

# Public Document Pack

**Democratic Services Section  
Legal and Civic Services Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

6th November, 2024

## **PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both remotely, via Microsoft Teams and in the Lavery Room - City Hall on Tuesday, 12th November, 2024 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

## **AGENDA:**

6. **Live Applications for Major Development** (Pages 1 - 6)
7. **Committee Decisions yet to issue** (Pages 7 - 14)
9. **Planning Applications**
  - (a) LA04/2024/0369/F - Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works. - Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road (Pages 15 - 42)
  - (d) LA04/2022/1206/F & LA04/2022/1458/F - Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans) - Glenwood Primary School, 4-22 Upper Riga Street (Pages 43 - 66)



# Live Major Applications not previously considered by Committee @ 06.11.24

| Number | Application No.  | Category | Location  | Proposal   | Date Valid | Target Date | Status                      |
|--------|------------------|----------|---|--|------------|-------------|-----------------------------|
| 1      | LA04/2022/0809/F | Major    | Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast. | Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.  | 21-Apr-22  |             | CONSULTATION(S) ISSUED      |
| 2      | LA04/2022/1206/F | Major    | Glenwood Primary School 4-22 Upper Riga Street Belfast BT13 3GW.  | Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans)   | 05-Aug-22  |             | CONSULTATION(S) ISSUED      |
| 3      | LA04/2023/2633/F | Major    | St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER  | Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.  | 14-Mar-23  | 10-Oct-23   | CONSULTATION(S) ISSUED      |
| 4      | LA04/2023/2922/F | Major    | Site bounded by Glenalpin Street, Wellwood Street and Norwood Street, Belfast   | Redevelopment of existing surface car park for the erection of new purpose built, managed student accommodation scheme comprising of 354no. units with shared amenity spaces, ancillary accommodation, on street car parking and landscaping.  | 23-Mar-23  | 19-Oct-23   | PLANNING APPEAL IN PROGRESS |
| 5      | LA04/2023/3483/F | Major    | Land North of Former Corpus Christi College, Accessed off Michael Davitts GAC Grounds, Via St Mary's Gardens, Belfast | Proposed Michael Davitt Heritage & Community Centre, Reception, Toilets and associated Car Parking with Exhibition Signage to existing Trim Trail  | 09-Oct-23  | 06-May-24   | CONSULTATION(S) ISSUED      |
| 6      | LA04/2023/3832/F | Major    | Blacks Gate Development (Former Visteon Factory) Blacks Road Belfast, BT10  | Section 54 application to vary condition No. 4 of LA04/2013/434/F (as amended in PAC decision 2016/A0033) to vary trigger point for provision of community centre.<br><br>Proposed amended text for this condition:<br>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 six years from that date the Community Centre and associated infrastructure, marked on stamped approved drawing no. 2E, dated 28.08.2015 shall be completed and a report submitted to the Council to verify this | 09-Aug-23  | 06-Mar-24   | CONSULTATION(S) ISSUED      |

|    |                  |       |  |  |           |           |                           |
|----|------------------|-------|--|--|-----------|-----------|---------------------------|
| 7  | LA04/2023/3799/F | Major | Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR   | New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.  | 09-Oct-23 | 06-May-24 | CONSULTATION(S)<br>ISSUED |
| 8  | LA04/2023/4181/F | Major | Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast | Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works. | 14-Nov-23 | 11-Jun-24 | CONSULTATION(S)<br>ISSUED |
| 9  | LA04/2023/4405/F | Major | Westland House, 40 Old Westland Road, Belfast, BT14 6TE  | Redevelopment of existing storage sheds, temporary office structures and yard area to provide new replacement Analytical Services Laboratories.  | 20-Dec-23 | 17-Jul-24 | CONSULTATION(S)<br>ISSUED |
| 10 | LA04/2024/0015/F | Major | Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4   | Amendment to Reserved Matters Approval Z/2007/2069/RM to include reduced number of units (43 dwellings and 10no. apartments), reconfiguration of internal road and associated ancillary works.   | 22-Dec-23 | 19-Jul-24 | CONSULTATION(S)<br>ISSUED |
| 11 | LA04/2024/0122/F | Major | Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PG  | Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works.  | 19-Jan-24 | 16-Aug-24 | SITE INSPECTED            |
| 12 | LA04/2024/0211/F | Major | Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.   | Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.  | 15-Mar-24 | 11-Oct-24 | CONSULTATION(S)<br>ISSUED |
| 13 | LA04/2024/0369/F | Major | Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.   | Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.  | 08-Feb-24 | 05-Sep-24 | CONSULTATION(S)<br>ISSUED |

