QZ
16 Springfield Heights, Belfast, BT13 3QZ
16 Springfield Park Ballymurphy Belfast
17 Springfield Heights, Belfast, BT13 3QZ
17 Springfield Heights, Belfast, Bt13 3QZ
18 Springfield Heights, Belfast, BT13 3QZ
18 Springfield Park Ballymurphy Belfast
19 Springfield Park Ballymurphy Belfast
195 Whiterock Road Ballymurphy Belfast
2 Moyard Park Ballymurphy Belfast
2 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
20 Springfield Heights, Belfast, BT13 3QZ
20 Springfield Park Ballymurphy Belfast
21 Springfield Park Ballymurphy Belfast
218-224 Falls Road Town Parks
22 Black Mountain Walk,Ballymurphy,Belfast,Antrim,BT13 3TX,
22 Springfield Park Ballymurphy Belfast
23 Springfield Heights, Belfast, BT13 3QZ
23 Springfield Park Ballymurphy Belfast
24 Black Mountain Walk,Ballymurphy,Belfast,Antrim,BT13 3TX,
24 Moyard Park Ballymurphy Belfast
24 Springfield Park Ballymurphy Belfast
25 Springfield Heights, Belfast, BT13 3QZ
25 Springfield Park Ballymurphy Belfast
26 Moyard Park Ballymurphy Belfast
26 Springfield Heights, Belfast, BT13 3QZ

26 Springfield Park Ballymurphy Belfast
27 Springfield Heights, Belfast, BT13 3QZ
27 Springfield Park Ballymurphy Belfast
28 Springfield Heights, Belfast, BT13 3QZ
28 Springfield Heights, Belfast, Bt13 3QZ
29 Springfield Park Ballymurphy Belfast
3 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
3 Springfield Park Ballymurphy Belfast
300 Ballygomartin Road,Ballymurphy,Belfast,Antrim,BT13 3NJ,
31 Springfield Park Ballymurphy Belfast
31 Vere Foster Walk Ballymurphy Belfast
32 Moyard Park Ballymurphy Belfast
32 Springfield Park Ballymurphy Belfast
33 Springfield Park, Ballymurphy,Belfast,Antrim,BT13 3PY,
34 Moyard Park Ballymurphy Belfast
35 Springfield Park Ballymurphy Belfast
36 Springfield Park Ballymurphy Belfast
37 Vere Foster Walk,Ballymurphy,Belfast,Antrim,BT12 7QL,
38 Springfield Park Ballymurphy Belfast
39 Vere Foster Walk,Ballymurphy,Belfast,Antrim,BT12 7QL,
4 Moyard Park Ballymurphy Belfast
4 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
40 Springfield Park Ballymurphy Belfast
40 Vere Foster Walk,Ballymurphy,Belfast,Antrim,BT12 7QL,
41 Springfield Park Ballymurphy Belfast
43 Springfield Park Ballymurphy Belfast
45 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
45 Springfield Park Ballymurphy Belfast
46 Moyard Park Ballymurphy Belfast
48 Moyard Park Ballymurphy Belfast
49 Springfield Park Ballymurphy Belfast
5 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
5 Springfield Park Ballymurphy Belfast
50 Moyard Park Ballymurphy Belfast
50 Springfield Park Ballymurphy Belfast
51 Springfield Park Ballymurphy Belfast
52 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
53 Falls Road, Belfast, BT12 4PD
53 Falls Road,Belfast,BT12 4PD
53 Falls Road,Belfast,BT12 4PD
54 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
55 Springfield Park Ballymurphy Belfast
56 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
57 Springfield Park Ballymurphy Belfast
58 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
59 Springfield Park Ballymurphy Belfast
6 Moyard Park Ballymurphy Belfast
6 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
6 Springfield Park Ballymurphy Belfast
60 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
61 Springfield Park Ballymurphy Belfast
62 Moyard Park Ballymurphy Belfast
62 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
62A Moyard Park Ballymurphy Belfast
62B Moyard Park Ballymurphy Belfast

63 Springfield Park Ballymurphy Belfast
64 Moyard Park Ballymurphy Belfast
64 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
65 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
65 Springfield Park Ballymurphy Belfast
66 Moyard Park Ballymurphy Belfast
66 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
67 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
68 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
689 Springfield Road,Ballymurphy,Belfast,Antrim,BT12 7FP,
69 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
7 Springfield Close Ballymurphy Belfast
7 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
70 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
71 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
72 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
73 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
74 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
75 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
76 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
77 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
77 Springfield Park Ballymurphy Belfast
78 Moyard Park Ballymurphy Belfast
78 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
79 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
79 Springfield Park Ballymurphy Belfast
8 Moyard Park Ballymurphy Belfast
8 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
8 Springfield Park Ballymurphy Belfast
80 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
81 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HJ,
81 Springfield Park Ballymurphy Belfast
82 Moyard Park Ballymurphy Belfast
82 Springfield Park,Ballymurphy,Belfast,Antrim,BT13 3PZ,
83 Springfield Park Ballymurphy Belfast
84 Moyard Park Ballymurphy Belfast
85 Springfield Park Ballymurphy Belfast
86 Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
87 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HL,
87 Springfield Park Ballymurphy Belfast
89 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HL,
89 Springfield Park Ballymurphy Belfast
9 Social Economy Village,Hannahstown Hill,Belfast,Bt17 OXS
9 Springfield Heights,Ballymurphy,Belfast,Antrim,BT13 3QZ,
91 Moyard Crescent,Ballymurphy,Belfast,Antrim,BT12 7HL,
91 Springfield Park Ballymurphy Belfast
93 Springfield Park Ballymurphy Belfast
95 Springfield Park Ballymurphy Belfast
97 Springfield Park Ballymurphy Belfast
99 Springfield Park Ballymurphy Belfast
FLAT 1,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 10,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 11,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 12,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 13,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,

FLAT 14,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 15,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 16,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 2,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 3,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 4,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 5,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 6,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 7,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 8,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
FLAT 9,88-90 Moyard House,Moyard Park,Ballymurphy,Belfast,Antrim,BT12 7FT,
Project Chairman, Black Mountain Shared Space Project, 275-277,Falls Road,Ballymurphy,Belfast,Antrim,BT12 6FD,
Lisa McNally, New Barnsley Residents Assoc.

Date of EIA Determination	14th June 2011
ES Requested	No

Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date:	**Item Number:**
Application ID: LA04/2015/0669/F	
Proposal: Demolition of existing commercial and residential premises and the erection of 1 nr. apartment block comprising of 9nr. 2 bedroom apartments, 1nr. apartment block comprising of 5nr.1 bedroom apartments and 14nr. 2 bedroom apartments, 2nr. apartment blocks comprising of 4nr. 1 bedroom apartments and 12nr. 2 bedroom apartments (4nr. apartment blocks, 60nr. apartments in total) and communal circulation areas along with associated siteworks and landscaping.	**Location:** Nrs. 148-158 (evens) Kingsway Dunmurry and Nrs. 1-11 (odds) Dunmurry Lane Belfast BT17 9AA
Referral Route: Major	
Recommendation:	Refusal
Applicant Name and Address: McAleer and Rushe 17-19 Dungannon Road Cookstown BT80 8TL	**Agent Name and Address:** RPP Architects LTD 155-157 Donegall Pass Belfast BT7 1DT

Executive Summary:

The main planning issues include:

- The principle of the development at this location;
- Impact on the character of the Dunmurry Area of Townscape Character ;
- Impact on residential amenity; and
- Traffic and Parking

The proposal has been assessed against Strategic Planning Policy for Northern Ireland, Planning Policy Statement 1, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access, Movement and Parking; Planning Policy Statement 6: Areas of Townscape Character Planning Policy Statement 7: Quality Residential Environments and Planning Policy Statement 12: Housing in Settlements.

The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan 2015 and is identified as being with Dunmurry Area of Townscape Character (ATC). The principle of residential development is acceptable on the vacant portion of the site. However the demolition of numbers 3-9 are considered unacceptable as the existing buildings make a material contribution to Dunmurry ATC and no suitable replacement scheme has been presented.

The replacement scheme will result in overdevelopment of the site due to its inappropriate siting, layout, scale, form, massing and design and does not maintain or enhance the character of the ATC. The proposal will also impact on the existing residents by way of noise and nuisance and fail to provide a quality and sustainable residential environment for prospective residents.

In regards to consultees, Transport NI is seeking further information including the submission of a Transport Assessment Form and NIEA Waste Management Unit are seeking further information on regards to potential contamination on the site.

10 objections have been received. The main issues raised included impact on the character of the area, traffic, impact on environment and trees, not creating a balance community, contrary to PPS 7, town cramming, design, inadequate parking provision, closure of the post office, contrary to Addendum to PPS 7, value of homes, could be for social housing, crime, waste and bin storage, Japanese knotweed, 3, 5, 7 ad 9 of historic interest.

Refusal is recommended for the reasons set out in the case officers report.

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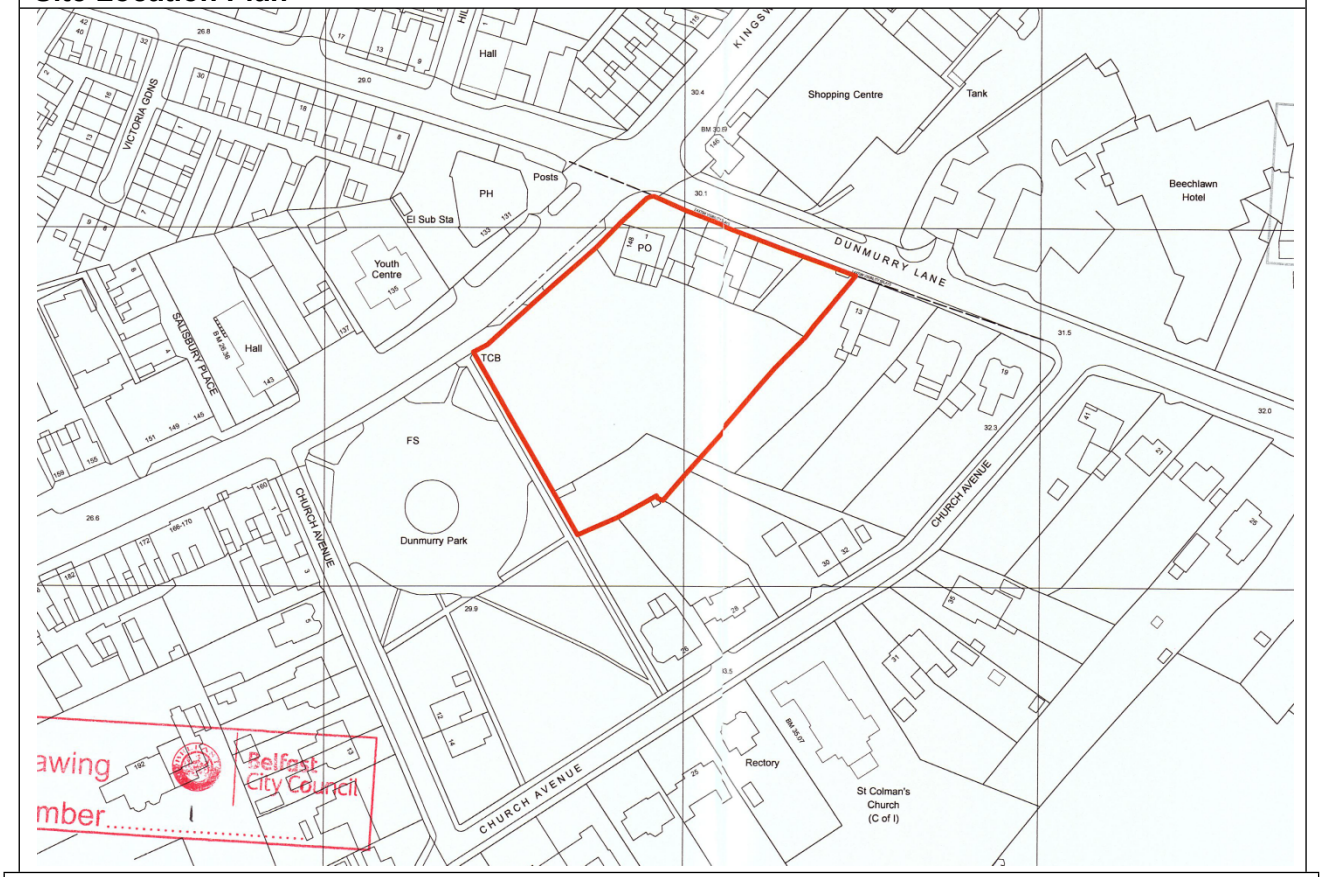
Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	Description of Proposed Development Full planning permission is sought for the demolition of the existing buildings and the erection of 60 apartments in 4 blocks.
2.0	Description of Site The site which is rectangular in shape is located at the corner of Dunmurry Lane and Kingsway. Access is via Kingsway. The current use is that of a car wash, commercial post office premises and residential premises. The site is fairly flat throughout.
Planning Assessment of Policy and other Material Considerations	
3.0	**Site History** No recent planning history
4.0	**Policy Framework**
4.1	Belfast Metropolitan Area Plan 2015
4.2	SPPS

	Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 Addendum: Areas of Townscape Character Planning Policy Statement 7- Quality Residential Environments Planning Policy Statement 12: Housing in Settlements
5.0	**Statutory Consultees**
	NIEA- Waste Management- Seeking further information; NIEA- Water Management- No Objections; NIEA- Natural Environment Division- No Objections; Transport NI- Seeking further information
6.0	**Non Statutory Consultees**
	Belfast City Council- EPU- No Objections
7.0	**Representations** The application has been neighbour notified and advertised in the local press. 10 letters of objection have been received. The main issues include:- • Impact on the character of the area; • Traffic, • Impact on environment / trees; • Not creating a balance community; • Contrary to PPS 7; • Town cramming; • Design; • Inadequate parking provision; • Closure of the post office; • Contrary to Addendum to PPS 7; • Value of homes; • May be for social housing; • Crime; • Waste and bin storage; • Presence of Japanese knotweed; • Nos. 3,5, 7 and are 9 of historic interest
8.0	**Other Material Considerations**
	Development Control Advice Note 8: Housing in existing urban areas
9.0	**Assessment**
	<u>Principle of development</u>
9.1	The key issues in the assessment of the proposed development include: •The principle of apartments at this location; •Impact on the character of Dunmurry ATC; and •Impact on residential amenity; and •Traffic and Parking
9.2	The site is located within the development limits of Belfast and within Dunmurry ATC as

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	designated in the Belfast Metropolitan Area Plan 2015. The principle of residential development is acceptable on the vacant portion of the site. However the demolition of numbers 3-9 are considered unacceptable as the existing buildings make a positive contribution to Dunmurry ATC and no suitable replacement scheme has been found. This is detailed below. <u>Impact on the character of Dunmurry Area of Townscape Character</u>
9.3	The proposal has been assessed against policies ATC 1 & ATC 2 of the Addendum to PPS6: Areas of Townscape Character. ATC 1 states that there will be a presumption in favour of retaining any building which makes a positive contribution to the character of an Area of Townscape Character.
9.4	Kingsway which the application site fronts onto and although fragmented with many alterations to buildings, retains an element of continuity with two storey terracing with vertically proportioned windows, canted bays and corbelled chimneys etc. these front a wide street whose curved nature creates an array of changing views as one moves along.
9.5	The existing buildings make a material contribution to the character and appearance of Dunmurry ATC. 3 – 5 (Roselea) are an interesting pair of semi detached, dwellings – faced in stucco with moulded surrounds to ground floor windows, architraves to doors (pilasters, consoles and cornice canopy), and banding to the first floor that rakes up over semi circular arches to windows. At first floor level the central bay has a blind window – niche like; indeed one retains a plinth seemingly waiting to be graced by a statue. Classical door cases also occur at 7 – 9 – again consisting of pilasters, console brackets with acanthus, to cornice canopy, through otherwise the facades of these dwellings are rather restrained.
9.6	Policy ATC 2 states that the Department will only permit development proposals in an Area of Townscape Character where the development maintains or enhances its overall character and respects the built form of the area. It is considered that the scale and massing of the proposed development is unacceptable when assessed against the existing context of Dunmurry ATC. The development proposes a 5 storey apartment block at the corner of Dunmurry Lane and Kingsway yet the buildings that surround the application site are 2- 2 ½ storey. Visually the scheme will be incongruous in the streetscape and ultimately fails to respect the built form of the ATC seen from critical views along Kingsway and Dunmurry Lane.
9.7	The layout of the proposed development is also considered unacceptable. Internally the scheme is dominated by hardstanding in the form of car parking. Clearly the proposal result is overdevelopment of the site and if approved cause harm to the character of the ATC when seen from critical views when travelling from east to west along Dunmurry Lane and when travelling north to south and south to north along Kingsway.
9.8	Policy ATC 1 is clear, if the existing building makes a material contribution to the character and appearance of Dunmurry ATC there is a presumption in favour of retention. Having concluded that the existing buildings make a material contribution the proposal therefore fails to comply with ATC 1. Furthermore balancing the proposed replacement scheme against the demolition of the existing buildings, it is considered that does not maintain or enhance the ATC and therefore fails to meet policy ATC 2 also.
9.9	In relation to PPS7, Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in

	established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet. It has been established that the proposal fails to meet ATC 2 and consequently therefore fails to meet criterion (a) of QD 1.
9.10	The proposal also fails to meet the criterion (c). Paragraph 5.20 of Creating Places states that In the case of apartment or flat developments, or 1 and 2 bedroomed houses on small urban infill sites, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum of 10 sq m per unit to around 30 sq m per unit. Whilst there is an area of existing open space abutting the application site it is considered that both the amount of communal amenity space provided and its location around the edges of the application site is frugal and not acceptable for prospective residents.
9.11	It is considered that the site is not located within an established residential area as it front onto 2 major thoroughfares. Therefore the 2nd Addendum to PPS 7: Safeguarding the Character of Established Residential Areas is not applicable in the assessment of this application. <u>Impact on Residential Amenity</u>
9.12	In regards to impact on residential amenity, criterion (h) of QD 1 of PPS 7 requires there to be no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance and the orientation of the development in relation to the existing dwellings. It is considered that overlooking, dominance and loss of light will not be an issue given the separation distances between the proposed development and the existing dwellings that abut the application. It is considered however, that there will be unacceptable impact on the residential amenity of number 13 Dunmurry Lane through noise from increased traffic movements and parking along its shared boundary and well as general nuisance and noise from the bin store area that serves the whole development. And whilst these issues could be easily resolved it is considered that there are more fundamental issues with the proposed scheme that it does not warrant going back to the applicant to seek changes. <u>Traffic and Parking</u>
9.13	The proposal has been assessed against Policy AMP 7 of PPS 3: Access, Movement and parking. The proposal shows approximately 17 car parking spaces less than the required amount having regard to the Parking Standards. However it is considered that this is acceptable given the sites location on an arterial route with good links to public transport, <u>Objections</u>
9.14	In regard to the objections received; Amenity Issues • The proximity of the bin store to number 13 has been detailed in the above report. Policy Issues • The proposal has been assessed against QD 1 of PPS 7 in the above report. • The proposal is considered overdevelopment of the site. • The scale and massing is considered unacceptable and contrary to policy ATC 2 of PPS 6.

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	• The design of the development (contemporary flat roof) cause harm to the ATC; • The 2nd Addendum to PPS 7 is not applicable as the site is not located in an established residential area. • There are 69 car parking spaces proposed. Having regard to the parking standards approximately 86 spaces are required. However the site is located on a major arterial route with access to good public transport links. In this regard the parking is considered acceptable. • Nos 3, 5, 7 and 9 are considered to be make a material contribution to the ATC. This is detailed in the above report; • It is considered that that the proposal with a mixture of 1 bedroom and 2 bedroom will help create a balanced community. Natural Environment Issues • It has been confirmed by NIEA that Japanese Knotweed is present on the site. However NIEA has advised that anybody removing it needs a license which is outside the scope of this planning application. • There are 2 mature trees to the front of the site that are not shown on the block plan. It is unclear whether block 2 or the covered shed for the bicycles will impact upon their root protection areas. Other • There is no evidence that the proposal if permitted will result in increased levels of crime. • There is no evidence that the proposal, if permitted, will result in any devaluation of homes. • The closure of the post office is not a material planning consideration.
10.0 10.1	Summary of Recommendation: Refusal Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development will cause unacceptable damage to the character and residential amenity through inappropriate layout, scale and massing. Refusal is recommended.
11.0	Reasons for Refusal 1. The proposal is contrary to policies ATC 1 of Planning Policy Statement 6 addendum, in that the proposal would if approved; result in the demolition of buildings which make a positive contribution to the Dunmurry Area of Townscape Character. 2. The proposal is contrary to ATC 2 of Planning Policy Statement 6 Addendum and Policy QD1 of the Department's Planning Policy Statement 7 Quality Residential Environments in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate siting, layout, scale, form, massing and design and does not maintain or enhance the character of the ATC. The proposal also fails to provide adequate private amenity space, and would therefore fail to provide a quality and sustainable residential environment.