|    |                  |       |   |  |           |           |                        |
|----|------------------|-------|---|--|-----------|-----------|------------------------|
| 14 | LA04/2024/0285/F | Major | Ardoyne Youth Club, Old Beltex Mill, Flax Street, Belfast, BT14 7EJ   | Demolition of existing building and erection of a new purpose-built youth facility including retention of existing chimney. (Renewal of planning permission reference LA04/2018/1998/F)  | 20-Feb-24 | 17-Sep-24 | CONSULTATION(S) ISSUED |
| 15 | LA04/2024/0393/F | Major | ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT  | Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works  | 21-Mar-24 | 17-Oct-24 | CONSULTATION(S) ISSUED |
| 16 | LA04/2024/0429/F | Major | Lands bound by North Street, Royal Avenue, Rosemary Street and building south of Lower Garfield Street located approximately 400m west of Laganside bus station 300m northeast of City Hall and 1km northwest of Central Train Station. | Renewal of planning permission LA04/2017/2126/F (Phase 1B Tribeca) for redevelopment including the construction of a new six storey building on the existing surface level car park, part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street. | 08-Mar-24 | 04-Oct-24 | VALID                  |
| 17 | LA04/2024/0475/F | Major | Ulidia Resource Centre, Somerset Street, Ballynafoy, Belfast, BT7 2GS   | Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School. Existing site entrances to be retained and used for site access with proposed car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas.   | 18-Apr-24 | 14-Nov-24 | CONSULTATION(S) ISSUED |
| 18 | LA04/2024/0570/F | Major | Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39).                | Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space.   | 04-Apr-24 | 31-Oct-24 | CONSULTATION(S) ISSUED |
| 19 | LA04/2024/0569/O | Major | Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39).                | Outline planning permission with all matters reserved for independent living and assisted living retirement apartments (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping.   | 04-Apr-24 | 31-Oct-24 | CONSULTATION(S) ISSUED |
| 20 | LA04/2024/0714/F | Major | Units 2A and 2B at 38 Boucher Road, Belfast, BT12 6HR.  | Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development.   | 14-Jun-24 | 10-Jan-25 | CONSULTATION(S) ISSUED |

|    |                  |       |  |   |           |           |                           |
|----|------------------|-------|--|---|-----------|-----------|---------------------------|
| 21 | LA04/2024/0626/F | Major | 1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .  | Proposed residential development of 104no. dwelling units providing General Needs Social Housing and Category 1 over 55's accommodation consisting of a varied housing mix including family maisonettes, apartments and wheelchair accessible units with all associated site works including; landscaping communal and private amenity space and ancillary cycle and car parking provision..  | 17-Apr-24 | 13-Nov-24 | CONSULTATION(S)<br>ISSUED |
| 22 | LA04/2024/0675/F | Major | The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA  | Change of Use of first and second floor of The Arches building to provide 39 No. apartments; extension to second floor to provide a further 6 No. apartments and erection of new third floor to provide 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works.  | 13-May-24 | 09-Dec-24 | CONSULTATION(S)<br>ISSUED |
| 23 | LA04/2024/0664/F | Major | Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street, Belfast, BT2 7BE | Demolition of the existing buildings on the site and construction of a new Purpose Built Managed Student Accommodation development across 4 blocks of 6 to 18 stories in height, comprising of 560 student rooms, including landscaped roof terraces, associated amenity, site and access works   | 19-Apr-24 | 15-Nov-24 | CONSULTATION(S)<br>ISSUED |
| 24 | LA04/2024/0910/F | Major | 70 whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College   | Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.  | 23-May-24 | 19-Dec-24 | CONSULTATION(S)<br>ISSUED |
| 25 | LA04/2024/1138/F | Major | Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.                 | Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses   | 04-Jul-24 | 30-Jan-25 | CONSULTATION(S)<br>ISSUED |
| 26 | LA04/2024/1385/F | Major | Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH  | Amendment to planning permission Z/2013/0931/F to permit occupation for either Class B1(a) office or Class B1(c) research and development.  | 09-Aug-24 | 07-Mar-25 | CONSULTATION(S)<br>ISSUED |
| 27 | LA04/2024/1458/F | Major | Divis and The Black Mountain national Trust Site, Divis Road, Hannahstown, Belfast, BT17 0NG.                                | Alterations to the site include refurbishing and repurposing of 3no existing vernacular buildings and replacing 1 shed, a small garage and an agricultural structure with a new amenity building. Enhancements to the existing pond network, introduction of signage interpretation and a suite of site-appropriate furniture. Wider site improvement works are proposed including path enhancements and new routes, installation of site furniture and interpretation signage. | 20-Sep-24 | 03-Jan-25 | CONSULTATION(S)<br>ISSUED |
| 28 | LA04/2024/1592/F | Major | Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street, Belfast BT1 3GG                                | residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works.   | 20-Sep-24 | 18-Apr-25 | CONSULTATION(S)<br>ISSUED |

|    |                    |       |   |   |           |           |                                  |
|----|--------------------|-------|---|---|-----------|-----------|----------------------------------|
| 29 | LA04/2024/1635/F   | Major | Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road, Belfast.   | Section 54 application to vary condition 13 of LA04/2022/0209/F regarding vapour protection measures prior to occupation of approved development and refer to the updated Remediation Strategy of September 2024. The removal of the wording of part c of condition 13, which is no longer required.                                  | 27-Sep-24 | 10-Jan-25 | CONSULTATION(S) ISSUED           |
| 30 | LA04/2024/1761/RM  | Major | Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.  | Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details  |           |           | Awaiting information to validate |
| 31 | LA04/2024/1752/PAN | Major | Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast | Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works |           |           | Validation Officer Allocated     |

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Planning Applications Discussed at Committee Between 01 Apr 2019 and 06 Nov 2024  
 (Red issued refusal decision - Amber to be issued - Green issued approval decision)

| Decision Description | Totals    |
|----------------------|-----------|
| To be issued         | 33        |
| Consent Granted      | 0         |
| Consent Refused      | 0         |
| Permission Granted   | 1         |
| Permission Refused   | 0         |
| <b>Total</b>         | <b>34</b> |

| Application No.  | Location  | Proposal  | Category | Date Valid | Delegated Committee | Committee Date | Weeks between Valid date and Comm date | Weeks Since Committee | Weeks between Comm Date and Issued Date 2 | Decision              | Issue date | Today's Date | Reason decision not issued    |
|------------------|---|---|----------|------------|---------------------|----------------|--|-----------------------|---|-----------------------|------------|--------------|-------------------------------|
| LA04/2021/0547/F | Lands at 124-126 Lisburn Road Belfast BT9 6AH   | Demolition of the existing buildings and redevelopment of site for 2 no. commercial units on ground floor; 11 no. 1 & 2 bed apartments; landscaped communal courtyard; and all associated site works.   | LOC      | 30-Mar-21  | C                   | 15/02/2022     | 46                                     | 142                   | No Issue Date                             | Permission Granted    |            | 06/11/2024   | Awaiting Section 76 Agreement |
| LA04/2022/2059/F | Lands south of 56 Highcairn Drive Belfast BT13 3RU<br>Site located at junction between Highcairn Drive and Dunboyne Park Belfast. | Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)   | LOC      | 04-Nov-22  | C                   | 29/06/2023     | 33                                     | 70                    | No Issue Date                             | Decision To Be Issued |            | 06/11/2024   | Awaiting Section 76 Agreement |
| LA04/2022/1924/F | 160-164 Kingsway Dunmurry BT17 9RZ.   | Mixed-use proposal comprising 13 apartments (with 13 car parking spaces) and coffee shop.   | LOC      | 19-Oct-22  | C                   | 29/06/2023     | 36                                     | 70                    | No Issue Date                             | Decision To Be Issued |            | 06/11/2024   | Awaiting Section 76 Agreement |
| LA04/2023/2324/F | MOUNTAIN VIEW CENTRE NORGLLEN GARDENS BALLYMURPHY BELFAST ANTRIM BT11 8EL   | Proposed redevelopment comprising demolition of an extant building and development of two apartment blocks (12 units category 1 over 55s tenure) and change of use/alterations of existing retail unit to apartments (8 units private tenure), communal amenity, parking, site access alterations, landscaping and ancillary site works | LOC      | 13-Dec-22  | C                   | 17/10/2023     | 44                                     | 55                    | No Issue Date                             | Decision To Be Issued |            | 06/11/2024   | Awaiting Section 76 Agreement |