12.0	**Notification to Department (if relevant)** N/A
13.0	**Representations from Elected Members** N/A

ANNEX	
Date Valid	30th June 2015
Date First Advertised	14th August 2015
Date Last Advertised	14th August 2015

Details of Neighbour Notification (all addresses)
The Owner/Occupier,
1 Church Avenue Dunmurry Dunmurry
The Owner/Occupier,
1 Dunmurry Lane Dunmurry Dunmurry
The Owner/Occupier,
11 Church Avenue Dunmurry Dunmurry
Gareth Mehaffy
11 Church Avenue, Dunmurry, Belfast, BT17 9RS
The Owner/Occupier,
115 Kingsway Dunmurry Antrim
The Owner/Occupier,
119 Kingsway Dunmurry Antrim
The Owner/Occupier,
12 Church Avenue Dunmurry Dunmurry
The Owner/Occupier,
121 Kingsway Dunmurry Antrim
The Owner/Occupier,
123 Kingsway Dunmurry Antrim
The Owner/Occupier,
125 Kingsway Dunmurry Antrim
The Owner/Occupier,
127 Kingsway Dunmurry Antrim
The Owner/Occupier,
129 Kingsway Dunmurry Antrim
The Owner/Occupier,
13 Church Avenue Dunmurry Dunmurry
The Owner/Occupier,
13 Dunmurry Lane Dunmurry Dunmurry
The Owner/Occupier,
13, Dunmurry Lane, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 9RP
The Owner/Occupier,
130 Kingsway Dunmurry Antrim
The Owner/Occupier,
131-133 Kingsway Dunmurry
The Owner/Occupier,
134-136 Kingsway Dunmurry
The Owner/Occupier,
137-139 Kingsway Dunmurry
The Owner/Occupier,
139 Kingsway Dunmurry Antrim

The Owner/Occupier,
14 Church Avenue Dunmurry Dunmurry
The Owner/Occupier,
140-144 Kingsway Dunmurry
The Owner/Occupier,
141A Kingsway Dunmurry Antrim
The Owner/Occupier,
146 Kingsway Dunmurry Antrim
The Owner/Occupier,
146A Kingsway Dunmurry Antrim
The Owner/Occupier,
15 Dunmurry Lane Dunmurry Dunmurry
The Owner/Occupier,
17 Dunmurry Lane Dunmurry Dunmurry
The Owner/Occupier,
19 Dunmurry Lane Dunmurry Dunmurry
Gerald J. Kelly
21, Church Avenue, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 9RS
D.S. White
23, Church Avenue, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 9RS
The Owner/Occupier,
28 Church Avenue Dunmurry Dunmurry
The Owner/Occupier,
3 Church Avenue Dunmurry Dunmurry
The Owner/Occupier,
3 Dunmurry Lane Dunmurry Dunmurry
The Owner/Occupier,
30 Church Avenue Dunmurry Dunmurry
Ryan Landy
30, Church Avenue, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 9RS
The Owner/Occupier,
32 Church Avenue Dunmurry Dunmurry
Nonagh E.R. Boyd
32, Church Avenue, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 9RS
Alan E. Bell
33, Church Avenue, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 9RS
W.A. Harkness
34, Church Avenue, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 9RS
The Owner/Occupier,
4 Dunmurry Lane Dunmurry Dunmurry
The Owner/Occupier,
5 Church Avenue Dunmurry Dunmurry
The Owner/Occupier,
5 Dunmurry Lane Dunmurry Dunmurry
R.N. Graham
5, Church Avenue, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 9RS
The Owner/Occupier,
7 Church Avenue Dunmurry Dunmurry
The Owner/Occupier,
7 Dunmurry Lane Dunmurry Dunmurry

The Owner/Occupier, 9 Church Avenue Dunmurry Dunmurry The Owner/Occupier, Select Vestry Of St Colmans Church 143 Kingsway Dunmurry The Owner/Occupier, Unit 1 128 Kingsway Dunmurry Valerie Harkness Valerie Harkness	
Date of Last Neighbour Notification	11
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title **1-13**	

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Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17 November 2015	**Item Number:**
Application ID: Z/2014/0085/F	
Proposal: Variation of condition 8 of outline permission Z/1995/1088 (The floorspace comprised in the retail warehousing 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 (NI) 1989:- (a) DIY materials, products and equipment; (b) Garden materials, plants 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") and condition 2 of reserved matter approval Z/2002/0719 (The floorspace comprised in the retail warehousing shall be used 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 (NI) 1989:- a. DIY materials, products and equipment; b. Garden materials, plants 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".), to allow mixed retailing in units F and G combined	**Location:** Holywood Exchange Retail Park Airport Road West Belfast BT3 9EJ
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Friends Life Limited c/o agent	**Agent Name and Address:** Hobart and Heron Strand Studios 3 150 Holywood Road Belfast BT4 1NY
Executive Summary:	

The key issues in the assessment of the proposal are as follows:

- The principle of the sale of a different range of goods from this location;
- Impact on the city centre and other centres afforded protection by planning policy;
- Impact on amenity.

The proposal is for a variation of planning conditions attached to two previously granted permissions Z/1995/1088 and Z/2002/0719. The conditions in question both restricted the scope / range of goods that may be sold from the retail units to 'bulky goods'. The proposal seeks to vary these conditions to allow the operator to sell convenience goods from 58.5% [1059sqm] of the sales area, bulky comparison from 30% [543 sqm] and non-bulky comparison 11.5% of the sales area [208 sqm].

The site is located at Holywood Exchange Retail Park in east Belfast which comprises 11 retail units. The site consists of two of the 11 units - F and G which are vacant and have been since construction.

The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is not subject to any zonings. The application has been assessed against relevant planning policies including the Belfast Metropolitan Area Plan, and the Strategic Planning Policy Statement, PPS3: Roads Considerations and associated supplementary guidance.

It is 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. There are no suitable alternative sites within protected centres to accommodate the proposal. The proposal will not adversely impact on the amenity of neighbouring properties or the locality. Car parking provision will be unaffected by the proposal.

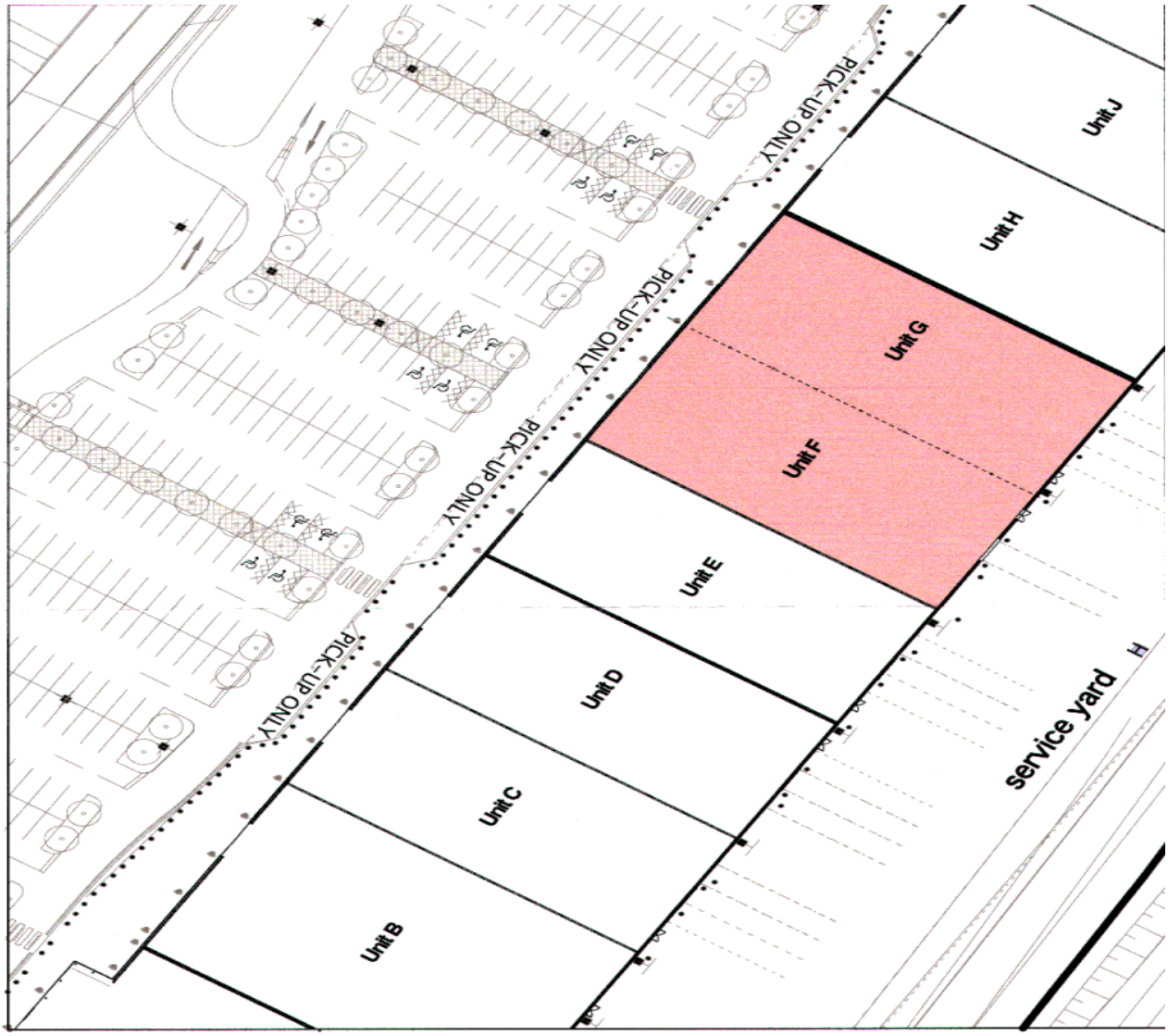
The site has been vacant since construction and the proposal will result in the creation of up to 50 jobs.

Representations from 3 elected representatives have been received. No objections have been received.

Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved subject to conditions.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	HQ Retail Unit	Superseded by further Consultation

Representations:

Letters of Support	2
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 Representatives	J Cochrane MLA G Robinson MP R Newton MLA

Characteristics of the Site and Area	
1.0	Description of Proposed Development The proposal is for a variation of planning conditions attached to two previously granted permissions Z/1995/1088 and Z/2002/0719. The conditions in question both restricted the scope / range of goods that may be sold from the retail units to 'bulky goods': The floorspace comprised in the retail warehousing shall be used 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 (NI) 1989:- a. DIY materials, products and equipment; b. Garden materials, plants 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". The proposal seeks to vary these conditions to allow the operator to sell convenience goods from 58.5% [1059sqm] of the sales area, bulky comparison from 30% [543 sqm] and non-bulky comparison 11.5% of the sales area [208 sqm].
2.0 2.1	Description of Site The site is located at Holywood Exchange Retail Park in east Belfast which comprises 11 retail units. The site consists of two of the 11 units - F and G which are vacant and have been since construction. The units occupy a mid terrace location within the block and are of typical retail warehouse design. There is a large surface level car park to the front, with a service yard area to the rear.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History No planning history on the application site save for original permissions this application seeks to vary.
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS) PPS5: Retailing and Town Centres; PPS3: Roads Considerations; Development Control Advice Note 15 Vehicular Access Standards
5.0	**Statutory Consultee Responses**
	None required
6.0	**Non Statutory Consultee Responses**
	DoE Planning HQ – Retail Impact Assessment requested and submitted. Retail Unit were re-consulted with the RIA but did not respond/comment prior to re-organisation of Local

	Government on 1st April 2015.
7.0	**Representations**
	The application has been neighbour notified and advertised in the local press. Two letters of support have been received from J Cochrane MLA and R Newton MLA.
8.0	**Other Material Considerations**
	Creation of approximately 50 jobs; Investment of £1m to fit out/modify existing building.
9.0	**Assessment**
9.1	The key issues in the assessment of the proposal are as follows: - The principle of the sale of a different range of goods from this location; - Impact on the city centre and other centres afforded protection by planning policy; - Impact on amenity. Retail policy Considerations
9.2	The SPPS was introduced in September 2015 and 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.
9.3	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 paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3 [and a number of others] remain applicable under 'transitional arrangements', whilst PPS5 has been superseded by retail policy within the SPPS.
9.4	The Retail element of the SPPS sets out regional strategic objectives including direction of retail development to town centres and the introduction of the sequential test for main town centre uses that are not in an existing centre.
9.5	Notwithstanding the introduction of the SPPS, regional retail policy considerations were set out in PPS5 at the time of submission of the application until September 2015. Supporting information was submitted during the processing of the application to address the requirements of PPS5.
9.6	BMAP sets out a retail strategy at page 54 which essentially promotes town centres as the preferred location for retailing and seeks to control the scale of retailing outside town and city centres in order to protect vitality and viability of protected centres. R1 states that primary retail cores will be the preferred location for comparison and mixed retailing, and such developments outside primary retail cores will only be permitted where it can be demonstrated no suitable site exists within this area. Policy R2 goes on to say that proposals will not be granted for proposals likely to result in an adverse impact on the role of Belfast City Centre.
9.7	The proposal essentially seeks to alter the range of goods sold from existing vacant retail warehouse from which so called 'bulky goods' may only be sold as defined in the planning condition. The proposal seeks to retain the ability to sell bulky comparison goods

	albeit from 30% of the sales area or 543 sqm. This element is therefore acceptable given the existing use / range of goods permissible for sale rights on the site. The remaining convenience and non-bulky elements therefore require careful assessment. Retail Impact
9.8	As the site is located in an out of centre location, a Retail Impact Assessment was submitted in support of the proposal. The findings of the RIA and associated supporting information have been fully assessed. It is considered following assessment of this information that the proposal is unlikely to draw a significant amount of trade away from any protected centres within the catchment area. The proposal is instead likely to draw the majority of its trade from Sainsbury's Holywood Exchange and Tesco Knocknagoney, both of which are located out-of-centre and thus afforded no policy protection in line with the provisions of BMAP and the SPPS.
9.9	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. Alternative sites / Sequential test
9.10	PPS5 required an assessment of vacant sites within town centres that may be suitable for the proposal. The SPPS supersedes this requirement with the introduction of the sequential test. From survey inspections it is evident that there are no sites of suitable size to accommodate the proposal within either Belfast or Holywood primary cores or centres. It is acknowledged that there is availability of an alternative site which could potentially accommodate the proposal within the Connswater Shopping Centre which is identified as a District Centre within BMAP. However, there are a large number of discount retailers at this locality including Wyse Byse, Poundstretcher, Poundland, Poundworld, B&M bargains, Lidl, and it is considered that an additional discounter at this location will neither enhance nor maintain the commercial viability of the Connswater District Centre in the way another anchor food tenant would. It is therefore considered that the site at Connswater District Centre is not sequentially preferable in this instance.
9.11	Amenity Given that the proposal will remain in retail use and taking account of the similar uses adjacent and in the locality, the proposal will not adversely impact on the amenity of neighbouring properties or the locality.
9.12	Traffic, Access, and Parking Traffic, access and car parking provision will be unaffected by the proposal. Accordingly the proposal is compliant with PPS3 and associated guidance.
9.13	Economic Considerations It is noted that the site has been vacant since construction and that the proposal will result in the creation of up to 50 jobs. This is also a material consideration and afforded weight.
9.14	Following the above assessment it is considered that proposal is compliant with relevant policies. I recommend granting of permission subject to the time limit condition of 5 years, and restricting the floorspace and range of goods conditions

10.0	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions

Conditions/Reasons for Refusal:

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

Reason: Time Limit.

The floorspace comprised in the retail warehousing units F and G and indicated on drawing 01 date stamped received 24th January 2015 shall be used for the retail sale and ancillary storage of the 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) Order 2015.

Of the net retail floorspace not more than 58.5% [1059sqm] of the sales area shall be used only for the retail sale of convenience goods and for no other purpose.

Convenience goods for this purpose are hereby defined as:

a. food, drink and alcoholic drink;
b. tobacco, newspapers, magazines and confectionary;
c. stationary an paper goods;
d. toilet requisites and cosmetics;
e. household cleaning materials;
f. other retail goods as may be determined in writing to Belfast City Council Planning Authority as generally falling within the category of 'convenience goods'.

Of the net retail floorspace not less than 30% [543 sqm] of the sales area shall be used only for the retail sale of bulky comparison goods and for no other purpose. Bulky comparison goods for this purpose are hereby defined as:

a. DIY materials, products and equipment;
b. Garden materials, plants 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 Belfast City Council Planning Authority as generally falling within the category of "bulky goods".

Of the net retail floorspace not more than 11.5% [208 sqm] of the sales area shall be used only for the retail sale of non bulky comparison goods and for no other purpose.

Reason: To enable the Council to control the nature and scale of retailing to be carried out at this location.

ANNEX	
Date Valid	24th January 2014
Date First Advertised	14th February 2014
Date Last Advertised	

Details of Neighbour Notification (all addresses)
The Owner/Occupier,
1 Depot Road,Sydenham Intake,Belfast,Down,,
The Owner/Occupier,
302 Airport Road West Sydenham Intake Belfast
The Owner/Occupier,
306 Airport Road West Sydenham Intake Belfast
Robin Newton MBE MLA
59 Castlereagh Road Ballymacarret Belfast
The Owner/Occupier,
Tesco Filling Station,Knocknagoney Road,Knocknagoney,Belfast,Down,BT4 2PW,
The Owner/Occupier,
Unit 1,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 10,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 11,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 2,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 3,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 4,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 5,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 6,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 7,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 8,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
The Owner/Occupier,
Unit 9,304 Airport Road West,Sydenham Intake,Belfast,Down,BT3 9EJ,
Judith Cochrane MLA

Date of Last Neighbour Notification	
Date of EIA Determination	

ES Requested	Yes /No

Planning History

Ref ID: Z/2006/1216/F
Proposal: Erection of a new 29,000sqm retail development for the sale and display of bulky furniture, and homeware goods with ancillary facilities including restaurant and associated storage together with car parking, access, servicing and landscaping.
Address: Land Adjacent to Holywood Exchange Retail Park, Airport Road West, Belfast.
Decision:
Decision Date: 22.12.2006

Ref ID: Z/2010/1382/F
Proposal: New external plant enclosure, bin store and new external vents to existing retail unit
Address: Units H and J, Holywood Exchange, 303 Airport Road West, BT3 9EJ,
Decision:
Decision Date: 08.12.2010

Ref ID: Z/2010/0893/F
Proposal: Alterations to existing front facade
Address: Belfast Harbour Estate, Site D5 Airport Road West, Belfast Units Part J & H, BT3 9ED,
Decision:
Decision Date: 13.09.2010

Ref ID: Z/2008/0330/F
Proposal: Minor alterations to the front and rear facades replacing sliding doors with hinged escape doors & amalgamation of units A, B, C, & D into one unit selling bulky goods.
Address: Belfast Harbour Estate, Development site D5, Airport Road West
Decision:
Decision Date: 05.06.2008

Ref ID: Z/2002/0719/RM
Proposal: Retail park, fast food unit, associated car parking, service yards and landscaping.
Address: Belfast Harbour Estate- 'Development Site D5', Airport Road West, Belfast
Decision:
Decision Date: 18.10.2005

Ref ID: Z/2004/1292/F
Proposal: Variation of conditions 07 & 08 of planning permission Z/1995/1088/F for the use of Unit H of the retail warehousing at Holywood Exchange for the sale of home furnishings and fashion and the inclusion of an additional 335.3 sqm of floorspace for a

mezzanine floor.
Address: Unit H, Holywood Exchange, Airport Road West, Belfast Harbour Estate, Belfast.
Decision:
Decision Date: 29.06.2005

Ref ID: Z/2005/1927/F
Proposal: Variation of Condition 07 of planning approval Z/1995/1088.(creation of mezzanine floor in units k and l)
Address: D5 Airport Road West, Belfast Harbour Estate (Holywood Estate)
Decision:
Decision Date: 21.08.2006

Ref ID: Z/2008/0387/F
Proposal: Variation of condition 7 of application no Z/1995/1088 to enable the installation of mezzanine floor space.
Address: Holywood Exchange Retail Park, Airport Road, Belfast
Decision:
Decision Date: 11.07.2008

Ref ID: Z/1990/0078
Proposal: Retail Warehousing & leisure with associated car parking
and service access
Address: BELFAST HARBOUR COMMISSIONERS LAND AT HOLYWOOD ROAD BELFAST BT4
Decision:
Decision Date:

Ref ID: Z/2013/0183/F
Proposal: Removal of condition 7 of planning approval Z/2002/0719/RM
Address: Belfast Harbour Estate (D5) Airport Road West, Belfast,
Decision: PG
Decision Date: 17.06.2013

Drawing Numbers and Title

01, 02

Notification to Department (if relevant) N/A

Date of Notification to Department:
Response of Department:

Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date:	**Item Number:**
Application ID: Z/2010/0642/DCA	**Target Date:**
Proposal: Demolition of existing buildings on site and removal of all trace of existing buildings to leave site clear for new development.	**Location:** Buildings at 83-87 Castle Street, leading onto 7 Marquis Street, Belfast, BT1 1JJ
Referral Route:	
Recommendation:	Approval
Applicant Name and Address: Fenton Partnership C/O Agent	**Agent Name and Address:** McCutcheon & Wilkinson 18 Linenhall Street, Ballymena BT43 5AL

Executive Summary:

The application seeks Conservation Area Consent for the demolition of the existing building on the site.

The main planning issues include:

- The principle of the demolition at this location; and
- Impact on the Character of the City Centre Conservation Area;

The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan 2015 and is identified as being within the City Centre Conservation Area. The principle of demolition is considered acceptable as the existing buildings do not make a material contribution to the character and appearance of the City Centre Conservation Area.

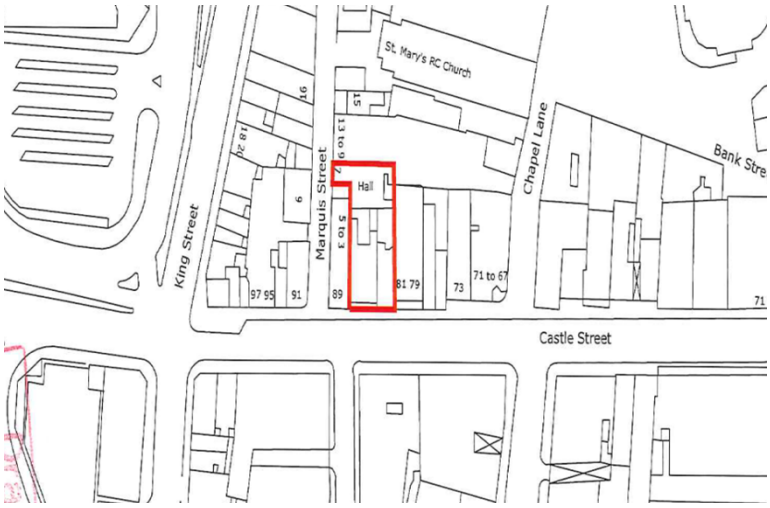
The proposal has been assessed against Planning Policy Statement 6: Planning, Archaeology and the Built Environment and in relation to the replacement scheme under Z/2010/0691/F for the construction of 6 storey retail and office use building.

No consultations were considered necessary.
No Objection has been received.

Conservation Area Consent is recommended.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	**Description of Proposed Development** Demolition of existing building on site.
2.0	**Description of Site** Vacant site addressing the primary city centre thoroughfare of Castle Street. It is currently occupied by a non historic retail unit, with boundary wall to the adjacent premises at number 81 - though the site is bounded by a hoarding screen. The existing plan drawings show an ex butchers store to the rear. Non historic two storey retail buildings faced in render are located either side. The gabled Number 89 is rendered with a tiled roof, with a horizontal strip type window at first floor level. Number 79 is set back at second floor level with glazing to ground and first floors. A small section of the site addresses Marquis Street.
Planning Assessment of Policy and other Material Considerations	
3.0	**Site History** Z/2009/0219/O 83-87 Castle Street, Belfast- Demolition of existing buildings and construction of a 4 storey commercial building with rear access for fire escape, 1no. retail unit on the ground floor and 3no. office units above.
4.0	**Policy Framework**
	Belfast Metropolitan Area Plan 2015 SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 6- Planning Archaeology and the Built Environment

5.0	**Statutory Consultees**
	N/A
6.0	**Non- Statutory Consultees**
	N/A
7.0	**Representations** No representations received.
8.0	**Other Material Considerations**
	City Centre Conservation Area booklet
9.0	**Assessment**
9.1	The key issues in the assessment of the proposed development include: • The principle of demolition at this location; and • Impact on the city Centre Conservation Area
9.2	The site is located within the development limits of Belfast in BMAP 2015 and within the City Centre Conservation Area. It is considered that the principle of demolition of the existing buildings is considered acceptable as they do not make a material contribution to the character and appearance of the Conservation Area.
9.3	The proposal has been assessed against BH14 (Demolition in a Conservation area) and the City Centre Conservation Area booklet.
9.4	The existing building on the site which is hidden from view by a hoarding is a single storey and takes up a small portion of the site. It does not contribute to the character and appearance of the CCCA. In fact the existing frontage between Marquis Street and Chapel Lane is aesthetically poor, of inappropriate scale and has a negative impact on the Conservation Area. It does not contain any buildings of architectural or historic interest.
9.5	Having regard to the Development Plan, relevant planning policies and other material considerations, it is considered that the demolition of the existing buildings on the site is acceptable. Conservation Area Consent is recommended.
10.0	**Summary of Recommendation**: Approval Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.
11.0	**Conditions** 1. In accordance with Article 51(5) of the Planning Order (NI) 1991, the buildings shall not be demolished until a contract for the redevelopment of the site in accordance with the detailed proposals under application reference Z/2010/0691/F has been agreed, and evidence of that contract submitted to and approved in writing by the Department. Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the City Centre Conservation Area.

12.0	**Notification to Department (if relevant)** N/A
13.0	**Representations from Elected Members** N/A

ANNEX	
Date Valid	18th May 2010
Date First Advertised	4th June 2010
Date Last Advertised	4th June 2010
Details of Neighbour Notification (all addresses) The Owner/Occupier 12 Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 2 Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 3-5,Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 6 Chapel Lane,Town Parks,Belfast,BT01 1HH The Owner/Occupier 6 Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 7 Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 72-78,Castle Street,Town Parks,Belfast,BT01 6HD The Owner/Occupier 79-81,Castle Street,Town Parks,Belfast,BT01 6GJ The Owner/Occupier 8&10,Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 80-90,Castle Street,Town Parks,Belfast,BT01 6HE The Owner/Occupier 83 Castle Street,Town Parks,Belfast,BT01 6GJ The Owner/Occupier 85-87,Castle Street,Town Parks,Belfast,BT01 6GJ The Owner/Occupier 89 Castle Street,Town Parks,Belfast,BT01 0GJ The Owner/Occupier 9-13,Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 91 Castle Street,Town Parks,Belfast,BT01 1GJ	
Date of Last Neighbour Notification	26th May 2010
Date of EIA Determination	N/A
ES Requested	No

Drawing Numbers and Title
01

Page 184

Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17 November 2015	**Item Number:**
Application ID: Z/2010/0691/F	
Proposal: Demolition of existing buildings and construction of 6 storey retail and office use building with rear access for fire escape, deliveries and disabled parking (amended description).	**Location:** 83-87 Castle Street, Belfast, BT01 1GJ.
Referral Route: Major Development	
Recommendation:	**Approval**
Applicant Name and Address: Fenton Partnerships C/o Agent	**Agent Name and Address:** LIKE Architects LIKE Architects 34 Bedford Street, Belfast BT2 7FF

Executive Summary:

The application seeks full planning permission for the demolition of existing buildings and construction of 6 storey commercial building with rear access for fire escape, deliveries & disabled parking; providing 1 retail unit and 5 office units.

The main planning issues include:

- The principle of this mixed use development at this location;
- Impact on the setting of a nearby listed building;
- Impact on the Conservation Area; and
- Traffic and Parking.

The site is located within the City Centre, City Centre Conservation Area and within Old City Character Area as designated in the Belfast Metropolitan Area Plan 2015. The principle of development is considered acceptable as it does not conflict with area plan designations. The design is in sympathy with the characteristic built form of the area; the scale, form, materials and detailing are strongly contextual and no important views are affected by the proposal

The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking; Planning Policy Statement 6: Planning, Archaeology and the Built Environment.

Rivers Agency, NIWater, Transport NI, NIEA Historic Monuments Unit and Historic Buildings Unit and Belfast City Councils Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied.

No representations were received.

Approval is recommended with conditions.

Case Officer Report

Site Location Plan

Characteristics of the Site and Area	
1.0	**Description of Proposed Development** Demolition of existing buildings and construction of 6 storey commercial building with rear access for fire escape, deliveries & disabled parking; providing 1 retail unit and 5 office units.
2.0	**Description of Site** Vacant site addressing the primary city centre thoroughfare of Castle Street. The site is within the City Centre Conservation Area and within Old City Character Area as designated in the Belfast Metropolitan Area Plan 2015. It is currently occupied by a retail unit, of no architectural or historic interest with boundary wall to the adjacent premises at number 81 - though the site is bounded by a hoarding screen. The existing plan drawings show an ex butchers store to the rear. Non historic two storey retail buildings faced in render are located either side. The gabled Number 89 is rendered with a tiled roof, with a horizontal strip type window at first floor level. Number 79 is set back at second floor level with glazing to ground and first floors. A small section of the site addresses Marquis Street.
Planning Assessment of Policy and other Material Considerations	
3.0	**Site History** Z/2009/0219/O 83-87 Castle Street, Belfast- Demolition of existing buildings and construction of a 4 storey commercial building with rear access for fire escape, 1no. retail unit on the ground floor and 3no. office units above.

4.0	**Policy Framework**
	Belfast Metropolitan Area Plan 2015 SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6- Planning Archaeology and the Built Environment
5.0	**Statutory Consultees**
	NIEA- Historic Buildings Unit- No Objections NIEA- Historic Monuments Unit- No Objections Transport NI- No Objections Rivers Agency- No Objections NIWater- No Objections
6.0	**Non- Statutory Consultees**
	Belfast City Council- EPU- No Objections
7.0	**Representations** No representations received.
8.0	**Other Material Considerations**
	City Centre Conservation Area booklet
9.0	**Assessment**
	<u>Principle of Development</u>
9.0	The site is located within the development limits of Belfast and is identified as being within City Centre Conservation Area and within designation CC09- Old City Character Area as designated in the Belfast Metropolitan Area Plan 2015. Given this and the fact that the site is situated in a mixed use area and does not conflict with area plan designations the principle of development is considered acceptable.
9.1	The SPPS sets out five core planning principles of the planning system, including improving health and well being, creating and enhancing shared space, and supporting good design and place making. The SPPS states PPS3 remains applicable under 'transitional arrangements'.
	<u>Retail and Office Use</u>
9.2	The City Centre is the preferred location for retail and office development. Policy R 1 Retailing in City and Town Centres of BMAP 2015 states that planning permission will be granted for retail development in all town and city centres. Policy OF 1 states that in Belfast City Centre, Lisburn City Centre and other Town Centres planning permission will be granted for Office development within Classes A2 and B1. The proposal therefore complies with these policies.
	Assessment Against Urban Design Criteria in BMAP 2015
9.3	The site is located within Designation CC 009 Character Area Old City. The proposal whilst higher than adjoining buildings by approximately 2 – 3 storeys is considered acceptable, in that, it follows the legible pattern of development that rises in height toward city centre. Whilst the urban design criteria under Designation CC 009 states that 'development proposal should take account the height of adjoining buildings, it also states that part of any development which fronts Donegall Place, Royal Avenue, Castle Street,

	Castle Place, or High Street shall be a minimum building height of 5 storeys, or 17 metres to building shoulder height, and a maximum height of 7 storeys and that the density of development in the area shall be maintained and increased where appropriate, through high site coverage and high plot ratio. It is therefore considered that stronger weight should be attached to the fact that it is in keeping with the more specific criterion of street frontage heights. <u>Impact on the setting of Listed Buildings</u>
9.4	The proposal has been assessed against BH 11 of PPS6. There are a number of listed buildings in the vicinity of the application site. These include (HB26/50/109 St Mary's Roman Catholic Church, Chapel Lane, Belfast, a Grade B1, HB26/50/032 Anderson and McCauley, 1-9 Donegall Place, 2-16 Castle Street, Belfast, a Grade B1 and HB26/50/153 Bank Buildings, Castle Place, Belfast a Grade B1. Given the sites proximity to these listed buildings comments were sought for NIEA- Historic Buildings Unit. Initially HBU objected to the proposed development, as it affected the setting of two listed buildings. However given that a significant time has elapsed since the last consultation response from NIEA HBU it was decided to re-consult them to get up-to date comments given that there have been a number of developments granted planning permission in the vicinity of the application site in the intervening period.
9.5	In their last response dated 8th October 2015, NIEA HBU stated that *'we note our previous response dated 24 June 2014 but have examined the Belfast Metropolitan Area Plan in relation to the storey heights acceptable in this Character Area (CC 009 Old City) and we have no further comment*'. In the light of their response and the having regard to the criteria set out under Policy BH 11 it is considered that the proposal fully complies. <u>Impact on City Centre Conservation Area</u>
9.6	The site falls within Belfast City Centre Conservation Area (CCCA) and consequently the proposal has been assessed against BH 12 and BH 14 of PPS 6.
9.7	The existing buildings on the site which is hidden from view by a hoarding is a single storey and takes up a small portion of the site. It does not contribute to the character and appearance of the CCCA. In fact, the existing frontage between Marquis Street and Chapel Lane is aesthetically poor, of inappropriate scale and has a negative impact on the Conservation Area. It does not contain any buildings of architectural or historic interest.
9.8	The existing historical context of the City Centre Conservation Area is one of traditional architecture ascribed by a neo classical paradigm of horizontal subdivision of facades into base, middle and attic, with vertical emphasis to bays and human scale openings, a high solid to void in terms of proportion, an elevational grid with bays and floor heights articulated on facades, strongly accented entrances, broken roof silhouettes.
9.9	Policy BH 12 of PPS 6 sets out 7 criteria which must be met in for order new development to be acceptable in a Conservation Area. The proposal consists of a contemporary interpretation of context. There is a base, middle and attic, it has a high solid to void and an elevational grid. The streetscape elevation shows a building lower in height than the taller listed bank buildings to Royal Avenue. The building shoulder height is also below the major cornice of bank buildings and in that regard the proposal respects the hierarchy of place, that is, taller more grandiose buildings fronting onto Royal Avenue and the lower scale buildings of lesser embellishment to Castle Street.
9.10	The materials are acceptable. Zinc will appear as within the palette of lead and copper materials traditionally used a roof level. Having regard to the wider Conservation Area, a

	metal roof occurs to the listed fountain house (Royal Avenue). A lead lined dome occurs to the listed Reform Club, a copper roof to the Ibis Hotel, Castle street. It is therefore considered that the proposal complies with all 7 criteria of policy BH 12 of PPS 6 and the City Centre Conservation Area booklet.
9.11	Under the South Lakeland test case the proposal does not result in harm to the conservation area. In summary it is in sympathy with the characteristic built form of the area; the scale, form, materials and detailing are strongly contextual and no important views are affected by the proposal
	<u>Impact on Area of Archaeological Potential</u>
9.12	The application site is located within the Area of Archaeological Potential identified for the historic settlement of Belfast in BMAP 2015 and therefore there is the potential for previously unrecorded below ground archaeological remains associated with the settlement and industrial history of Belfast to be found. An archaeological report was submitted by the applicant and NIEA Historic Monuments Unit was consulted. They have offered no objections subject to conditions to ensure a programme of archaeological works has been implemented prior to any site works taking place. The proposal therefore complies with Policy BH 2 The Protection of Archaeological Remains of Local Importance and their Settings.
	<u>Traffic and Parking</u>
9.13	The proposal has been assessed against PPS 3 and associated guidance. The application site is located within the City Centre. Given the fact that this is an area of parking restraint and is in a highly accessible location it is considered that no parking spaces are required, a view shared by Transport NI.
10.0	**Summary of Recommendation**: Approval Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.
11.0	**Conditions** 1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit. 2. Gates, if erected, shall not open over the public footway, verge or carriageway. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user. 3. Gates or security barriers at the access shall be located at a distance from the edge of the public road that will allow the largest expected vehicle to stop clear of the public road when the gates or barriers are closed.

	Reason: To ensure waiting vehicles do not encroach onto the carriageway. 4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing No 06B bearing the date stamp 11 Oct 2011 to provide 2 No spaces for parking and space for servicing 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. 5. The development hereby permitted shall not become operational until the cycle stands shown on Drawing No. 06B dated by Planning Service 11 Oct 2011 have been provided. Reason: To ensure adequate parking for cycles within the site. 6. No site works of any nature or development shall take place until a programme of archaeological work, has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report. Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded. 7. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements. Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed
12.0	**Notification to Department (if relevant)** N/A
13.0	**Representations from Elected Members** N/A

ANNEX	
Date Valid	26th May 2010
Date First Advertised	18th June 2010
Date Last Advertised	18th June 2010

Details of Neighbour Notification (all addresses)
The Owner/Occupier,
10 Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier
12 Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier
2 Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier,
3 Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier
3-5,Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier,
5 Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier
6 Chapel Lane,Town Parks,Belfast,BT01 1HH
The Owner/Occupier
6 Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier
7 Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier,
72 Castle Street,Town Parks,Belfast,BT01 6HD
The Owner/Occupier
72-78,Castle Street,Town Parks,Belfast,BT01 6HD
The Owner/Occupier,
74 Castle Street,Town Parks,Belfast,BT01 6HD
The Owner/Occupier
75 Castle Street,Town Parks,Belfast,BT01 6GJ
The Owner/Occupier,
76 Castle Street,Town Parks,Belfast,BT01 6HD
The Owner/Occupier
77 Castle Street,Town Parks,Belfast,BT01 6GJ
The Owner/Occupier,
78 Castle Street,Town Parks,Belfast,BT01 6HD
The Owner/Occupier,
79 Castle Street,Town Parks,Belfast,BT01 6GJ
The Owner/Occupier
79-81,Castle Street,Town Parks,Belfast,BT01 6GJ
The Owner/Occupier,
8 Marquis Street,Town Parks,Belfast,BT01 1JJ
The Owner/Occupier
8&10,Marquis Street,Town Parks,Belfast,BT01 1JJ

The Owner/Occupier 80-90,Castle Street,Town Parks,Belfast,BT01 6HE The Owner/Occupier, 81 Castle Street,Town Parks,Belfast,BT01 6GJ The Owner/Occupier 83 Castle Street,Town Parks,Belfast,BT01 6GJ The Owner/Occupier 85-87,Castle Street,Town Parks,Belfast,BT01 6GJ The Owner/Occupier 89 Castle Street,Town Parks,Belfast,BT01 0GJ The Owner/Occupier, 9 Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 9-13,Marquis Street,Town Parks,Belfast,BT01 1JJ The Owner/Occupier 91 Castle Street,Town Parks,Belfast,BT01 1GJ

Date of Last Neighbour Notification	4th June 2010
Date of EIA Determination	N/A
ES Requested	No

Drawing Numbers

01, 06B, 08A, 12B,

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Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17 November 2015	**Item Number:**
Application ID: LA04/2015/0481/F	
Proposal: Change of use from existing commercial/retail to hot food restaurant and take away	**Location:** 29-31 Dublin Road Belfast BT2 7HN
Referral Route: Hot Food Bar	
Recommendation:	Approval
Applicant Name and Address: Mr J Willis 25 Aldergrange Park Newtownards BT23 4FZ	**Agent Name and Address:** Mr J Wylie 2 Meadowbank Jordanstown Newtownabbey BT37 0UP

Executive Summary:

Full planning permission is sought for a change of use from a retail unit to a hot food takeaway.

The key issues in assessment of the proposed development include:

- The principle of a hot food use at this location;
- Impact on amenity of neighbouring properties;
- Impact on traffic flow;

The site is located within the city centre development limits for Belfast as designated within the Belfast Metropolitan Area Plan 2015.

The proposal has been assessed against the requirements of the Strategic Planning Policy Statement: Planning for a Sustainable Development and Development Control Advice Note 4: Restaurants, Cafes and Fast Food Outlets.

The principle of the hot food takeaway at this location is considered acceptable and the applicant does not propose any changes to the external fabric of the building therefore design issues do not arise.

Transport NI and Environmental Health have no objection to the proposal subject to the inclusion of conditions and informatives.

No representations were received.

It is recommended that the application is approved subject to conditions.

Case Officer Report	
Site Location Plan	
Characteristics of the Site and Area	
1.0	**Description of Proposed Development**
1.1	Full planning permission is sought for a change of use from retail unit to a hot food restaurant and takeaway.
2.0	**Description of Site**
2.1	The site is two mid terrace retail units in a two storey row of commercial properties. The building is finished in a light brown brick with large glazed shop-fronts at ground floor level. The neighbouring properties within the terrace are operating as hot food sales, a pizzeria and a southern fried chicken restaurant / takeaway at ground floor and a Chinese restaurant above. The site is within the city centre location and has a mix of land uses surrounding; bars, a cinema, a hotel, food outlets and retail/office units.

Planning Assessment of Policy and other Material Considerations	
3.0	**Relevant Planning History**
	Z/2013/1216/F; 25-27 Dublin Road, Belfast - Proposed change of use to restaurant with hot food take-away facility and erection of flue to rear elevation Z/2010/1260/F; Unit 1 33 Dublin Road Belfast - Change of use from shop/retail unit to hot food bar/takeaway
4.0	**Policy Framework**
4.1	Belfast Metropolitan Area Plan 2015
	• CC 013 Shaftesbury Square Character Area
4.2	Strategic Planning Policy Statement for Northern Ireland
5.0	**Other Material Considerations**
5.1	Development Control Guide Note 4 (DCAN4) Restaurants, Cafes and Fast Food Outlets.
6.0	**Statutory Consultee Responses**
6.1	Transport NI – No objection subject to informatives.
7.0	**Non Statutory Consultee Responses**
7.1	BCC - Environmental Health Department – No objection subject to informatives
8.0	**Representations**
8.1	The application was advertised in the local press on 10 July 2015. Neighbours were notified on 19 June 2015 and 6 October 2015. No representations were received.
9.0	**Assessment**
9.1	The key issues in the assessment of the proposed development include: • The principle of a hot food use at this location; • Impact on amenity of neighbouring properties; • Impact on traffic flow;
9.2	The site is located within the City Centre limits of the city with no other zoning designations. Given that the area is characterised by a mixture of land uses the principle of a hot food use at this location is considered acceptable. The existing unit has been vacant since March 2014. A hot food use at this location will reintroduce activity at this location to an otherwise currently dead frontage.
9.3	DCAN 4 recognises that fast food outlets within the town centre complement the primary shopping function and are suited to this location. It continues to state that proliferation can be an issue that would be detrimental to the primary retail core or retail frontage. Significantly, this site is outside both these designations; proliferation in this instance is

	not an issue of concern.
9.4	DCAN 4 refers to four general areas of concern for fast food outlets: • noise disturbance; • smells/fumes; • refuse/litter • traffic/parking; and, • provision for people with disabilities.
9.5	Environmental Health raised no significant concern regarding noise and nuisance. They acknowledged that neighbouring premises may be affected by noise/odours associated with activities in connection with the proposal. However, recommended conditions to be attached to any future planning permission. Whilst it is accepted that the proposal may affect the amenity of neighbouring premises, it is considered that the proposal will not cause an unacceptable degree of disturbance. Regarding traffic and parking Transport NI raised no objection to the proposal.
9.6	The applicant does not propose any changes to the external fabric of the building therefore design issues do not arise. The addition of a flue to the rear facade of the building will not impact greatly on the surrounding area. The flue will be located within a service alleyway for the terrace and a private adjoining car park, existing flues for the neighbouring food outlets are already in place along this rear facade.
9.7	Having regard to the relevant planning policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.
Neighbour Notification Checked: Yes	
Summary of Recommendation: Approval Subject to Conditions	

Conditions

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

Reason: Time Limit.

2. A proprietary odour abatement system shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1 metre above the eaves height of the main building and it should be directed away from nearby premises.

Reason: In the interest of neighbouring amenity

Informatives

The extraction and ventilation system must be cleaned and maintained in accordance with Manufacturer's instructions to ensure compliance with condition 2 above.

Clean Neighbourhoods And Environment Act NI 2011

Contaminated Land
In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. The investigation, risk assessment and if necessary remediation work, must be undertaken and verified in accordance with current best practice.

Noise/Odour

The applicant is advised to ensure that all plant and equipment associated with the business is so situated, operated and maintained as to prevent the transmission of noise to nearby premises.

In order to reduce the impact of odours and noise generated by the extraction and ventilation system, the applicant should consult relevant industry guidance, such as : 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by DEFRA (Department for Environment Food and Rural Affairs) in January 2005.

Gas Safety (Installation And Use) Regulations (Ni) 2004

Where gas appliances are to be installed there must be a fixed source of ventilation provided to ensure sufficient make-up air is available for the safe combustion of gas.

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.

All construction plant and materials shall be stored within the curtilage of the site.