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Agenda Item 7

|                     |   |   |     |           |   |            |     |    |               |                       |  |            |                               |
|---------------------|---|---|-----|-----------|---|------------|-----|----|---------------|-----------------------|--|------------|-------------------------------|
| LA04/2023/2709/F    | Lands at Apartment Blocks 1-3<br>Clonaver Drive<br>Belfast<br>BT4 2FB | Demolition of existing buildings and erection of social housing development comprising 30 no. apartments across 3 buildings with amenity space, landscaping, car parking and associated site works.   | LOC | 03-Feb-23 | C | 14/11/2023 | 40  | 51 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2022/1861/F    | 1-3 Arthur Street<br>Belfast<br>BT1 4GA.                              | Replacement facade to active facade to facilitate the display of internally illuminated moving images (Temporary Permission for 3 years)  | LOC | 04-Oct-22 | C | 14/11/2023 | 58  | 51 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Referred to DFI               |
| LA04/2022/1867/DC A | 1-3 Arthur Street<br>Belfast<br>BT1 4GA.                              | Part demolition of facade to facilitate replacement facade.   | LOC | 04-Oct-22 | C | 14/11/2023 | 58  | 51 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Referred to DFI               |
| LA04/2019/0081/F    | Lands at former Maple Leaf Club<br>41-43 Park Avenue<br>Belfast.      | Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed & 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works (Amended site location plan / site layout) | LOC | 04-Oct-24 | C | 14/11/2023 | -46 | 51 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2020/2325/F    | Lands at Former Maple Leaf Club<br>41-43 Park Avenue<br>Belfast.      | Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information)                        | LOC | 06-Nov-20 | C | 14/11/2023 | 157 | 51 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2022/1860/A    | 1-3 Arthur Street<br>Belfast<br>BT1 4GA.                              | Active facade to facilitate the display of LED internally illuminated moving images (Temporary consent for 5 years)   | LOC | 04-Oct-22 | C | 14/11/2023 | 58  | 51 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Referred to DFI               |

|                  |  |   |     |           |   |            |     |    |               |                       |  |            |                               |
|------------------|--|---|-----|-----------|---|------------|-----|----|---------------|-----------------------|--|------------|-------------------------------|
| LA04/2020/1858/F | Hillview Retail Park<br>Crumlin Road<br>Belfast.   | Proposed residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works. (amended plans uploaded to the Planning Portal on the 5th April 2023 that revise the proposed access and road layout, including the introduction of a traffic island). | LOC | 08-Jan-21 | C | 14/11/2023 | 148 | 51 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2021/2687/F | 3 Milner Street<br>Belfast<br>BT12 6GE.  | Residential development for 87 no. apartments (1 no. and 2 no. bedroom) of which 18no. units are affordable housing, internal car park, landscaped gardens/terraces and all associated site works (amended description and plans).  | MAJ | 02-Nov-21 | C | 12/12/2023 | 110 | 47 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2023/2390/F | Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast | Section 54 application to vary a number of conditions to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road.  | MAJ | 22-Feb-23 | C | 12/12/2023 | 41  | 47 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2021/2016/F | 21-29 Corporation Street & 18-24 Tomb Street<br>Belfast.   | Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).  | MAJ | 26-Aug-21 | C | 16/01/2024 | 124 | 42 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |

|                  |  |  |     |           |   |            |     |    |               |                       |  |            |                               |
|------------------|--|--|-----|-----------|---|------------|-----|----|---------------|-----------------------|--|------------|-------------------------------|
| LA04/2022/1219/F | 177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street Belfast | Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4 storey building (Gloucester Street) comprising 77 apartments with communal areas, ground floor retail services (A2) unit, cycle and car parking, and vehicular access via Gloucester Street  | MAJ | 21-Jun-22 | C | 16/01/2024 | 82  | 42 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2022/0097/F | 22-30 Hopefield Avenue Belfast BT15 5AP                                    | Proposed three and a half storey residential development comprising of 18no. units (3no. wheelchair apartments and 15no. Category 1 - Social Housing) and associated access, bin storage, boundary treatments, bike stands, car parking and site and landscaping works (Amended Drawings)  | LOC | 04-Apr-22 | C | 13/02/2024 | 97  | 38 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2022/1384/F | Lands at 12 Inverary Avenue Sydenham Belfast BT4 1RN                       | Residential development of 10 no. apartments within a single building, including demolition of existing structures, car parking and relocation of existing access, and all other associated siteworks.   | LOC | 05-Aug-22 | C | 19/03/2024 | 84  | 33 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2020/2607/F | Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.           | Residential development for the erection of 33 no dwellings (including 5 no affordable units) including public open space, equipped children's play area and associated development as enabling works to deliver the refurbishment of 3 no listed pavilions within the Belvoir Park Hospital complex (previously approved under Y/2014/0401/F and Y/2014/0390/LBC). [amended scheme] | MAJ | 16-Dec-20 | C | 19/03/2024 | 169 | 33 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2017/1991/F | Land adjacent to Concourse Buildings Queens Road Belfast BT3 9DT.          | Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.   | MAJ | 20-Sep-17 | C | 19/03/2024 | 338 | 33 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |

|                  |   |   |     |           |   |            |     |    |               |                       |  |            |                               |
|------------------|---|---|-----|-----------|---|------------|-----|----|---------------|-----------------------|--|------------|-------------------------------|
| LA04/2020/2105/F | 1-5 Gaffikin Street<br>Belfast<br>BT12 5FH  | Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works.  | MAJ | 21-Oct-20 | C | 19/03/2024 | 177 | 33 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2022/0612/F | Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.   | Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works.(revised description & amended plans). | MAJ | 15-Apr-22 | C | 18/06/2024 | 113 | 20 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |
| LA04/2023/4607/F | Parkmore Building, 284A Ormeau Road, Ballynafoy, Belfast, BT7 2GB   | Removal of existing temporary sectional buildings and construction of new three storey childcare building with external play area, associated landscaping and alterations to existing access.   | LOC | 20-Dec-23 | C | 27/06/2024 | 27  | 18 | No Issue Date | Decision To Be Issued |  | 06/11/2024 |                               |
| LA04/2023/2557/F | Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast. | 260 no. dwellings, children's play area and other ancillary and associated works.   | MAJ | 24-Feb-23 | C | 27/06/2024 | 69  | 18 | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Awaiting Section 76 Agreement |

|                    |  |   |     |           |   |            |    |    |               |                       |  |            |  |
|--------------------|--|---|-----|-----------|---|------------|----|----|---------------|-----------------------|--|------------|--|
| LA04/2024/0344/F   | The Royal Belfast Academical Institution<br>College Square East,<br>Belfast, BT1 6DL | Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block. | MAJ | 20-Feb-24 | C | 13/08/2024 | 25 | 12 | No Issue Date | Decision To Be Issued |  | 06/11/2024 |  |
| LA04/2024/0321/LBC | The Royal Belfast Academical Institution<br>College Square East,<br>Belfast, BT1 6DL | Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block. | LOC | 20-Feb-24 | C | 13/08/2024 | 25 | 12 | No Issue Date | Decision To Be Issued |  | 06/11/2024 |  |