ANNEX	
Date Valid	10th June 2015
Date First Advertised	10th July 2015
Date Last Advertised	10th July 2015
Details of Neighbour Notification (all addresses) The Owner/Occupier, 2 Bruce Street Malone Lower Belfast The Owner/Occupier, 25-27 Dublin Road Malone Lower The Owner/Occupier, 33 Dublin Road Malone Lower Belfast The Owner/Occupier, 4 Bruce Street Malone Lower Belfast	
Date of Last Neighbour Notification	6th October 2015
Date of EIA Determination	N/A
ES Requested	No
Representations for Elected Representatives: None	
Notification to Department (if relevant): N/A	

Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17 November 2015	**Item Number:**
Application ID: LA04/2015/0418/F	
Proposal: Redevelopment of the former Belfast Metropolitan College Campus into a mixed use development. This application is to erect a 206 bedroom hotel building to the northern aspect of the site. The hotel use is supported by: reception, restaurants, bars, external terrace(s), meeting, conference, banqueting, leisure accommodation and associated ancillary facilities.	**Location:** Land south of Franklin Street East of Brunswick Street and West of McClintock Street Belfast BT2 7GX
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: McAleer and Rushe 17-19 Dungannon Road Cookstown BT80 8TL	**Agent Name and Address:** Consarc Design Group Ltd The Gas Office 4 Cromac Quay Belfast BT7 2JD

Executive Summary:

The application seeks full planning permission for the redevelopment of the former Belfast Metropolitan College Campus to provide a 206 bedroom hotel building to the northern aspect of the site. The hotel use is supported by: reception, restaurants, bars, external terrace(s), meeting, conference, banqueting, leisure accommodation and associated ancillary facilities.

The main issues to be considered in this case are:

- The acceptability of proposed hotel use at this location
- Demolition within the Linen Conservation Area
- Impact upon character and appearance of Linen Conservation Area
- Impact upon setting of adjacent listed buildings
- The impact on existing roads infrastructure
- Flooding

Demolition of the existing structure on the site has been previously granted in June 2006 (Planning application Ref: Z/2005/0209/DCA).

The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan. It is also within the Linen Conservation Area and Commercial District Character Area (Designation CC0007). The principle of the hotel use is acceptable given the city centre location. The scale, mass and design are also considered on balance to be acceptable. NIEA Historic Buildings Unit is content with the principle of the proposal given the existing context of the site and approvals in and around the listed buildings on Bedford Street.

Transport NI, NIWater, Waste Management Unit, NIEA Historic Monuments Unit, Rivers Agency and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied.

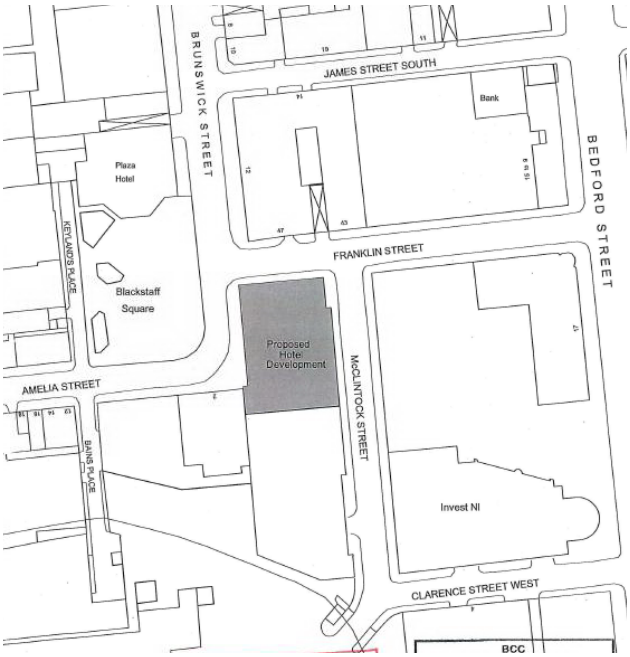
The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 6: Planning, Archaeology and Planning Policy Statement 15 (Revised) – Planning and Flood Risk.

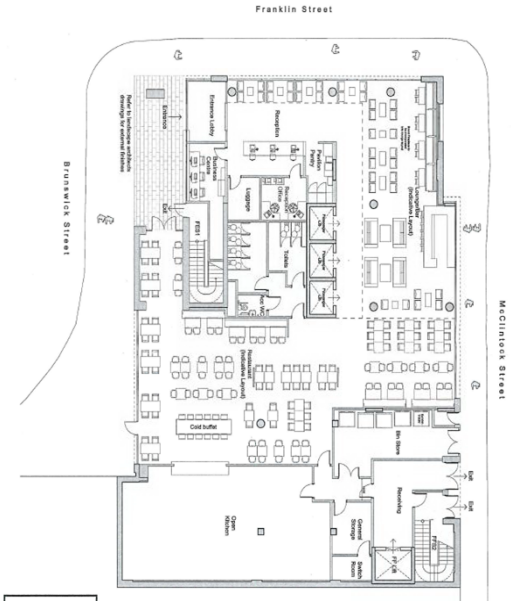
The proposal is in accordance with the development plan, relevant planning policies, and other material considerations;

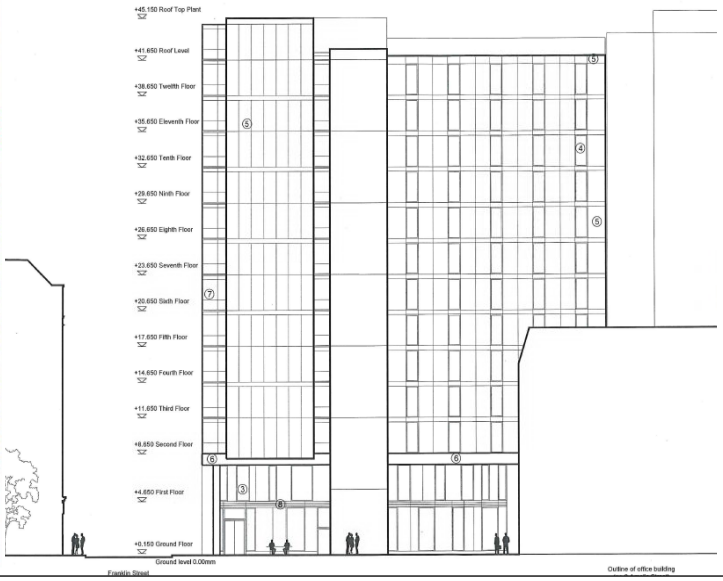
Recommendation
That the proposal should be approved subject to conditions set out below and subject to the completion of an Agreement under Section 76 of the Planning Act (Northern Ireland) 2015 in respect of developer contributions (see paragraph 9.20 below)

Case Officer Report

Site Location Plan







Characteristics of the Site and Area

1.0	Description of Proposed Development 14 storey mixed use development with a proposed ridge height of approximately 45m. This application is to erect a 206 bedroom hotel building to the northern aspect of the site. The hotel use is supported by: reception, restaurants, bars, external terrace(s), meeting, conference, banqueting, leisure accommodation and associated ancillary facilities.
2.0	Description of Site Brownfield site. Previously Belfast Metropolitan College Campus building. Corner site at junction of Brunswick Street and Franklin Street. A 7 storey flat roofed building

	previously occupied the site. This building has been recently demolished. The site is undefined with the previous building directly abutting the footpath on Franklin Street and Brunswick Street with a narrow strip between the building and the footpath on the McClintock Street side.
Planning Assessment of Policy and other Material Considerations	
3.0 3.1 3.2 3.3 3.4 3.5	Site History Z/2011/0447/F - Redevelopment of Belfast Metropolitan College Campus comprising demolition of existing building and erection of a 17no. storey office building including commercial/retail uses (Class A1 & A2) at ground and first floor levels. (Change of application type from Reserved Matters to Full). Approved August 2012 Z/2005/0196/O- Replacement of Belfast Institute of Further and Higher Education (BIFHE) campus to provide new educational facility, including retail (class A1) and service (class A2) uses associated with college operations. Approved June 2006 Z/2005/0209/DCA - Demolition of existing Belfast Institute of Further and Higher Education (BIFHE) campus. Demolition granted June 2006 Z/2007/0891/O - Redevelopment of BIFHE Brunswick Street Campus as new office building, including commercial/retail uses at ground & first floor. Proposed new building to be up to 70 metres in height above ground level. Approval March 2008. Z/2005/2567/F- 26 storey mixed use development (retail, gallery, offices), with basement car parking and completion of new civic square. Approved June 2007.
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 15 (Revised) - Planning and Flood Risk
5.0	Statutory Consultees Transport NI – No objection Rivers Agency – No objection NIEA Historic Buildings Unit – No objection NIEA Historic Monuments Unit – No objection NIEA Water Management Unit – No objection
6.0	Non-Statutory Consultees Environmental Health BCC – No objection
7.0	Representations None received
8.0	Other Material Considerations Linen Conservation Area guidance document
9.0 9.1	Assessment The key issues in the assessment of the proposed development include: - The acceptability of proposed hotel use at this location - Demolition within the Linen Conservation Area

	- Impact upon character and appearance of Linen Conservation Area - Impact upon setting of adjacent listed buildings - The impact on existing roads infrastructure - Flooding
9.2	The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below. The site is located within the commercial district (CC007) and within the Linen Conservation Area as designated in BMAP. The site is also located within the commercial district.
9.3	The proposal is a 14 storey building, where there was previously a 7 storey building located. A significant material consideration in this instance is the planning history on the site, which includes a 17 storey office building, approved on 28/08/12, and is thus still a live permission.
9.4	The site is located within the commercial district as designated in the Belfast Metropolitan Area Plan. This sets out a number of urban design criteria for the area. Although there are no criteria specific to this area (Brunswick Street and McClintock Street), there are criteria requiring new development to take account of the height of adjoining buildings and respecting the established building line. In terms of the adjoining buildings the now derelict Belfast Metropolitan College stands at 10 storeys high. The proposal is 14 storeys high (45m). Having said this there is a live approval on the site for a 17 storey office building at a total height of 72.2m. The proposal will therefore be more sympathetic to the height of the adjoining building (currently the subject of a planning application for a 476 bedroom, 16 storey (45m) high, student accommodation building). In terms of the proposed building line the footprint shall project further towards McClintock Street than the existing structure, however the previous approval, still live on the site, has a very similar footprint to that proposed.
9.5	The proposal has been assessed against paragraphs 4.23-4.29 of the SPPS. The design is contemporary with a modern take on the typical vertical proportions of such a building, with the imposition of anodized metallic cladding on the Brunswick Street and Franklin Street elevations to break up the monotony of the fenestration and create something of a landmark corner building. A degree of interest has been added to the McClintock Street elevation with blocks of silver/ grey granite cladding demarcating each side of the structure and framing the central glazed and painted aluminium facade. The design provides a more interesting facade than the existing approval on the site which is defined by rows of continuous glazing broken up with silver aluminium framed curtain walling.
9.6	In terms of the proposed hotel use, the site is within a prime city centre location. The proposed hotel use will ensure the continued and intensified use of the existing listed building and will bring increased vitality and viability onto the City Centre.
9.7	The proposal has been assessed against paragraphs 4.11 and 4.12 of the SPPS. Environmental Services Department have offered no objections to the proposal and have requested that consideration is given to conditions being attached to any approval, should approval be granted, to ensure the occupiers of nearby commercial premises are not affected by noise or odours from operations associated with the hotel development. These conditions are detailed below.
9.8	Environmental Services Department have offered no objections to the proposal and have requested that consideration is given to conditions being attached to any approval, should approval be granted, to ensure the occupiers of nearby commercial premises are

	not affected by odours from cooking operations associated with the hotel development. These conditions are detailed below.
9.9	The proposal has been assessed against Policies AMP7, 8 and 9 of PPS3. Transport NI (TNI) considers this application acceptable as submitted subject to a number of conditions which are detailed below.
9.10	The proposal has been assessed against Policy BH4 of PPS6. NIEA Historic Monuments Unit has considered the impact of the proposal and is content, conditional on the agreement and implementation of a developer-funded programme of archaeological works to identify and record any archaeological remains in advance of construction or to provide for their preservation in situ. Conditions are detailed below.
9.11	The proposal has been assessed against policy BH11 of PPS6. The application site is located in close proximity to and impacts upon the listed building of 17 Bedford Street HB26/30/055 which is of special architectural and historic importance and is protected by Section 80 of the Planning Act (NI) 2011.
9.12	NIEA Historic Building Unit (HBU) has considered the impacts of the proposal, on 17 Bedford Street a B+ Listed building and is content in principle with the proposal given the existing context of the proposal site and previous approvals in an around the listed building of 17 Bedford Street.
9.13	The proposal has been assessed against Policy BH12 of PPS6 .The site is located within the Linen Conservation Area as designated in the Area Plan. Comments were sought from the Conservation Area Officer (CAO) in respect of the proposed development, he raised concerns in terms of scale, mass and design. The building in terms of its sheer height and massing would be unsympathetic to the characteristic built form of the conservation area with a much lower streetscape, of a scale similar to the building to the other side of Franklin Street, being the norm. However a key consideration is the planning history on the site, with a live approval (granted under Z/2011/0447/F) on the site until August 2017. The previous approved building is of a much larger scale, almost 30m higher than the proposed structure. For this reason it would not be reasonable to suggest that the proposal is unacceptable in terms of scale and massing.
9.14	In terms of design, the CAO considered the elevations to be a weak expression of the hotel function; the proposed building is faced in materials of alien form, texture and colour – i.e. aluminium – which does not predominant in the area. The proposed facing materials should be replaced with contextually appropriate materials that predominated historically in the area. The CAO concluded that the proposed does not conform to BH12 of PPS 6. However, taking account of the history and the existing building (currently being demolished) it is considered on balance that the design should be seen as a marked improvement to the previous approval and this should be considered to not only maintain the offer on the site, but to enhance the character of the area with the introduction of a contemporary designed building.
9.15	The proposal has been assessed against Policy BH14 of PPS6. The existing building makes no material contribution to the character or appearance of the area. Conservation area consent for demolition was granted on the site in June 2006 under application Z/2005/0209/DCA.
9.16	The proposal has been assessed against Policy FLD3 of the Revised PPS15 Rivers Agency have stated that the site lies outside the 1 in 100 year fluvial floodplain and based on the information submitted in the proposed Drainage Works report have stated they have no reason to object to the proposal. This redevelopment was approved under

	outline planning approval Z/2007/0891/O and subsequent Full approval Z/2011/0447/F. For the reasons stated above the current proposal has also been found acceptable.
9.20	Developer Contributions In this case it is considered appropriate that any planning approval should be subject to the developer entering a legal agreement with Belfast City Council to provide contributions to local environmental improvements. In this case it is considered that this should take the form of public realm improvements of in particular to Blackstaff Square. The area currently does not provide a quality environment, the public space is poor and does not encourage people to gather or to move through the area. The sum of monies / works to be undertaken are to be agreed with the developer / landowner with the aim of providing physical environmental improvements to the area and to aid pedestrian connectivity from the main transport hub at Great Northern Mall to the City Centre.
10.0 10.1	Summary of Recommendation: Hotel proposal in a highly accessible city centre location. History of planning approvals on the site including a live approval for a 17 storey office building considerably higher than the proposal and offers a lower quality design. The demolition of the existing building on the site (at the time the application was submitted) was granted approval in June 2006. The proposal is considered to be acceptable in the context of the character of the Linen Conservation Area. Statutory and non-statutory consultees have offered no objections subject to the conditions set out below. The proposal is therefore recommended for approval subject to conditions set out below and subject to the completion of an Agreement under Section 76 of the Planning Act (Northern Ireland) 2015 between the developer and Belfast City Council in respect of developer contributions.
11.0	Conditions
11.1	As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit.
11.2	The development hereby permitted shall operate in accordance with the approved Travel Plan received by the Belfast City Council Planning Office 29th May 2015. This includes provision of the Translink TaxSmart Initiative and the Bike2Work Initiative or equivalent measures agreed by TransportNI. Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.
11.3	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 Model Procedures for the Management of Land Contamination (CLR11). 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: In the interests of environmental protection.
11.4	All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Pollution Prevention Land, Soil & Air Guidance (PPG2, PPG27) and the quality of surrounding soils and groundwater has been verified. Should contamination be identified during this process, Condition 2 will apply. Reason: In the interests of environmental protection.
11.5	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://publications.environment agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf. Reason: In the interests of environmental protection.
11.6	Prior to the occupation of the proposed development, the applicant shall provide to Belfast City Council, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in section 8.2 of the Mason Evans Report titled: 'Lands Quality Assessment (PRA & GQRA) - Proposed Development, McClintock Street, Belfast (dated June 2015, Rev B, project reference P15/099) have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that: a. That gas protection measures in line with CIRIA's C665 Characteristic Situation 2 have been incorporated into all new buildings on the site which include: - A re-enforced concrete cast in-situ floor slab (suspended, non-suspended or raft) with at least 1200g DPM or a beam and block or a pre-cast concrete slab with a minimum 2000g DPM/reinforced gas membrane; -A proprietary hydrocarbon resistant gas membrane installed and certified by a specialist contractor under CQA. All service entrance points, joints and penetrations must be identified and demonstrated to be sealed. Reason: Protection of human health
11.7	Prior to occupation of the development, a Noise Verification Report shall be submitted to Belfast City Council demonstrating that the Rating Level (dBLAr.Tr) from all combined plant and equipment does not exceed the typical Background Sound Level (for both day time and night time hours) as presented in the F.R Mark Noise Impact Assessment dated May 2015. The sound rating level shall be determined and all sound measurements shall be made in accordance with BS4142:2014 - Methods for rating sound and assessing industrial and commercial sound. Reason: In the interests of residential amenity.

11.8	Prior to development commencing, a Noise Management Plan shall be developed and submitted for review and approval by Belfast City Council's Environmental Protection Unit. This Plan should outline the methods to be employed to minimise any noise and vibration impact of demolition and construction operations demonstrating 'best practicable means'. The Plan should pay due regard to BS 5228:2009 Noise and Vibration Control on Construction and Open Sites and include a detailed programme for the demolition/construction phase, the proposed noise and vibration monitoring methods, noise mitigation methods and evidence of neighbour liaison. Reason: In the interests of residential amenity.
11.9	Details of all odour abatement technology to be employed (e.g., filters, odour-counteractant /neutralising systems) to suppress and disperse odours created by cooking operations on the premises shall be submitted, for approval, to Belfast City Council and agreed in writing before installation and prior to operation. Information submitted must be sufficient to demonstrate there will be no adverse impact on amenity of nearby residential premises due to odour and noise. Reason: In the interests of public amenity.
11.10	Details of the discharge height and direction of ventilation/extraction equipment shall be provided to the Council prior to installation and operation. Reason: In the interests of public amenity.
12.0	Notification to Department (if relevant) N/A
13.0	Representation from elected member: None

ANNEX	
Date Valid	29th May 2015
Date First Advertised	26th June 2015
Date Last Advertised	26th June 2015

Details of Neighbour Notification (all addresses)
1 Bedford Square Town Parks Belfast
10 Brunswick Street Town Parks Belfast
12-16 Amelia Street Town Parks
14-16 Thomas House,James Street South,Town Parks,Belfast,Antrim,BT2 7GA,
15 Brunswick Street,Town Parks,Belfast,Antrim,BT2 7GE,
17 Brunswick Street Town Parks Belfast
18 Amelia Street Town Parks Belfast
2 Amelia Street Town Parks Belfast
4 Clarence Street West Town Parks Belfast
W.D.M Flinn
42/46 Fountain Street,Belfast,BT1 5EF
43 Franklin Street Town Parks Belfast
9-11 Frances House Brunswick Street Town Parks
9-15 Windsor House Bedford Street Town Parks
Brunswick Street Building,Brunswick Street,Town Parks,Belfast,Antrim,BT2 7GX,

Franklin House 10 Brunswick Street Town Parks Franklin House 12 Brunswick Street Town Parks Linum House 2 Bedford Square Town Parks	
Date of Last Neighbour Notification	17th June 2015
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	

Belfast Planning Service
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP

Development Management Officer Report

Committee Application

Summary	
Committee Meeting Date: 17/11/2015	**Item Number:**
Application ID: LA04/2015/0632/F	**Target Date:**
Proposal: Change of use to five apartments, ground floor extension and alterations	**Location:** 179 and 181 Lisburn Road Belfast BT9 6AH
Referral Route: The planning application is for more than four residential units	
Recommendation:	**Approval**
Applicant Name and Address: Hugh and Ann Curran c/o agent	**Agent Name and Address:** TSA Planning 29 Linenhall Street Belfast BT2 8AB
Executive Summary: The application seeks full planning permission for the change of use to five apartments,	

ground floor extension and alterations.

The main issues to be considered in this case are:

- Living over the Shop
- Arterial Route designation
- Living conditions for prospective residents
- Amenity
- Access and Parking
- New development in an Area of Townscape Character

A scheme for six residential units (Z/2015/0167/F) was refused in 2015 due to its inappropriate layout, form and design being harmful to the living conditions for prospective residents due to the creation of an unacceptable living environment, poor outlook and also failing to provide adequate private amenity space. The proposed development would have failed to create a quality residential environment.

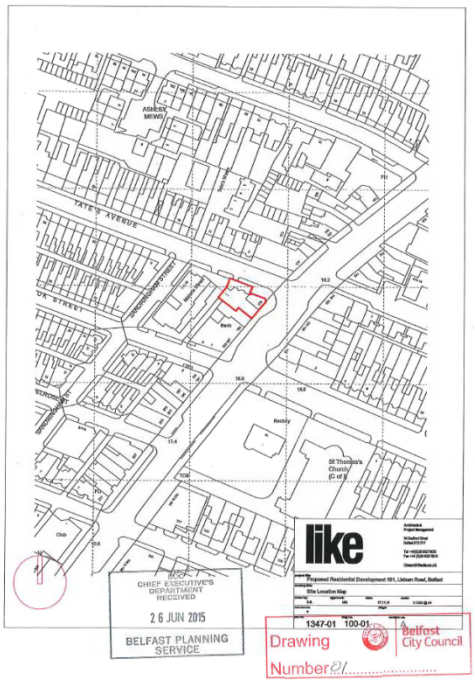
This planning application seeks to address the issues which resulted in planning application Z/2015/0167/F being refused.

The site is within an Area of Townscape Character, Arterial Route and Shopping/Commercial Designation, and the proposal has been assessed against SPPS, Planning Policy Statement 3 – Access, Movement and Parking, Planning Policy Statement 6 Addendum – Areas of Townscape Character, Planning Policy Statement 7 – Quality Residential Environments, Creating Places, Development Control Advice Note 8 – Housing in Existing Urban Areas and Development Control Advice Note 15 – Vehicular Access Standards. The proposal is in adherence to all the relevant planning policies.

Consultees offered no objection in principle with the scheme subject to informatives.

No representations were received.

Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not cause demonstrable harm to interests of acknowledged importance. Therefore the proposal should be approved.
Signature(s):

Case Officer Report		
Site Location Plan		
		
Consultations:		
Consultation Type	**Consultee**	**Response**
Statutory	NI Transport - Hydebank	No objection. The applicant through a parking survey has demonstrated that on-street parking capacity and availability exists within the surrounding area to accommodate the parking associated with this development proposal.
Statutory	NI Water - Multi Units East - Planning Consultations	No objection
Statutory	Rivers Agency	No objection

Non Statutory	Environmental Health Belfast City Council	No objection

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

Summary of Issues

There were no objections to this planning application.

The key issues in determining the application are:

- Living over the Shop
- Arterial Route designation
- Living conditions for prospective residents
- Amenity
- Access and Parking
- New development in an Area of Townscape Character

Characteristics of the Site and Area

1.0	**Description of Proposed Development** The proposal is for the change of use of the first and second floors of 179-181 Lisburn Road to five apartments, with ground floor extension and alterations.
2.0 2.1	**Description of Site** The site is currently a two and a half storey, double fronted property (179 and 181

	Lisburn Road), located at the junction of Tates Avenue, and Lisburn Road. It currently operates as an off licence on the ground floors, with vacant ancillary space on the upper floors. At ground floor level along the Tates Avenue elevation is a raised concrete terrace bounded by metal railings. To the rear is an existing gated yard accessed from Tates Avenue, providing access to the back of the retail unit, and further along a common passageway (through a doorway). The upper floors maintain the red bricked traditional terrace form, with bay windows and lucarnes. Modifications have occurred at the ground floor with dominant shop signage, an extended projection on the Tates Avenue elevation, and rendering (front and side elevations). A traditional slate, pitched roof is visible from the Lisburn Road, with a flat roof to the rear, where modifications to the building are apparent.
2.2	The site is located on the Lisburn Road at a busy intersection (Lisburn Road/Tates Avenue) which is dominated by commercial premises fronting Lisburn Road, and traditional residential streets running horizontal from it. The application site is part of a block of properties between Tates Avenue, and Donnybrook Street which incorporates a neighbouring charity shop with similar design features, and a more imposing Ulster Bank building. Immediately to the rear of 179-181 Lisburn Road is a modern apartment block (Malone Mews). Directly opposite the side elevation of the application site (Tates Avenue) is a long standing vacant building at 155-177 Lisburn Road, with planning permission for a mixed use development of forty five private apartments with on site car parking and three retail units to ground floor.
Planning Assessment of Policy and other Material Considerations	
3.0	**Site History**
3.1	Permission was refused (Z/2015/0167/F) in 2015 for the proposed change of use

	of floors one and two to provide three (one) bedroom apartments and three bedsits. External alterations comprising a rear extension at ground floor level, provision of windows to the northern elevation and alterations/extension to the existing roof. In 2006 permission was granted (Z/2005/2431/F) for the alteration and refurbishment of the existing building, including new facades to Lisburn Road and Tates Avenue, and a shop front for the provision of a new sit-in sandwich bar.
3.2	Within the immediate vicinity planning permission was granted (Z/2008/2429/F) in 2010 for a mixed use development of forty five private apartments with on site car parking and three retail units to the ground floor at 155-177 Lisburn Road.
4.0	**Policy Framework**
4.1	**Belfast Metropolitan Area Plan 2015** • Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits • Area of Townscape Character Designation BT 039 Lisburn Road • Designation AR 01/10 – Lisburn Road Arterial Route – Policy SETT 3 • Designation AR 03/11 – Lisburn Road Shopping/Commercial Area • Policy SETT 3 – Arterial Routes
4.2	**Planning Policy Statements** • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 3 – Access, Movement and Parking • Planning Policy Statement 6 – (Addendum) Areas of Townscape Character • Planning Policy Statement 7 – Quality Residential Environments

	• Planning Policy Statement 12 – Housing in Settlements • Supplementary Planning Guidance – Creating Places • Development Control Advice Note 8 – Housing in Existing Urban Areas • Development Control Advice Note 15 – Vehicular Access Standards
5.0	Assessment
5.1	The site is located within the Metropolitan Development Limit of Belfast, in an area of townscape character, along the Lisburn Road Arterial Route, and within a shopping/commercial designation.
5.2	The key issues in this planning application are: living over the shop, amenity space, living conditions of prospective residents, access, the arterial route and area of townscape character.
5.3	LIVING OVER THE SHOP The principal of residential use above shops is established through planning Policy HS7 of PPS12 and DCAN 8.
5.4	ARTERIAL ROUTE The strategy formulated for Arterial Routes is intended to enhance Belfast City and reduce the need to travel by car. All of the arterial routes are principal bus routes into the city centre and are well served by public transport. Therefore living over the shop on first and second floors is a way of enhancing these routes and promoting the arterial routes strategy. The Policy SETT 3 identifies appropriate housing on arterial routes as a way of facilitating the regeneration.
5.5	LIVING CONDITIONS OF PROSPECTIVE RESIDENTS Belfast City Council considers that the development unlike planning application

	Z/2015/0167/F affords acceptable living conditions for prospective residents. Criterion (h) of Policy QD1 requires that the design and layout will not create conflict with adjacent land uses, and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. The proposal provides a primary outlook for each of the five apartments onto either Tates Avenue or Lisburn Road. Access to the proposed ground floor extension to the rear containing a new lobby, utility zone and bin store is provided by a stairwell for all five apartments, and as such meets criterion (i) of Policy QD1 by promoting personal safety. Due to the location of the properties on the junction of Tates Avenue and Lisburn Road there will be no detrimental impacts on other properties within the vicinity through overlooking. Five new window openings are proposed: one to the rear elevation, and four on the Tates Avenue elevation, all o f which are considered acceptable.
5.6	AMENITY SPACE The provision of private open space for the development. Criterion (c) of Policy QD1 of Planning Policy Statement 7 – Quality Residential Environments (PPS 7) requires that adequate provision is made for amenity space as an integral part of the development. The guidance in Creating Places allows for lower levels of provision as this is an inner city location, with reference made to provision ranging from a minimum of 10sqm to 30sqm per unit. The amount of private amenity space provided in this proposal is approximately 50sqm (including the enclosed area on Tates Avenue). This incorporates a raised terrace on the Tates Avenue elevation which is enclosed by 1.4m high railings and a gate, and the provision of a new lobby in what is an existing rear yard. Development Control Advice Note 8 (Housing in Existing Urban Areas) states that layouts should seek to maintain a clear definition between the public realm and private space. It is considered that this has been achieved in the proposed design. The proposal encloses the raised terrace on Tates Avenue, and the area outside the main entrance into the lobby providing a clear definition between the public realm and private space. This also

	creates an environment to deter crime and promote personal safety, a criterion set out in PPS 7 (QD1 i). As there are five units proposed in the scheme this would equate to approximately 10sqm of amenity provision per unit meeting the minimum standard. Adequate provision has been made for bin storage.
5.7	ACCESS AND PARKING The applicant through a parking survey has demonstrated that on-street parking capacity and availability exists within the surrounding area to accommodate the parking associated with this development proposal. It is unlikely to result in a significant impact on the local road network in terms of traffic progression and road safety. Therefore criterion (f) of Policy QD 1 of PPS 7 and PPS 3 has been adhered to. The location of the site along an arterial route, and the proposed cycle provision meets criteria (e) of Policy QD 1 of PPS 7 by promoting walking, cycling and access to public transport. Transport NI are satisfied with the information provided and have raised no objection.
5.8	NEW DEVELOPMENT IN AN ATC In adherence to Policy ATC 2 of PPS 6 Addendum the new development of the rear extension to provide a new lobby and bin store, and the proposed five additional windows will not be detrimental to the Lisburn Road Area of Townscape Character. The proposed extension with opaque glass doors measures 2.6m in height, 3.3m in width and 6.8m in depth. The existing brick boundary wall at Malone Mews is to be retained. Apart from a new roof finish of grey Redland cambian concrete roof tiles on the rear return all existing finishes are to be retained.
5.9	This planning application addresses the issues that resulted in Z/2015/0167/F being refused. Having regard to the policy context above, and all material considerations, the proposal is considered acceptable, and planning permission is recommended subject to conditions/refused for the following reasons.

6.0	**Summary of Recommendation** Approval
7.0	**Conditions** As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit The proposed development hereby permitted, shall be as stipulated on drawings 06A, 09A, and 12A date stamped 08 September 2015, and 10, 11, and 13 date stamped 26 June 2015, Reason: In the interest of the amenity of prospective residents.
8.0	**Notification to Department (if relevant)** N/A
9.0	**Representations from Elected members** N/A
	Signature(s) **Date:**

ANNEX	
Date Valid	10 July 2015
Date First Advertised	31 July 2015
Date Last Advertised	9 October 2015

Details of Neighbour Notification (all addresses)

The Owner/Occupier, 152 Lisburn Road,Malone Lower,Malone Lower,Belfast,Antrim,BT9 6AJ,
The Owner/Occupier, 154-156,Lisburn Road,Malone Lower,Malone Lower,Belfast,Antrim,BT9 6AJ,
The Owner/Occupier, 158 Lisburn Road,Malone Lower,Malone Lower,Belfast,Antrim,BT9 6AJ,
The Owner/Occupier, 177 Lisburn Road Malone Lower Malone Lower
The Owner/Occupier, 179 Lisburn Road,Malone Lower,Malone Lower,Belfast,Antrim,BT9 7EJ,
The Owner/Occupier, 181 Lisburn Road,Malone Lower,Malone Lower,Belfast,Antrim,BT9 7EJ,
The Owner/Occupier, 183 Lisburn Road Malone Lower Malone Lower
The Owner/Occupier, 185-189 Lisburn Road Malone Lower
The Owner/Occupier, 3 Tates Avenue Malone Lower Belfast
The Owner/Occupier, 5 Tates Avenue Malone Lower Belfast
The Owner/Occupier, Apartment 101 Malone Mews 2 Sandringham Street
The Owner/Occupier, Apartment 102 Malone Mews 2 Sandringham Street
The Owner/Occupier, Apartment 201 Malone Mews 2 Sandringham Street
The Owner/Occupier, Apartment 202 Malone Mews 2 Sandringham Street
The Owner/Occupier, Apartment 203 Malone Mews 2 Sandringham Street
The Owner/Occupier, Apartment 204 Malone Mews 2 Sandringham Street
The Owner/Occupier, Apartment 205 Malone Mews 2 Sandringham Street

The Owner/Occupier, Apartment 301 Malone Mews 2 Sandringham Street The Owner/Occupier, Apartment 302 Malone Mews 2 Sandringham Street The Owner/Occupier, Apartment 303 Malone Mews 2 Sandringham Street The Owner/Occupier, Apartment 304 Malone Mews 2 Sandringham Street The Owner/Occupier, Apartment 305 Malone Mews 2 Sandringham Street The Owner/Occupier, Apartment 401 Malone Mews 2 Sandringham Street The Owner/Occupier, Apartment 402 Malone Mews 2 Sandringham Street	
Date of Last Neighbour Notification	24th September 2015
Date of EIA Determination	N/A
ES Requested	No

Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date:	**Item Number:**
Application ID: LA04/2015/0514/F	
Proposal: Full application for the construction of an internal mezzanine floor for retail sales purposes.	**Location:** Unit 9 Shane Retail Park Boucher Road Belfast BT12 6UA
Referral Route: Major application	
Recommendation:	Approval
Applicant Name and Address: MAM SRP Acquisition Ltd c/o Maples Corporate Services Limited PO Box 309 Ugland House Grand Cayman Cayman Islands KY1-1104	**Agent Name and Address:** Strategic Planning 1 Pavillions Office Park Kinnegar Drive Holywood BT18 9JQ

Executive Summary:
The application seeks full planning permission for the creation of a mezzanine floor in Unit 9, Shane Retail Park.

The main issues to be considered in this case are:

- Principle of increase in retail floor space
- Access, Movement, Parking and Transportation

The site is located within the development limit for Belfast as designated in the Belfast Metropolitan Area Plan (BMAP) and is not zoned for any particular land use. The application has been assessed against relevant planning policies including BMAP, the Strategic Planning Policy Statement (SPPS), PPS3: Roads Considerations and associated supplementary guidance.

In accordance with the requirements of the SPPS, a sequential test looking at possible alternative sites in, and on the edge of, Belfast City Centre for the required floor space of 1,837 sqm for a bulky goods sales unit was submitted on 23/10/15. On the basis of the information provided, it is considered that the proposal complies with the SPPS.

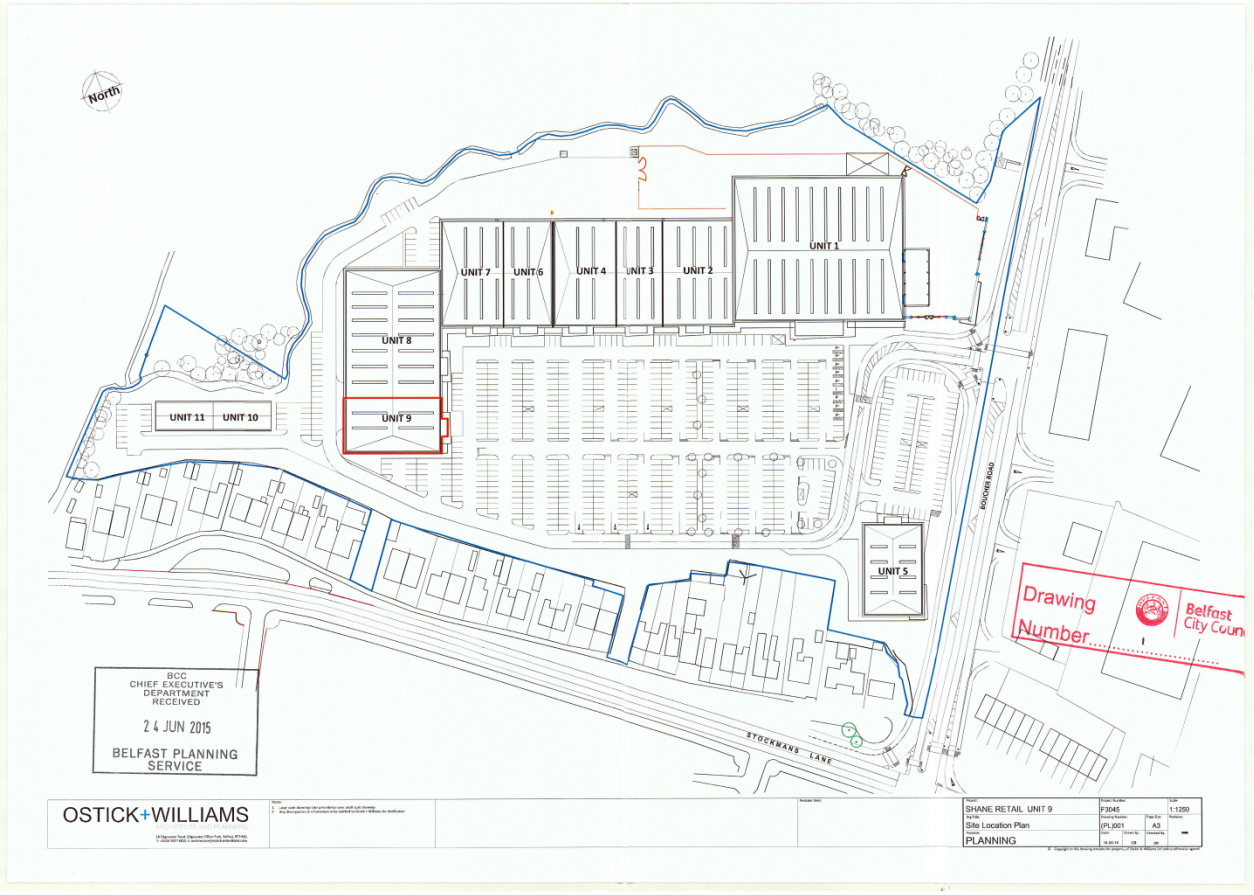
All relevant neighbours were notified and the proposal was advertised in the local press. No representations were received.

All consultees offered no objections in principle to the proposal.

An approval with conditions is recommended.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	Considered - No Comment Necessary
Statutory	NI Transport - Hydebank	Advice

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

Characteristics of the Site and Area

1.0 Description of Proposed Development
The proposal seeks full planning permission for the construction of an internal mezzanine floor

for retail sales purposes.

2.0 Description of Site
The site is located within Shane Retail Park off Boucher Road. The application relates to an existing vacant retail store (Unit 9) on the site. The unit is located at the end of a row of retail units, to the rear of the retail park with car parking to the front and access for service vehicles to the rear. The site is level. The boundaries are defined by paladin fencing with some hedging and trees. The site is adjacent to other retail uses, including Dunelm, Harveys and Smyths.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History
Z/2003/1789/F - Lands to rear of No.105 Boucher Road, Belfast (90m approximately to east of M1 Motorway & bounded to north by Blackstaff River) -Appeal upheld - 28/04/04
Z/2003/1165/RM - Construction of retail warehousing with associated car parking and site works - Approved - 05/11/03
Z/2001/0584/O - Construction of retail warehousing with associated car parking and site works - Approved - 09/05/03

4.0 Policy Framework
4.1 Belfast Metropolitan Area Plan (BMAP) 2015
    4.1.1 No relevant zoning
4.2 Strategic Planning Policy Statement (SPPS)
    4.2.1 Good Design paras.15-19
    4.2.2 Town Centres and Retailing paras. 6.272 - 6.283
4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking
    4.3.1 Policy AMP 6: Transport Assessment
    4.4.1 Policy AMP 7: Car Parking and Servicing Arrangements

5.0 Statutory Consultees Responses
5.1 DRD Transport NI - No objection

6.0 Non Statutory Consultees Responses
6.1 Belfast City Council (BCC) Environmental Health - No comment necessary

7.0 Representations
7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations
8.1 Parking Standards

9.0 Assessment
9.1 The site is located within the development limits of Belfast as designated in Belfast Metropolitan Area Plan 2015. The site is unzoned, ‘whiteland’ in the Development Plan. The proposed development will create a mezzanine floor for retail sales within the existing vacant retail unit 9. The premises were formerly used for furniture sales and accordingly the use for retailing is already established on the site but restricted by planning condition to the sale of bulky goods only.

9.2 The key issues are:
- Principle of increase in retail floor space
- Access, Movement, Parking and Transportation

9.3 The proposal is for a mezzanine extension to provide additional 837 sqm retailing floor space within an existing retail warehouse which currently has 1000 sqm gross floor space. The proposal is to accommodate Oak Furniture Land which sells bulky goods and therefore is in line with the bulky goods approval for the unit.

9.4 There are no external changes proposed and therefore there will be no detrimental visual impact caused by the development. The proposal is not contrary to the principles of good design in the SPPS, in that the development is obviously compatible with its surroundings.

9.5 Paras 6.272 - 6.283 of the SPPS provides the policy context for Town Centres and Retailing. With regard to the policy tests in the SPPS, BMAP, in line with Part 9 Regulation 32 and associated Schedule of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 shall operate as the local development plan for the area for which it is made and shall be treated for the purposes of the 2011 Act and any other enactment relating to planning as being the local development plan for the area. A sequential test as per para 6.280 was submitted dated 23/10/15. A full retail impact assessment is not required since the proposal is not above the threshold of 1000 sqm external floorspace as detailed within para 6.283 of the SPPS. Additionally the Council has an up to date LDP and therefore an assessment of need is not required.

9.6 The key requirements of the proposal are
- existing approved retail warehouse premises in an existing retail park, capable of accommodation 1837 sqm gross floorspace
- on site, surface, free car parking providing at least 92 car parking spaces and 3 lorry spaces
- prominent location
- on site servicing of accommodation 40ft articulated lorries, providing deliveries directly into the unit.

9.7 The sequential test looked at possible alternative sites in and on the edge of Belfast City Centre for an entire unit of the required floorspace of 1,837 sqm. Victoria Square Shopping Centre, Castle Court Shopping Centre, Hi Park Centre as well as the edge of centre were assessed, none of which fulfil the requirements.

9.8 On balance the increase in retail floorspace is considered acceptable for the Unit. As stated previously the Unit already has permission for the sale of bulky goods and the approved development will bring a vacant unit back into use which will in turn create jobs and investment.

9.9 A Transport Assessment Form was submitted on 14/08/15. The scale of development and transport implications of the proposal were assessed by Transport NI through this and they consider them to be acceptable. Therefore the proposal complies with Policy AMP 6 of PPS 3 and Parking Standards.

10.0 Conclusion
10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.

Neighbour Notification Checked	Yes

Conditions

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

Reason: Time Limit.

Informatives

1. 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.

2. 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.

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.

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Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date: 17/11/2015	**Item Number:**
Application ID: LA04/2015/0715/F	
Proposal: Proposed NIE Meter Room	**Location:** Woodlands Park 151 Finaghy Road North Belfast
Referral Route: Belfast City Council application	
Recommendation:	**Approval**
Applicant Name and Address: Belfast City Council Project Management Unit, Dept Of Property And Projects, Adelaide Street, Belfast, BT2 8GD	**Agent Name and Address:** Gregory Architects 4 Crescent Gardens Belfast BT7 1NS

Executive Summary:

The proposal seeks full planning permission for a new NIE meter room and associated works. The site is located within Woodlands Playing Fields, off Finaghy Road North in south / west Belfast. The proposal is to be constructed 15m from the northwest boundary, adjacent to the M1 Motorway, 30m from the main entrance gates. To the east of the proposed location is a roadway which provides access to a car park, playing fields and Malone College.