|                        |   |   |     |           |   |            |    |    |               |                       |  |            |                         |
|------------------------|---|---|-----|-----------|---|------------|----|----|---------------|-----------------------|--|------------|-------------------------|
| LA04/2024/0432/DC<br>A | The Royal Belfast Academical Institution<br>College Square East,<br>Belfast, BT1 6DL                              | Demolition of the dining hall, swimming pool, school steward's house and landscape planters. The proposed demolition forms part of the overall RBAI Campus Vision proposal which is the subject of a related planning application (ref. LA04/2024/0344/F) and listed building consent application (ref. LA04/2024/0321/LBC).  | LOC | 07-Mar-24 | C | 13/08/2024 | 22 | 12 | No Issue Date | Decision To Be Issued |  | 06/11/2024 |                         |
| LA04/2024/1084/F       | Henry Jones Playing Fields,<br>Church Road,<br>Belfast,<br>BT6 9SB  | 2 no. (35m width x 16m height) ball stop fences. 1.2m height perimeter fencing with 2 no. gate access points. 2 no. (10m width x 4m depth) dugouts + hardstanding path and associated site works.   | LOC | 11-Jun-24 | C | 17/09/2024 | 14 | 7  | No Issue Date | Decision To Be Issued |  | 06/11/2024 |                         |
| LA04/2023/4215/F       | 141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY  | Proposed 3no. residential apartment blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping.   | LOC | 16-Oct-23 | C | 17/09/2024 | 48 | 7  | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Deferred for Site Visit |
| LA04/2023/4153/F       | 44 Ponsonby Avenue,<br>Belfast, BT15 2LS  | Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property.  | LOC | 04-Oct-23 | C | 17/09/2024 | 49 | 7  | No Issue Date | Decision To Be Issued |  | 06/11/2024 | Deferred for Site Visit |
| LA04/2024/0681/F       | Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College, Belfast. | Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, pv array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction | MAJ | 18-Apr-24 | C | 17/09/2024 | 21 | 7  | No Issue Date | Decision To Be Issued |  | 06/11/2024 |                         |

|                     |   |  |     |           |   |            |    |   |               |                       |             |            |  |
|---------------------|---|--|-----|-----------|---|------------|----|---|---------------|-----------------------|-------------|------------|--|
| LA04/2024/0483/F    | 34-44 Bedford Street and 6 Clarence Street, Belfast               | Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works. | MAJ | 19-Mar-24 | C | 15/10/2024 | 30 | 3 | No Issue Date | Decision To Be Issued |             | 06/11/2024 |  |
| LA04/2024/0480/DC A | 34-44 Bedford Street and 6 Clarence Street, Belfast               | Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.   | LOC | 29-Mar-24 | C | 15/10/2024 | 28 | 3 | No Issue Date | Decision To Be Issued |             | 06/11/2024 |  |
| LA04/2023/2861/F    | 1 MILLENNIUM WAY<br>BALLYMAGARRY<br>BELFAST<br>ANTRIM<br>BT12 7AL | Extension to Class B2 factory for storage/ loading purposes and associated works   | LOC | 09-Mar-23 | C | 15/10/2024 | 83 | 3 | 1             | Permission Granted    | 28 Oct 2024 | 06/11/2024 |  |
| LA04/2023/3649/F    | Royal Victoria Hospital 274 Grosvenor Road, Belfast, BT12 6BA     | New 2 storey regional radiopharmaceutical facility, with associated single storey ancillary services accommodation, bin store, and emergency generator and oil tank storage. Amendment to existing car parking layout.   | MAJ | 08-Aug-23 | C | 15/10/2024 | 62 | 3 | No Issue Date | Decision To Be Issued |             | 06/11/2024 |  |