The key issues are:

- Principle of development at this location
- Design and visual amenity
- removal of trees

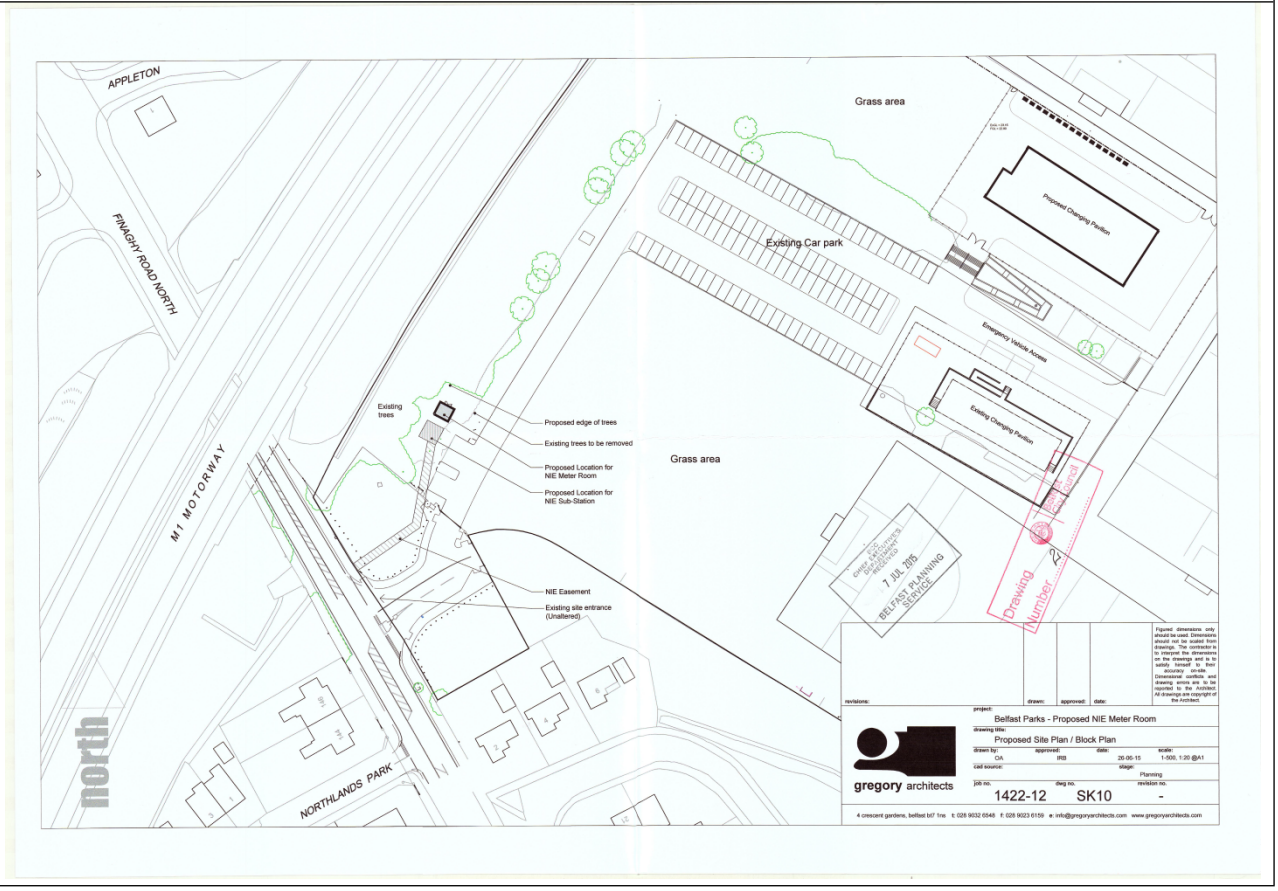
The site is within the development limits for Belfast as designated in Belfast Metropolitan Area Plan and is identified in the plan as an area of existing open space. The proposed meter room will be constructed within a landscaped margin of the playing fields and will not result in any significant loss of open space. It will require the removal of 10 birch trees (unprotected and under 20cm in diameter). These will be replaced by replanting 20 birch trees (heavy standard 14-16cm girth). It is considered that it will not adversely impact on visual amenity or the character of the area.

Environmental Health Unit was consulted and has no objection.

An approval with a replanting condition as set out in the case officer's report below is recommended.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	Description of Proposed Development Proposed NIE Meter Room at Woodlands Playing Fields. It involves installing a meter room and associated substation, laying underground cables along an easement from Finaghy Road North and the removal and replanting of trees to accommodate the meter room and substation.
2.0	Description of Site The site is located within the Woodlands Playing Fields, off Finaghy Road North in south / west Belfast. The proposal is to be situated 15m from the northwest boundary of the site, adjacent to the M1 motorway, 30m away from the main entrance gates at the south eastern corner of the site. To the east of the proposed location is a roadway which provides access to a car park at grassed pitches and Malone College. On the other side of the road is an open grass area with more pitches beyond.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History • Z/1976/0746 - FINAGHY ROAD, NORTH - WOODLANDS PLAYING FIELDS - PERMISSION GRANTED • Z/1979/1626 - FINAGHY ROAD NORTH - NEW SPORTS PAVILION - PERMISSION GRANTED • Z/1981/0085 - WOODLANDS PLAYING FIELDS - INSTALLATION OF TEMPORARY CHANGING ROOMS - PERMISSION GRANTED

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	• Z/2001/2784/F - Woodlands Playing Fields - Replacement changing rooms (anti-vandal units) - PERMISSION GRANTED • Z/2009/1234/F - 45 Finaghy Road North - Proposed multi purpose sports hall with toilets and changing areas - PERMISSION GRANTED • Z/2013/0546/F - Woodlands Park - Changing pavilion and new 3G all weather pitch with associated perimeter and ballstop fencing and floodlighting - PERMISSION GRANTED
4.0	**Policy Framework**
4.1	Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 8 (PPS8), Open Space, Sport and Outdoor Recreation
5.0	**Statutory Consultee Responses**
	None
6.0	**Non Statutory Consultee Responses**
6.1	Belfast City Council EHU- No objections subject to an informative Belfast Planning Tree Unit - No objections subject to a condition
7.0	**Representations**
7.1	None
8.0	**Other Material Considerations**
8.1	None
9.0	**Assessment**
9.1	The proposal is for a new NIE meter room and associated works.
9.2	**The key issues are:** • Principle of development at this location • Design and visual amenity • removal of trees
9.3	**Principle** The site is located within the existing settlement development limit as designated in BMAP. The site is identified as an area of existing open space. The proposal does not conflict with the area plan and will not result in any significant loss of open space. The meter room will be constructed within the landscaped margin of the playing fields, adjacent to the M1 motorway.
9.4	**Design** The proposed NIE meter room is a 6 degree tilted flat roof structure, 3.5m in height at the higher end and 3.15 the lower. It is 3.35m x 3.8m in area. The walls are to be sand cement render with masonry paint finish resting on a 0.3, brick plinth. The roof is to be Kingspan Profiled metal. In the interests of visual amenity it shall be conditioned that the meter room is painted green.
9.5	A substation is proposed 2m away from the meter room, 2.5m x 2.24m x 1.91m (10m cubic capacity). These are considered permitted development as per the Planning (General Permitted Development) Order (Northern Ireland) 2015 Part 14, Class C – Electricity Undertakings - Permitted Development: (b)(ii) substations enclosed in a chamber not exceeding 40 cubic meters in capacity.
9.6	A 2m wide cable easement is to run for 38m from the boundary with Finaghy Road North to the meter room. This is to provide a trench for buried cables.
9.7	

9.8 9.9	**Removal of trees** The proposal involves the removal of 10 birch trees of under 20cm diameter and the replanting of 20 birch trees (Betula Jacquemontii Heavy Standard 14-16cm girth). It is considered that the proposal to remove unprotected birch trees subject to the level of replacement planting indicated on drawing number 2 (which states that 20 heavy standard birch will be planted to replace those removed) is acceptable subject to condition. Belfast City Council's Environmental Health Unit was consulted. It has no objection subject to an informative in relation any potential unknown land contamination encountered at the site. Notifications: The proposal was advertised and neighbour notified. No third party comments were received. Paragraph 3.8 of the Strategic Planning Policy Statement for Northern Ireland states that the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. I am content that there will be no negative impact on the visual amenity and the surrounding area and therefore I am recommending approval for this scheme.
10.0	**Summary of Recommendation:** Approval with Condition
11.0 11.1   11.2

ANNEX	
Date Valid	7th July 2015
Date First Advertised	14th August 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 144 Finaghy Road North,Ballyfinaghy,Belfast,Antrim,BT10 0JE, The Owner/Occupier, 146 Finaghy Road North,Ballyfinaghy,Belfast,Antrim,BT10 0JE, The Owner/Occupier, 2 Orchardville Avenue,Ballyfinaghy,Belfast,Antrim,BT10 0JH, The Owner/Occupier, 4 Orchardville Avenue,Ballyfinaghy,Belfast,Antrim,BT10 0JH, The Owner/Occupier, Woodland House, Finaghy Road North,Ballyfinaghy,Belfast,Antrim,BT10 0JE	
Date of Last Neighbour Notification	4th August 2015
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site plan 02 – Proposed site/block plan 03 – meter room elevations 04 – Tree removal plan 05 – Tree planting plan	

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Development Management Officer Report
Committee Application

Summary	
Committee Meeting Date:	**Item Number:**
Application ID: LA04/2015/0585/O	**Target Date:**
Proposal: Proposed 2 Storey Dwelling	**Location:** Site to the rear of 89 Ashley Avenue Belfast BT9 7BU
Referral Route: On the request of an elected representative.	
Recommendation:	Refusal
Applicant Name and Address: Robert Montgomery 89 Ashley Avenue Belfast BT9 7BU	**Agent Name and Address:** Pepper Architects 48 Kinallen Road Dromara Dromore BT25 2NW

Executive Summary:

The application seeks outline permission for a detached dwelling in the rear garden of an existing dwelling at the address above.

The main issues to be considered in this case are:

- the principle of a dwelling at this location;
- the potential impact of neighbouring buildings on the proposed building; and,
- the potential impact on neighbouring amenity and character of the area including the impact on the Area of Townscape Character in which this site is located.

The proposal has been assessed against relevant planning policies including BMAP, SPPS, PPS3, PPS7, PPS12, the Addendum to PPS 6, Creating Places, DCAN 8
No objections/representations have been received.

The site is identified as within the Lisburn Road Area of Townscape Character
and is within the designated development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) 2015. There are no site specific policies within the plan in relation to ATCs and as such are to be assessed using prevailing regional policy.

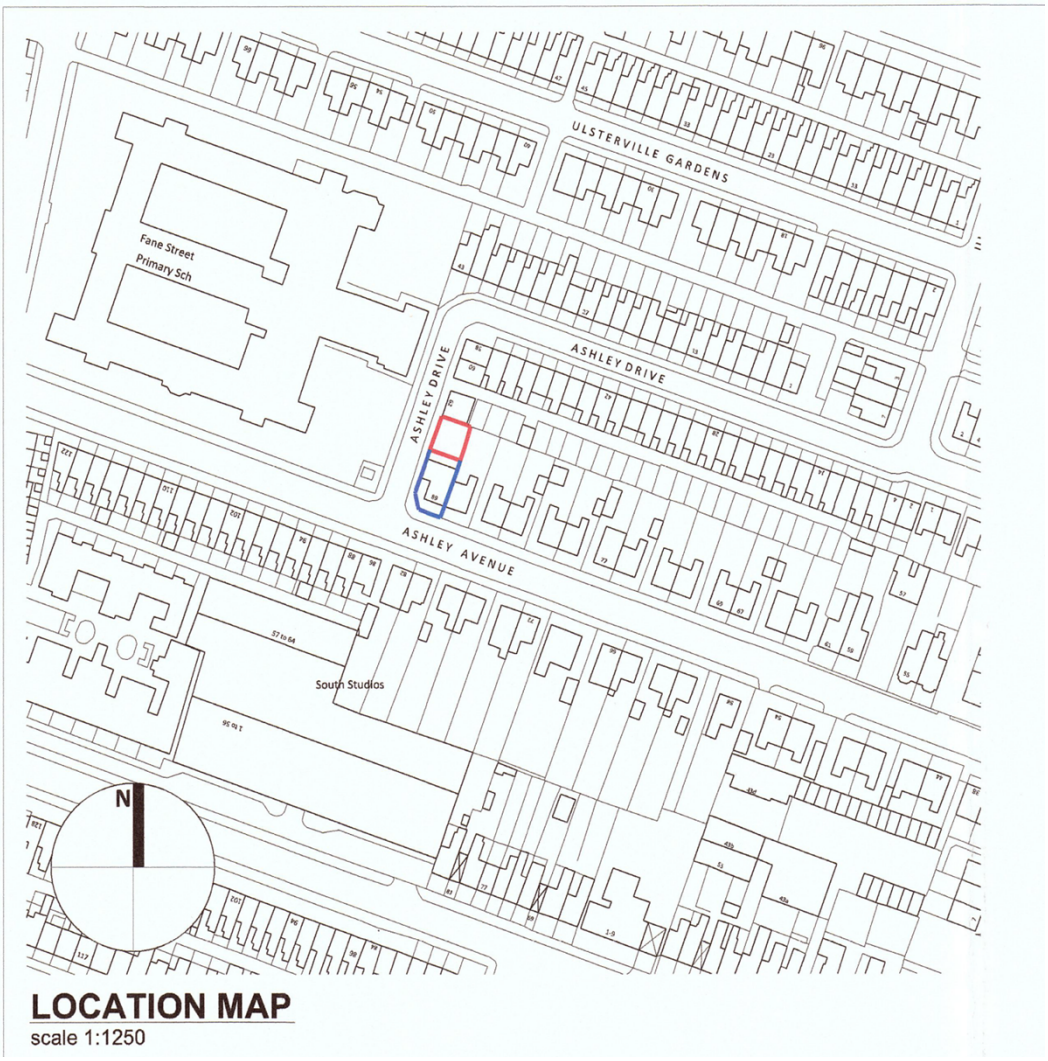
The proposal is considered unacceptable in terms of potential impact on the amenity of existing residents, future residents and the amenity and character of the area.

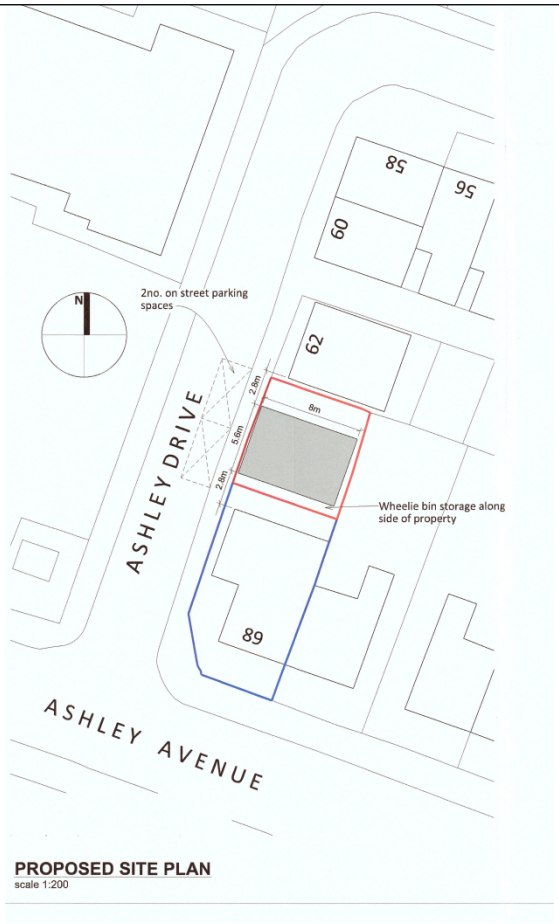
Environmental Health requires a preliminary contaminated land risk assessment. NIEA Waste Management Unit stated that they are unable to advise on whether the proposal would have any significant adverse impacts on the water environment due to limited environmental information provided. Other than this none of the other consultees have any objections to the application subject to conditions and/or informatives.

It is recommended the application is refused for the reasons set out in the case officer report.

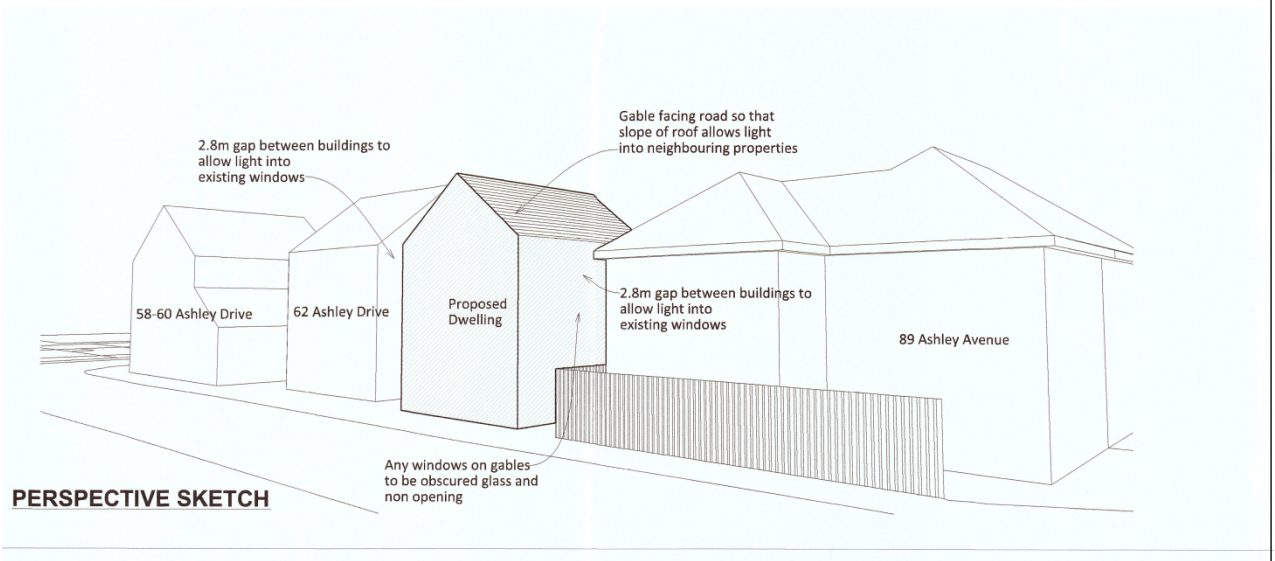
Case Officer Report

Site Location Plan

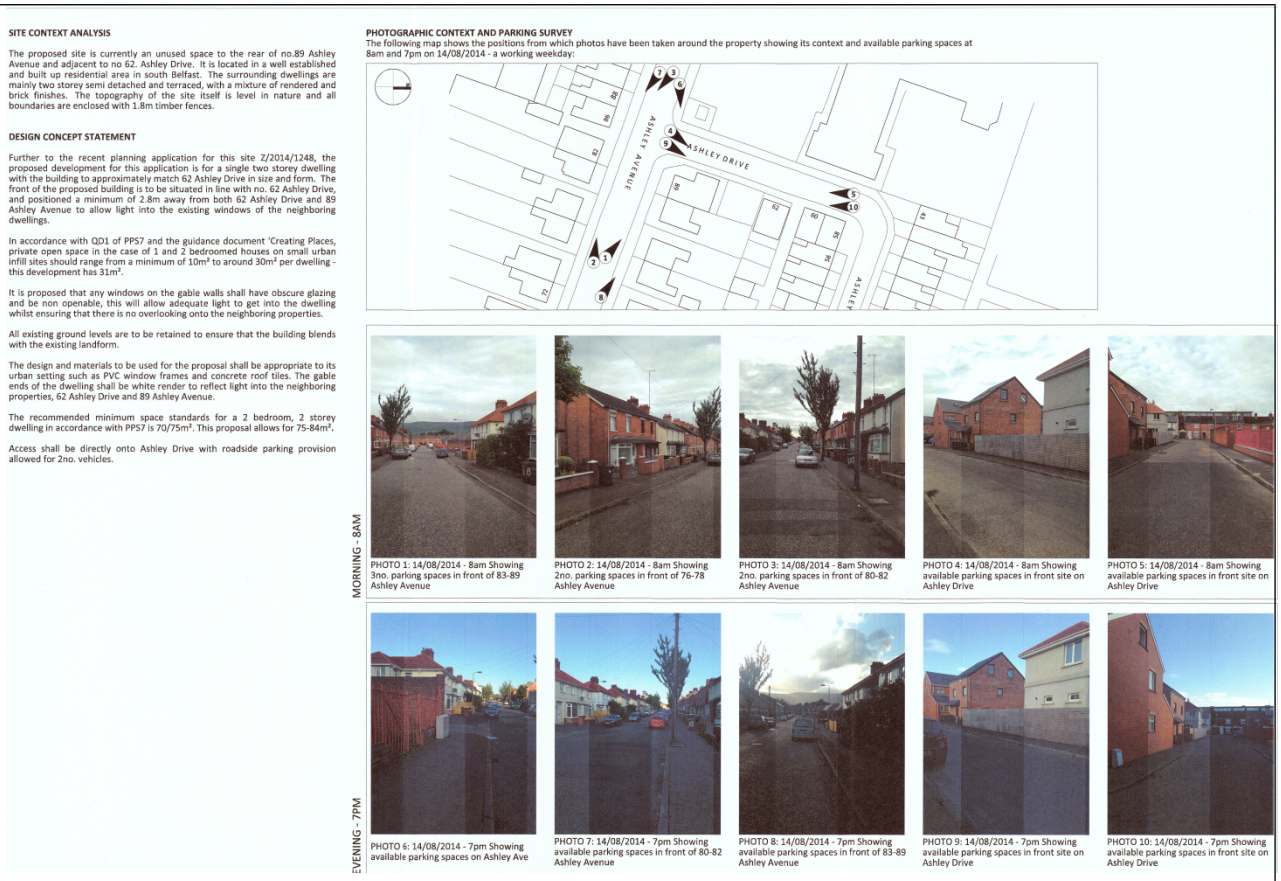




PROPOSED SITE PLAN
scale 1:200



PERSPECTIVE SKETCH



Site Contextual Analysis

Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	Add Info Requested
Statutory	NIEA	Error
Statutory	NIEA	Content
Statutory	NIEA	Advice

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

Summary of Issues

N/A

1.0 Characteristics of the Site and Area

The site is located in the rear garden of 89 Ashley Avenue and adjacent to 62 Ashley Drive. The site is flat and square in shape of approx 70sqm in size. At present it is used as a rear garden and bounded by a 1.6m timber fence along Ashley Drive and along its remaining boundaries.

The immediate vicinity is predominately inner-city residential characterised by semi-detached and terraced properties. Fane Street primary school lies directly opposite the site. This is a listed building.

2.0 Planning Assessment of Policy and Other Material Considerations

2.1 Regional Development Strategy 2035
Belfast Metropolitan Area Plan 2015
Strategic Planning Policy Statement for NI (SPPS)
Planning Policy Statement 3 - Access, Movement and Parking
Planning Policy Statement 7 - Quality Residential Environments
Planning Policy Statement 12 – Housing in Settlements
Development Control Advice Note 8 - Housing in Existing Urban Areas
Creating Places.

2.2 Area Plans:
The site is within an Area of Townscape Character (designation BT 039 – Lisburn Road).

2.3 Relevant Planning History on the site:
Z/2011/1717/F – 89 Ashley Avenue - Erection of two storey side and rear extension to dwelling. Approval.

Z/2014/1248/O- Site to the rear of 89 Ashley Avenue. 2 storey building to accommodate 2 no. 1 bedroom flats. Refusal.

Z/2006/0523/F - 60 Ashley Drive. Erection of two storey dwelling. Approval.

Z/1996/0938 - 58-60 ASHLEY DRIVE BELFAST BT9 Conversion of shop and store to dwelling. Approval.

2.4 Neighbour Notification
Local neighbouring properties have been consulted. No objections have been received.

2.5 Consultees:
NIEA, TransportNI and Environmental Health have been consulted.

NIEA HBU has no objections in relation to the impact of the proposal on the list primary school building.

NIEA Waste Management Unit stated that they are unable to advise on whether the proposal would have any significant adverse impacts on the water environment due to limited environmental information provided.

Environmental Health requires a preliminary risk assessment.

3.0 Proposal:
The proposal is for outline planning permission for a two-storey detached dwelling within the rear garden of an existing dwelling. Although in a rear garden it is not typical backland development as it will have a street frontage at Ashley Drive. Regardless of being for outline permission, the proposed finishes have been detailed as 'appropriate to its urban setting such as PVC window frames and concrete roof tiles. The gable ends of the dwelling shall be white render to reflect

light into neighbouring properties, 62 Ashley Drive and 89 Ashley Avenue'.

3.1 Policy Assessment:
PPS 7, Policy QD 1 is relevant. This states that the design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.

3.2 Finishes:
Regardless of being for outline permission, the proposed finishes have been described as within the associated Design and Access Statement as 'appropriate to its urban setting such as PVC window frames and concrete roof tiles. The gable ends of the dwelling shall be white render to reflect light into neighbouring properties, 62 Ashley Drive and 89 Ashley Avenue'. The use of white render, although a neutral material and colour, in his instance has not been chosen for its aesthetic qualities but more its functional ones. However, the properties within the surrounding area contain a mix of red brick and rendered dwellings and therefore render would not be out-of-place.

3.3 Layout:
The footprint of the proposal will be 35sqm approx set in an overall plot of 70sqm approx. No soft landscaping is proposed.

3.4 Paragraph 7.16 of Creating Places states that in the event where a development abuts the private areas of existing properties, a separation distance greater than 20m will generally be appropriate to minimise overlooking, with a minimum of around 10m between the rear of new houses and the common boundary.

3.5 The proposal is set at a distance of approximately 200mm at the rear at its closest point to the common boundary of 87 Ashley Avenue. The separation distance between the proposal and adjacent properties will be 2.8m from the gable side of the adjacent dwelling at 62 Ashley Drive and 2.7m from the rear elevation of 89 Ashley Avenue.

3.6 The result is the potential for poor outlook for occupiers of the proposal and will impact the existing outlook of neighbouring properties at 62 Ashley Drive and 89 Ashley Avenue. Development at such close proximity will also result in overshadowing for both existing and proposed development in addition to overlooking. It is acknowledged that the any side windows are to contain obscured glazing and be non-opening; however this will only add to the poor outlook from the proposal.

3.7 The proposal is therefore contrary to Policy QD1 (a) of PPS 7 in that it will create conflict and have an unacceptable adverse effect on existing and proposed properties.

3.8 Density / Amenity space:
Paragraphs 5.19 - 5.20 of Creating Places refers to private open space provision. This states that on urban infill sites, proposals for 1 or 2 bedroom houses 10 – 30sqm of private amenity space is required. Larger houses would require a minimum of 40- 70sqm (the applicant has referenced internal minimum space standards for 2 bedroom dwellings in their concept statement but has not specified how many bedrooms the proposal is to have other than it is for a two-storey dwelling).

3.9 The proposed dwelling will have an external area of 35sqm approx. leaving approx 35sqm open private amenity space. This is divided into two narrow strips along each side of the dwelling. There will be an uninterrupted view from the side windows of number 62 Ashley Drive onto the only usable private amenity space provided. Paragraph 5.24 of Creating Places states that even the smallest back gardens should seek to offer some privacy from overlooking. No soft landscaping is proposed.

3.10 The proposal will also reduce the rear private amenity space of number 89 Ashley Drive to approx. 16sqm which contains an extended 4 bedroom dwelling. A general characteristic of Ashley Avenue is that dwellings are all on generous plots. The proposal will reduce the plot size at number 89 Ashley Avenue to a degree where it is out of character with its neighbours. The result is overdevelopment, an increase in plot ratio and the introduction of an unwelcome precedent for other corner sites in the vicinity with similar gardens. The proposal fails to conform to Policy QD1 (a) and (h) of PPS 7 in that it fails to respect the surrounding context and will create conflict with existing properties.

3.11 Front garden / defensible space:
A general characteristic of the immediate vicinity is the presence of front gardens; even the terraced rows of Ashley Drive have front gardens. The adjacent infill dwelling at number 62 Ashley Avenue also has this characteristic. Paragraph 5.21 of Creating Places stresses their importance and states that in order to keep passers-by away from the windows of dwellings in inner urban or other high-density locations, private open space at the front of houses or apartments may only need to be a narrow buffer strip or hard landscaping or an area to accommodate climbing shrubs or planting boxes. The proposal fails to provide any private space to the front garden, which is not only out of character with the surrounding area but is indicative of a design that fails to deter crime and promote personal safety. The proposal therefore fails to conform to Criteria (a) and (i) of Policy QD 1 of PPS 7.

3.12 Access and parking:
The proposal will not have any off-street car parking in a bid to maximise private and usable amenity space. TransportNI is content that the proposal will not have any significant detrimental impact on the level of car parking provision in the local vicinity.

3.13 Policy QD 1 of PPS 7 also states that housing proposals in ATCs will be required to maintain or enhance their distinctive character and appearance. In the primarily residential parts of these designated areas proposals involving intensification of site usage or site coverage will only be permitted in exceptional circumstances.

3.14 Addendum to PPS 6
Policy ATC 2 states that proposals in an ARC will only be permitted where the development maintains or enhances its overall character and respects the built form of the area.

3.15 The Conservation Area Officer has been consulted in respect of location of the site within an ATC.

3.16 The CA officer is concerned that the proposed plot size is overly small and out of character with the larger plot sizes of the immediate context of the interwar houses that, in part, form an aspect of the character of the ATC. The proposal would have a footprint to open space ratio for both plots (existing and proposed) that would be alien in context. Site coverage to this extent would appear to be out-of-character with the ATC.

3.17 PPS12
Planning Control Principle 1 promotes an increase in density of housing development in locations that benefit from high accessibility to public transport facilities. The area where this application site is located benefits from excellent accessibility to public transport facilities within walking distance to City Hospital railway halt and the Lisburn Road arterial route bus links.

3.18 However, PCP 1stresses that great care needs to be taken in residential areas of distinctive townscape character an increase in density should only be allowed in exceptional circumstances.

3.19 The justification and amplification of PCP 1 states that to protect the distinctive townscape characteristics of CAs and ATCs, an increase in housing density will not normally be acceptable.

3.20 The proposal fails to comply with PCP 1 of PS12 for the reasons already outlined above in respect to PPS 7 and the Addendum to PPS 6.

3.21 PPS 6
NIEA Historic Buildings Unit provided comments in relation to proximity of the listed primary school directly opposite the application site and has no comments. In terms of design, Policy BH 11 of PPS 6 is relevant. The case officer is content that the principle of a dwelling at this location would have not adversely affect the setting of Fane Street Primary School provided that the detailed design, materials etc are sympathetic.

Neighbour Notification Checked

Yes

Summary of Recommendation:

The proposal is contrary to Policy QD 1 of PPS 7 and associated guidance; PCP 1of PPS 12, and; Policy ATC 2 of the Addendum to PPS 6.

Conditions/Reasons for Refusal:

Refusal Reasons

1. The proposal is contrary to Policy QD1 of Planning Policy Statement 7: 'Quality Residential Environments', and associated guidance and if permitted would result in over development of the site, creating undesirable living conditions for prospective residents due to insufficient amenity space, overshadowing from existing adjacent buildings and poor outlook.

2. The proposal is contrary to Policy QD1 of Planning Policy Statement 7: 'Quality Residential Environments', and associated guidance and if permitted would be harmful to the living conditions to residents of existing adjacent properties due to dominance, overshadowing, overlooking and loss of private amenity space.

3. The proposal is contrary to Policy QD1 of Planning Policy Statement 7: 'Quality Residential Environments', as it fails to maintain or enhance the distinctive character of the immediate locality of the Lisburn Road Area of Townscape Character in that it would involve intensification of coverage of the site for which there are no exceptional circumstances to justify.

4. The proposal fails to adhere to Planning Control Principle 1 of Planning Policy Statement 12 'Housing in Settlements' in that it there are no exceptional circumstances to justify an increase in density within the Lisburn Road Area of Townscape Character.

5. The proposal is contrary to Policy ATC 2 of the Addendum to Planning Policy Statement 6: 'Areas of Townscape Character' in that if permitted would, have an adverse impact on the character of the Lisburn Road Area of Townscape Character in that it fails to maintain or enhance the overall character due to uncharacteristic plot to building ratio and lack of front and rear gardens resulting in a detrimental impact on the spatial quality of the existing plot and ATC generally.

Elected Member Interest. - Yes

ANNEX	
Date Valid	3rd July 2015
Date First Advertised	17th July 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 56 Ashley Drive,Malone Lower,Belfast,Antrim,BT9 7BE, The Owner/Occupier, 58 Ashley Drive,Malone Lower,Belfast,Antrim,BT9 7BE, The Owner/Occupier, 60 Ashley Drive,Malone Lower,Belfast,Antrim,BT9 7BE, The Owner/Occupier, 87 Ashley Avenue Malone Lower Belfast The Owner/Occupier, 89 Ashley Avenue,Malone Lower,Belfast,Antrim,BT9 7BU, The Owner/Occupier, Fane Street Primary School,Fane Street,Malone Lower,Belfast,Antrim,BT9 7BW, The Owner/Occupier,	
Date of Last Neighbour Notification	16/07/2015
Date of EIA Determination	**N/A**
ES Requested	No
Drawing Numbers **01A**	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	

Belfast City Council

PLANNING COMMITTEE

INSERT AGENDA ITEM

Subject:	Update and Six Month Review of Activity
Date:	17th November 2015
Reporting Officer:	Phil Williams, Director of Planning and Place
Contact Officer:	

Is this report restricted?	**Yes**		**No**	x
Is the decision eligible for Call-in?	**Yes**	x	**No**	

1.0	**Purpose of Report or Summary of main Issues**
1.1	It was previously agreed that Committee would be provided with an update on ongoing work within the service and an outline of future reviews that may be required moving forward.
1.2	This report provides an outline of the main areas of work and some of the changes within the service arising from the ongoing reviewing of activity during the first six months since transfer of the statutory planning functions from the DoE. The report also provides information in relation to the numbers of applications and how they have been dealt with by the service.
2.0	**Recommendations**
2.1	The Committee is requested to note the: • update on work carried out by the service during the first six months; • the initial statistical and specific application information available; and • proposals for further reports and updates, including statistics to be presented to future meetings.
3.0	**Main Report**
3.1	During this period of transition planning has continued to deliver the core services to

	customers and successfully carry out statutory responsibility to process and determine applications and initiate preparatory policy work. This work has been delivered in the context of major legislative change; staff transfer / integration; restructuring within Council and changing processes.
3.2	The six months post transfer were always recognised as being likely to be the most challenging in respect of maintaining service continuity and responding to the new legislative requirements. The continuing work to successfully integrate the new function within Council has focussed on changes to improve our operations, processes and the delivery of the statutory responsibility.
	Organisational Change
3.3	A number of changes have been introduced to respond to the requirements of the new legislation and to make our decision making processes more accessible whilst the Development Management functions have been restructured to provide greater flexibility to respond proportionately to the development pressures across the city.
3.4	The main aspect of this ongoing change process have been: • Establishment of the new processes and introduction of a new approach to the presentation and consideration of planning applications by Committee. • Agreement and implementation of the Scheme of Delegation. • Introduction of a process for the review of the Legacy applications that were inherited by the Council. • Protocols and processes developed to facilitate representations at Committee. • Restructuring of the Development Management to establish a City Centre, Harbour and Major Applications Team alongside a Citywide and Local Applications Teams with a dedicated Enforcement resource.
	Guidance and Documents
3.5	There have been a number of formal and informal documents produced to support the our work and enhance the effectiveness of our processes including: • Guidance for applicants on the operation of the Pre-Application Community Consultation processes; • Advice in relation to the consideration of proposals for Purpose Built Student Accommodation; and • A draft Statement of Community Involvement that sets out our approach to

engagement across all our functions.

Planning Applications

3.6 There have been a number of changes introduced as part of the transfer of the planning function which have changed how Councils manage and determine applications under the new legislation and processes. As part of the response to this new context over the last six months we have seen the introduction of new processes for Committee consideration of applications and changes in the structure of the Development Management Teams.

3.7 As noted above the Council inherited a substantial legacy of planning applications(780), including those from the parts of Lisburn, Castlereagh and North Down, with the transfer of planning functions in April 2015. The presence of these legacy applications will in the short term influence both our capacity to deal with current applications and our performance statistics in relation to the Key Performance Indicators. The implementation of the process for the review of these legacy applications is the first stage of the strategy to address this legacy and shift the focus to the management and consideration of new applications or proposals.

3.8 As noted above during this period of transition planning has continued to deliver the core services to customers and process both new and legacy planning applications. The tables below provide the Committee with some statistics to outline the extent and nature of the work that Planning has been engaged in during the first six months.

Applications Determined

3.9 We have issued **542** decisions which related to 18 Major and 524 local applications. Of the 542 there were 514 approved and 28 refused. The 542 were related to the following types of applications:

Application Type	Total	Approved	Refused
Full	442	428	14
Outline	6	4	2
Advertisement	72	61	11
Demolition In Conservation Area	12	12	
Listed Building Consent	9	9	
Reserved Matters	1	1	

3.10 It should be noted that these figures are based on those used for DoE monitoring

purposes and do not include 54 other applications that we were required to determine including: Certificates of Lawful Development (41), Non Material Changes (6) and Discharge of Conditions (7).

3.11 Among the 89 applications considered by the Committee in the first 6 months have been a number of Major applications including **Titanic Exhibition Centre**, the **Boutique Hotel** in the Harland and Wolf Headquarters Building and a proposal for an extended **Lidl Store** in west Belfast. It should be noted that the work in this period up to 30 September 2015 ensured the further Major applications for Windsor House (**Grand Hotel**), **Allstate** and **Belvoir Hospital** were all able to be brought before the Committee in October 2015.

3.12 These six applications alone represent a significant investment in the city with £30m proposed for the Belfast Grand Hotel alone. In addition the proposed AllState capital investment of over £30m will deliver 200 short term construction opportunities whilst safeguarding 1,500 existing operational positions and providing for 200 new posts. In addition to this investment the approved proposals are creating significant employment opportunities and will contribute to the continued regeneration of the parts of Belfast in which they are located.

3.13 Alongside this work to support the continued growth and regeneration of the city we are through changes in the Development Management seeking to ensure that the processing times for local and householder applications are reduced. The median processing times for the 200 Local applications validated from the first of April and on which we have issued decisions is less than the statutory target of 15 weeks.

Applications Received

3.14 We have received **744** applications in the six months from April to September. Of these 27 were Major and 717 were Local applications. The 744 were related to the following types of applications:

Application Type	**Total**	
Full	576	24 Major
Outline	12	3 Major
Advertisement	85	
Demolition In Conservation Area	33	
Listed Building Consent	34	
Reserved Matters	4	

3.15 It should again be noted that these figures are based on those used for DoE monitoring purposes and do not include the range of other applications that we were required to determine including: Certificates of Lawful Development, Non Material Changes and Discharge of Conditions.

Pre-Application Work

The Committee may also wish to note that there are new pre-application processes that have to be managed alongside the existing pre submission discussions and engagement.

3.16 In addition to existing Pre Applications Discussions (PAD) processes the 2011 Act placed a statutory duty upon applicants to consult the community in advance of submitting major applications (PAN) from July 2015.

3.17 There have been 55 PADs received between April and September covering a range of potential applications. There were also 5 PANs which were the subject of Pre-Application Community Consultation (PAN) processes resulting in two major applications being submitted (see Appendix 1).

Enforcement Work

The Committee may wish to note that at the end of September there were 423 lives cases and between April and September 2015 the Council opened 208 new Enforcement cases

3.18 (see below) and resolved 149 cases between. These covered a range of issues including unauthorised changes of use, unauthorised listed building works, unauthorised sheds, unauthorised advertisements, breach of condition and unauthorised works to protected trees to name but a few.

Case Type	**No.**
Breach of Planning Condition	16
Change of Use	22
Demolition in an Area of Townscape Character	5
Operational Development	114
Trees in Conservation Area	4
Tree Protection Order	4
Unauthorised advertisements	39
Works to Listed Building	4
	208

The Committee may also wish to note that work is continuing on the new Enforcement

3.19	Strategy which will be brought to a meeting this quarter for consideration by Members.
4.0	**Future Updates and Reviews**
4.1	As part of the ongoing performance and service management the intention is to provide Committee with regular quarterly reports in respect of the most up to date available statistics and progress in relation to the key milestones in respect of the business plan, local development plan, policy and other initiatives.
4.2	These proposed updates will provide early indications of the position in respect of key statutory performance indicators / standards, set out in the Local Government Order 2015, and keep Members informed of business plan related performance alongside an outline of the cumulative benefit arising from the work of the Committee.
4.3	Within the next quarter the resolution of the resourcing for the local development plan and broader policy work should provide the opportunity to set out the draft timetable for the plan and the key milestones to be agreed with the DoE. This activity will be set alongside the timelines for current commitments to policy related work such as the Statement of Community Involvement, Purpose Built & Managed Student Accommodation, Developer Contributions, Linen Quarter etc.
5.0	**Equality and Good Relations Implications**
5.1	None
6.0	**Resource Implications**
6.1	None
7.0	**Appendices – Documents Attached**
7.1	**Appendix 1** – PANs received between April and September 2015

Appendix 1: PANs received between April and September 2015

1	LA04/2015/0459/ PAN **Application Received following PAN**	Lands within site bounded by 24-30 College Street to the north 41-49 Queen Street (formerly known as athletic stores) to the east and 29 Wellington Place to the South Belfast BT6 6EB	Student accommodation including a mix of cluster beds with shared facilities & studios; ground floor uses including support facilities associated with the student accommodation and bar; restaurant and cafe
2	LA04/2015/0471/ PAN **Application Received following PAN**	78-86 Dublin Road Belfast BT2 7BY	Demolition of existing building and provision of student accommodation including a mix of cluster beds with shared facilities and studios; and ground floor uses including support facilities associated with student accommodation and retail unit
3	LA04/2015/0982/ PAN	Land approximately 300m north of Dargan Road (North of Belfast City Council Waste Management Facility) adjacent to Belfast Lough Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's park)	Construction of film studios complex, associated yards, car parking & access. Film studios to comprise four separate buildings as follows; Production (37,450 sq ft) Stage 01 & stage 02 (66,000 sq ft) Stage 03 (45,000 sq ft) Workshop 01, 02 & 03 (46,170 sq ft)
4	LA04/2015/1061/ PAN	Extensions and alterations to existing office building to provide an additional c.5388m2 of office floorspace	Centre House 69-85 Chichester Street
5	LA04/2015/1064/ PAN	Proposed demolition of existing building and erection of 10 storey building providing c.995m2 of retail floor space at ground and first floors and c.7021m2 of office floor space on upper floors	Londonderry House 19-27 Chichester Street

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Belfast City Council

PLANNING AND LICENSING COMMITTEE

INSERT AGENDA ITEM

Subject:	*Financial Reporting – Quarter 2, 2015-2016*
Date:	*17th November 2015*
Reporting Officer:	*Ronan Cregan; Director of Finance and Resources* *Phil Williams; Director of Planning and Place*
Contact Officer:	*Sean McCarthy, Business Manager, Chief Executive's Department*

Is this report restricted?	**Yes**	☐	**No**	☑
Is the decision eligible for Call-in?	**Yes**	☑	**No**	☐

1.0	**Purpose of Report or Summary of main Issues**
1.1	This report presents the quarter 2 financial position for the Planning and Licensing Committee including a forecast of the year end outturn. Appendix 1 contains a reporting pack with summary financial indicators, detailed explanations and an executive summary.
2.0	**Recommendations**
2.1	Members are asked to note the report and the associated financial reporting pack.
3.0	**Main report**
	Current and Forecast Financial Position 2015/16
3.1	The financial position for Quarter 2 is a net surplus of £397,091
3.2	The forecast under-spend arises from the receipt of additional income, although this has been reduced from the Quarter 1 position following the appointment of temporary staff.
4.0	**Appendices – Documents Attached**
	Quarter 2 Performance Report

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Planning and Licensing Committees

Quarterly Finance Report

Report Period: Quarter 2, 2015-2016

Dashboard

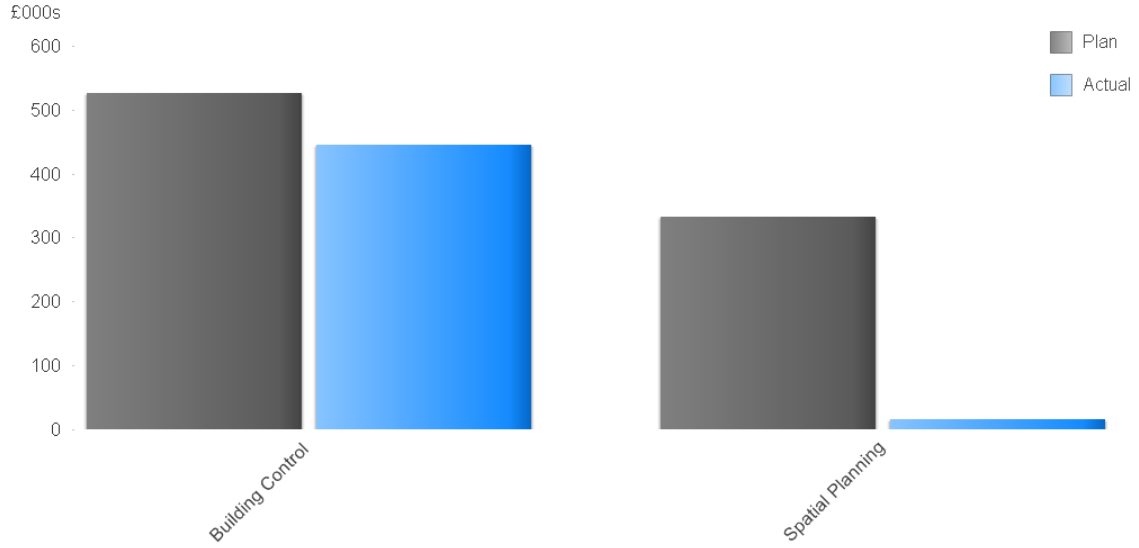
Quarter 2, 2015-2016

Revenue Section

Page 3,4

Committee	YTD	YTD Var £000s	Var %	Forecast	Forecast Var £000s	Var %
Building Control		(81)	(15.3)%		0	0.0%
Spatial Planning		(316)	(95.1)%		(209)	(26.9)%
Total		**(397)**	**(46.2)%**		**(209)**	**(12.4)%**

Committee Net Revenue Expenditure: Year to Date Position



Planning and Licensing Committees overall position at the end of Quarter 2 is an under spend of £397k

The **Belfast Planning Service** operates on annual estimated expenditure of £2.3m which is offset by estimated annual fee income of £1.5m.

Planning fees are paid in full on application and apportioned as income at various stages of completion, the allocation being calculated by a facility within the portal.

At the end of Quarter 2 the actual expenditure of £1,086k was £32k below the budgeted amount of £1,119k. This was due primarily to an underspend in employee costs.

In addition the estimated fee income of £786k for Quarter 2 was understated by £284K as the total amount allocated for work completed in the first quarter was £1,070K

The underspend in employee costs and additional income gives a net underspend in Planning of £316,486 for Quarter 2

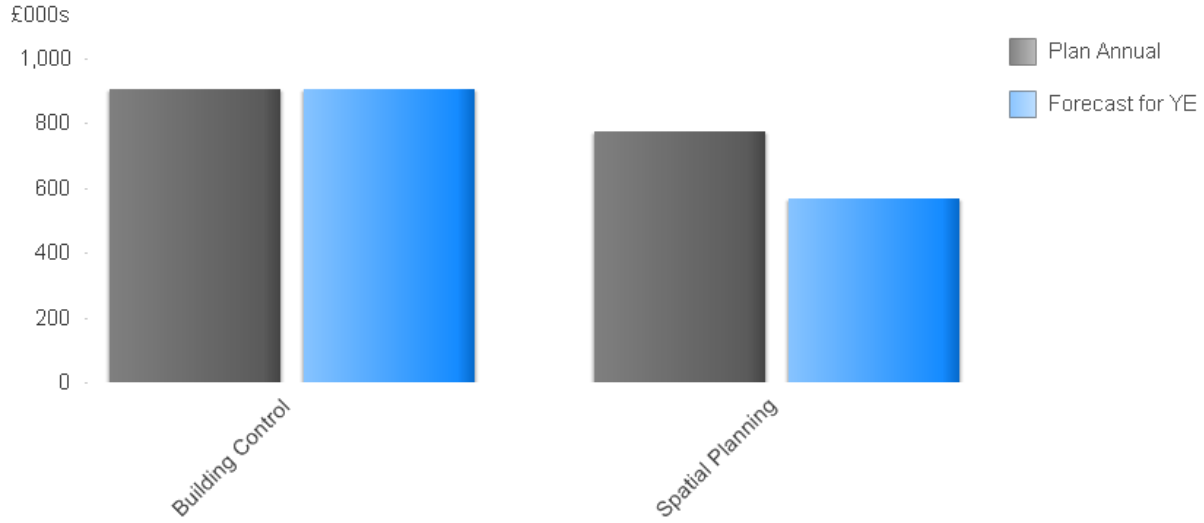
The **Building Control Service** operates on annual estimated expenditure of £3.9m which is offset by estimated annual fee income of £3m.

At the end of Quarter 2 the actual expenditure of £2,013k was £28k overspent which was due mainly to additional funds required for dangerous structures.

However, the estimated fee income of £1,458k for Quarter 2 was understated by £109K as additional income was received from fees on all income streams.

The overspend in supplies and services has been offset by the additional income giving a net underspend in Building Control of £80,606 for Quarter 2

Committee Net Revenue Expenditure: Forecast for Year End



The **Planning and Licensing Committee** forecast for the year end is an under spend of £209k although this is dependent on the creation of any further posts..

Belfast Planning Service

Income trends are difficult to assess but it is likely to be in the region of £1.8m which is £270k above the budgeted target.

However, it has been necessary to recruit additional staff which will be offset against the additional fee income.

It is assumed that the full amount of £250k from the central non recurring budget will be used for advertising and that any underspends in consultancy and external legal costs will be carried forward as a sinking fund.

Building Control

The Services expects to receive additional income from fees and grants of approximately £129k however there will be funds required for additional staff to generate the fees and therefore expected that the Service will break even at year end.

Planning and Licensing Committees

Section Expenditure Budgetary Analysis & Forecast

Service	Plan YTD £000s	Actuals YTD £000s	Variance YTD £000s	% Variance	Annual Plan 2015/2016 £000s	Forecast for Y/E at P6 £000s	Forecast Variance £000s	% Variance
Building Control	526	446	(81)	(15.3)%	905	905	0	0.0%
Spatial Planning	333	16	(316)	(95.1)%	777	568	(209)	(26.9)%
Total	**859**	**462**	**(397)**	**(46.2)%**	**1,681**	**1,472**	**(209)**	**(12.4)%**

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Belfast City Council

PLANNING COMMITTEE

Subject:	Listing of Building
Date:	Tuesday, 17th November, 2015
Reporting Officer:	Phil Williams, ext 2300
Contact Officer:	Robert Kennedy, ext 2294

Is this report restricted?	**Yes**		**No**	x
Is the decision eligible for Call-in?	**Yes**	x	**No**	

1.0	**Purpose of Report or Summary of main Issues**
1.1	Correspondence has been received from the Northern Ireland Environment Agency (NIEA) regarding the proposed listing of buildings in Belfast. Article 80 (3) of the Planning Act (NI) 2011 requires the agency to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
2.0	**Recommendations**
2.1	*Committee is requested* • *To consider the information provided* • *To agree to recommend to the NIEA that it would proceed with the listings of the buildings within this report.*
3.0	**Main report**
	Key issues The Department based on the completion of detailed surveys, is currently considering the listing of the following properties and has requested the Council's comments in this regard: • Parliamentary Boundary Post beside 109 King's Road, Belfast • Parliamentary Boundary Post, beside 14 Gilnahirk Road, Belfast • Parliamentary Boundary Post, Garage between 44 and 50 Gilnahirk Road,

	Belfast • Parliamentary Boundary Post, McArt's Fort, Cavehill Country Park, Upper Hightown Road, Belfast • Parliamentary Boundary Post, McArt's Fort, Cavehill Country Park, Upper Hightown Road, Belfast • Pillar box in front of 82 North Road, Belfast • Pillar box in front of 63 Wandsworth Road, Belfast • Pillar box, in front of 159 Connsbrook Avenue, Belfast • 587 Antrim Road, Belfast • 585 Antrim Road, Belfast <u>Financial & Resource Implications</u> None <u>Equality or Good Relations Implications</u> None
4.0	**Appendices – Documents Attached**
	Appendix 1: Evaluation section from NIEA report

NIEA Property Evaluations

Background
NIEA is currently engaged in the Second Survey of all of Northern Ireland's building stock to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. The second survey is due to be completed by 2016.

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and

- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.

Should the Department (NIEA) decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

The summary below is taken from the NIEA property evaluation and details the evaluation in relation to the class of listing proposed.

1. **A Parliamentary Boundary Post beside 109 King's Road, Belfast NB26/11/011** – A cast-iron marker post dated 1918, unaltered and in its original setting. Displaying an ornamental capping and inscribed plaque. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation and of Mount Pottinger District Electoral Division. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with two nearby boundary posts also along the line of the Knock River (HB26/11/009 and /010).

   Proposed NIEA listing **- B2**, Extent of proposed Listing – **Boundary Post** (currently not listed).

2. **B Parliamentary Boundary Post, beside 14 Gilnahirk Road, Belfast HB26/11/009** – A cast-iron marker post dated 1918, unaltered and in its original setting. Displaying an ornamental capping and inscribed plaque. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation and of Mount Pottinger District Electoral Division. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with two nearby boundary posts also along the line of the Knock River (HB26/11/010 and /011).

   Proposed NIEA listing **– B2**, Extent of proposed Listing – **Boundary Post** (currently not Listed)

3. **C Parliamentary Boundary Post, Garage between 44 and 50 Gilnahirk Road, Belfast HB26/11/010** – A cast-iron marker post dated 1918, unaltered and in its original setting. Displaying an ornamental capping and inscribed plaque. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation and of Mount Pottinger District

Electoral Division. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with two nearby boundary posts also along the line of the Knock River (HB26/11/009 and /011).

Proposed NIEA listing **– B2**, Extent of proposed Listing – **Boundary Post** (currently not Listed)

4. **D Parliamentary Boundary Post, McArt's Fort, Cavehill Country Park, Upper Hightown Road, Belfast HB26/44/071** – A cast-iron boundary post dated 1918, unaltered and in its original setting. Displaying an ornamental capping and inscribed plaque. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation (as Belfast City Council was then known), and of Duncairn District Electoral Division and Clifton Ward within it. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with a nearby boundary post on the south side of McArt's Fort (HB26/44/072) and two others on the Antrim Road which also marked the same electoral division and ward boundaries (HB26/51/026 and /027). These are a number of other such posts marking different wards elsewhere in Belfast; as a group, they form the most complete group of administrative markers anywhere in the Province.

   Proposed NIEA listing – B2, Extent of proposed listing – **Boundary post** (currently not listed).

5. **E Parliamentary Boundary Post, McArt's Fort, Cavehill Country Park, Upper Hightown Road, Belfast HB26/44/072** - A cast-iron boundary post dated 1918, unaltered apart from its missing plaque, and in its original setting. Displaying an ornamental capping shield of Belfast Corporation's coat of arms. Marking the outer extent of the administrative jurisdiction of the former Belfast Corporation (as Belfast City Council was then known), and of Duncairn District Electoral Division and Clifton Ward within it. It is of historical significance as a remnant of the first election in Britain and Ireland when nearly everyone (bar women under 30) had the right to vote. It also marks a short-lived period in the province's political development up to the formation of Northern Ireland and the Stormont administration in 1922. It is relatively rare as many of these posts have succumbed to road widening and random removal. It has group value with a nearby boundary post on the south side of McArt's Fort (HB26/44/071) and two others on the Antrim Road which also marked the same electoral division and ward boundaries (HB26/51/026 and /027). These are a number of other such posts marking different wards elsewhere in Belfast; as a group, they form the most complete group of administrative markers anywhere in the Province.

   Proposed NIEA listing **– B12**, Extent of proposed Listing – **Boundary post** (currently not Listed)

6. **F Pillar box in front of 82 North Road, Belfast HB26/14/011**- A free-standing late 19th century Queen Victoria cast-iron pillar box, erected in the late-Victorian period between 1887 and 1901, carrying its maker's name 'Handyside & Co/Derby & London'.
   This pillar box is in the distinctive style peculiar to the Post Office, painted in 'pillar box red' throughout except for the base which is black and with a dentilated cap and scripting of the Royal Cipher on the door.

Historically the box is of interest as it carries the cipher of the first monarch to have purpose-built pillar boxes. Although the precise number of Victorian pillar boxes surviving in Belfast is unknown, this is likely a rare example compared with ones associated with later monarchs. Pillar boxes of this era were also of great social importance as the principle conduit by which people communicated with one another. Still in everyday use, and entirely authentic it has group value with the early 20th century George V cast-iron pillar box on Wandsworth Road, HB26/09/11), nearby.

Proposed NIEA listing **– B1**, Extent of proposed Listing – **Pillar box** (currently not Listed)

7. **G Pillar box in front of 63 Wandsworth Road, Belfast HB26/13/046** - A free-standing pillar box on the Wandsworth Road was erected in the interwar period between the years 1931 and 1936, carrying its maker's name 'Carron Company/Stirlingshire'.
   This pillar box is in the distinctive style peculiar to the Post Office, painted in 'pillar box red' throughout except for the base which is black and with a dentilated cap and scripting of the Royal Cipher and crown on the door.
   Historically the box is of interest as it carries the cipher of King George V. Pillar boxes of this era were also of great social importance as the principle conduit by which people communicated with one another. Still in everyday use, and entirely authentic it has group value with the 19th century Queen Victoria pillar box on North Road (HB26/14/011) and mid-20th century George VI pillar box at Connsbrook Avenue, (HB26/09/011), nearby.
   Historically the box is of interest as it carries the cipher of King George VI and was made by one of the first firms contracted to produce the distinctive K8 telephone box. Pillar boxes of this era were of great social importance as the principle conduit by which people communicated with one another. Still in everyday use, and entirely authentic it has group value with the 19th century Queen Victoria pillar box on North Road (HB26/14/011) and early 20th century George V cast-iron pillar box on Wandsworth Road, HB26/13/046), nearby.

   Proposed NIEA listing **– B2**, Extent of proposed Listing –Pillar box (currently not Listed)

8. **H Pillar box, in front of 159 Connsbrook Avenue, Belfast HB26/09/011** – A free-standing pillar box on Connsbrook Avenue erected between 1936 and 1938, carrying its maker's name 'Lion Foundry Co Ltd/Kirkintilloch'.
   This pillar box is in the distinctive style peculiar to the Post Office, painted in 'pillar box red' throughout except for the base which is black and with a dentilated cap and scripting of the Royal Cipher and crown on the door.
   Historically the box is of interest as it carries the cipher of King George VI and was made by one of the first firms contracted to produce the distinctive K8 telephone box. Pillar boxes of this era were of great social importance as the principle conduit by which people communicated with one another. Still in everyday use, and entirely authentic it has group value with the 19th century Queen Victoria pillar box on North Road (HB26/14/011) and early 20th century George V cast-iron pillar box on Wandsworth Road, HB26/13/046), nearby.

   Proposed NIEA listing **– B2** Extent of proposed Listing – **Pillar box** (currently not Listed)

9. **I 587 Antrim Road, Belfast HB26/46/017A** Semi-detached asymmetrical gabled three-bay two-storey with attic red-brick house, built c. 1865 to the designs of Robert Young. An impressive, well-portioned house demonstrating a variety of external detailing, including polychromatic brick, elaborate pierced timber bargeboards and foliate carvings, typifying the eclectic style of the High Victorian period. Retaining most of its original external fabric and set in a mature landscaped site, this house and its neighbour (HB26/46/017B) are noteworthy examples of their type and highlight the wealth and aspirations of suburban Belfast during the mid to late nineteenth-century.

   Proposed NIEA listing **–** B2 Extent of proposed listing House (currently not Listed)

10. **J 585 Antrim Road, Belfast HB26/46/017B** Semi-detached asymmetrical gabled three-bay two-storey with attic red-brick house, built c. 1865 to the designs of Robert Young. An impressive, well-portioned house demonstrating a variety of external detailing, including polychromatic brick, elaborate pierced timber bargeboards and foliate carvings, typifying the eclectic style of the High Victorian period. Despite the replacement of its original windows the building retains its external appearance and most of its original interior. The house was the residence of its designer, architect Robert Young, until 1870s and is set in its original mature landscaped site. This house and its neighbour (HB26/46/017A) are noteworthy examples of their type and highlight the wealth and aspirations of suburban Belfast during the mid to late nineteenth-century.

    Proposed NIEA listing **– B2**, Extent of proposed Listing – **House** (currently not listed)

Note:

Listed buildings in Northern Ireland are divided into four categories:

Grade A

Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

Grade B+

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

Grade B1 and B2

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.

Belfast City Council

PLANNING COMMITTEE

INSERT AGENDA ITEM

Subject:	*Planning Agreements*
Date:	*17 November 2015*
Reporting Officer:	*C E McIlwaine, Area Planning Manager, Ext 2302*
Contact Officer:	*C E McIlwaine, Area Planning Manager, Ext 2302*

Is this report restricted?	**Yes**		**No**	x
Is the decision eligible for Call-in?	**Yes**	x	**No**	

1.0	**Purpose of Report or Summary of main Issues**
1.1	To provide Councillors with an initial indication of the nature and scope of planning agreements appropriate for use in Belfast.

2.0	**Recommendations**
2.1	To note this report and agree a further detailed report be brought to Committee setting out the proposed approach to the implementation of planning agreements through the development management process.
3.0	**Main report**
3.1	Belfast City Council ('the Council') has the ambition to lead and deliver effective planning outcomes and considers that Planning Agreements are a key tool in delivering future sustainable development for the City. They are widely used elsewhere as effective and

	valuable tools but were sparingly used by the previous single, region-wide planning authority.
3.2	The authority to make use of planning agreements is found in current legislation[1] and policy. The Council will shortly commence making its own Local Development Plan ('LDP') to replace the Belfast Metropolitan Area Plan ('BMAP'). The LDP will shape and refine the planning agreement regime further but with the pace of change and challenges quickening, the Council can make greater and more widespread use of planning agreements with immediate effect through the development management process.
	The Nature of Agreements
3.3	Planning Agreements are agreements between local authorities and applicants/developers and are attached to planning permissions to make acceptable development which would otherwise be unacceptable in planning terms.
3.4	Broadly they can be used to: • prescribe the nature of development (eg requiring a proportion of housing is affordable); • compensate for loss such as open space or employment land/buildings; • mitigate the impact of a proposal (eg through increased public transport provision).
3.5	Agreements must be directly relevant to the proposed development and should be used where a conditional approval could not deliver the necessary planning results. Failure to reach a satisfactory agreement will normally lead to a refusal of planning permission.
	The Strategic Planning Policy Statement for NI (SPPS)
3.6	The SPPS provides the policy basis for planning agreements as set out in paragraphs 5.66 to 5.71 / pages 34-36 of SPPS. A planning agreement may be considered appropriate where what is required cannot be adequately addressed by the imposition of conditions and: • is needed to enable the development to go ahead; • will contribute to meeting the costs of providing necessary facilities in the near

[1] Section 76 The Planning Act 2011; Article 122 The Roads Order (NI) 1993

	future; • is otherwise so directly related to the proposed development and to the use of the land after its completion, that the development ought not to be permitted without it; • is designed to secure an acceptable balance of uses; • is designed to secure the implementation of development plan policies in respect of a particular area or type of development; or • is intended to offset the loss of, or impact on, any amenity or resource present on the site prior to development. (para 5.67)
3.7	A developer will be expected to pay for, or contribute to, the cost of infrastructure that would not have been necessary but for the development or which needs to be rescheduled to facilitate the development. (para 5.68)
3.8	Mechanisms to use in the delivery of developer contributions include planning agreements under Section 76 of the Planning Act (NI) 2011 and under Article 122 of the Roads (Northern Ireland) Order 1993 in terms of infrastructure works. (para 5.70)
3.9	In some circumstances, community benefits may be offered voluntarily by developers to communities likely to be affected by a development. Community benefits can take a variety of forms including payments to the community; in-kind benefits; and shared ownership arrangements. **Local Development Plan (LDP)**
3.10	While the LDP - Plan Strategy is being adopted the SPPS and the retained suite of Planning Policy Statements provide the policy basis for using a wide range of agreement types.
3.11	The use of planning agreements is referred to in the existing statutory development plans (BMAP and the HMO subject plan) familiar to developers. The Council has recently brought forward advice on Purpose Built Managed Student Accommodation and published the City Centre Regeneration and Investment Strategy and both will inform discussions on planning agreements.

The Scope of Agreements

3.12 All planning applications are determined on their merits and **all development proposals** may carry the potential for a development agreement which if applicable must then fairly and reasonably relate to the proposal.

3.13 Where possible planning agreements should deliver on-site (often provided in-kind), but where this is neither practicable nor appropriate off-site delivery by financial contribution will be required.

3.14 Early engagement on development proposals at pre-application stage together with transparency in decision taking can promote high quality sustainable development. "Front-loading" of the development management system offers opportunities to advance agreements without unduly holding back processing of applications, particularly with regard to major applications where the time set aside for the pre-application community consultation provides a 3 month pre-submission period. This route also offers scope for early consideration of community benefits.

3.15 The Belfast Planning Service will offer advice on these matters at early stages in engagement with landowners and developers and will justify the need and basis for an agreement.

Types of Agreement

3.16 Agreements may be expected to deliver planning outcomes on a wide range of topics such as:

- Housing/Social and affordable housing
- Purpose Built Managed Student Accommodation
- Transportation and travel
- Open Space and Landscape
- Public realm/city centre improvements
- Loss of employment land and buildings
- Shared space and heritage

	FURTHER REPORT
3.17	A detailed report will be brought to a future Committee with proposals on the types of agreement; priorities; the level and scale of contributions; and the arrangements for decision making.
4.0	**Appendices – Documents Attached**
	N/A

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