## Development Management Report

| Summary  |   |
|--|---|
| <b>Committee Date:</b> 12 <sup>th</sup> November 2024  |   |
| <b>Application ID:</b> LA04/2024/0369/F  |   |
| <b>Proposal:</b> Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.   | <b>Location:</b> Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD. |
| <b>Referral Route:</b> Application for Major development   |   |
| <b>Recommendation:</b> Refusal on flood risk grounds and insufficient parking  |   |
| <b>Applicant Name and Address:</b><br>Healthcare Ireland Group<br>1st Floor, Building 2, St Helens Business Park<br>130-134 St Helen's Court, High Street<br>Holywood<br>BT18 9HQ  | <b>Agent Name and Address:</b><br>TSA Planning<br>20 May Street<br>Belfast<br>BT1 4NL   |
| <b>Date Valid</b>  | 8 <sup>th</sup> February 2024   |
| <b>Target Date</b>   | 5 <sup>th</sup> September 2024  |
| <b>Contact Officer</b>   | Ed Baker, Planning Manager (Development Management)   |
| <p><b>Executive Summary:</b></p> <p>The application relates to lands at the former Monarch Laundry site and Broadway Hall site at Nos. 451-457 Donegall Road. Full planning permission is sought for the demolition of the existing Broadway Hall and the erection of a Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works. The proposal would retain the Scheduled chimney.</p> <p>The application follows a detailed Pre-Application Discussion (PAD).</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of a Nursing and Residential Care facility in this location</li> <li>• Flood Risk</li> <li>• Design and Placemaking</li> <li>• Impact on heritage assets</li> <li>• Impact on amenity</li> <li>• Climate change</li> <li>• Open space</li> <li>• Access and transport</li> <li>• Health impacts</li> </ul> |   |

- Environmental protection
- Waste-water infrastructure
- Natural heritage
- Waste management
- Section 76 planning agreement
- Pre-Application Community Consultation

The application site is within the development limit and un-zoned in the BUAP 2001. It is also within the development limit and un-zoned in the draft Belfast Metropolitan Area Plan 2015 (v2004). In the draft Belfast Metropolitan Area Plan 2015 (v2014), the site is within the development limit and the majority of it zoned for housing with the exception of the western portion which is un-zoned "white land".

The site is considered a sustainable location on an arterial route with a bus stop directly to the front of the site.

The applicant has demonstrated there is sufficient need for the proposal.

The proposed building is considered to be of a good design, appropriate to its location and context, that will regenerate an area of vacant land.

The application site is within the 1 in 100 year climate change fluvial flood plain. The proposed use is for bespoke accommodation for vulnerable groups for which there is a presumption against within a flood plain. A Flood Risk Assessment (FRA) has been submitted, however, DFI Rivers has not assessed it given that the proposal is not an exception to the policy. The applicant has submitted a peer review of the FRA which verifies its content and conclusions. The applicant has also submitted a statement of the material benefits of the proposal, however, these are not in the planning balance considered to outweigh the policy presumption against accommodation for vulnerable groups within the flood plain.

The application proposes 38 parking spaces which represents a shortfall of 20 when set against the parking standards. DFI Roads has objected to the application on grounds of insufficient parking. It has requested a parking survey which to date has not been provided. The application currently fails to demonstrate there is sufficient parking.

NI Water has objected on grounds of insufficient waste-water infrastructure. This issue is addressed in the main report.

There are no objections from other statutory or non-statutory consultees. There is an outstanding response from Environmental Health. Delegated authority is sought to deal with the outstanding consultation response from Environmental Health.

Three letters of support have been received.

### **Recommendation**

Having regard to the Development Plan and material considerations, it is recommended that planning permission is refused on grounds of flood risk and insufficient parking.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the reasons for refusal and deal with the outstanding consultation response from Environmental Health, and any other issues that arise, provided that the issues are not substantive.

# DRAWINGS AND IMAGERY

## Site Location Plan:



## Proposed Site Layout:



# Proposed Elevations:



Elevation A

Elevation B



Elevation C

Elevation D



Elevation E

Elevation F

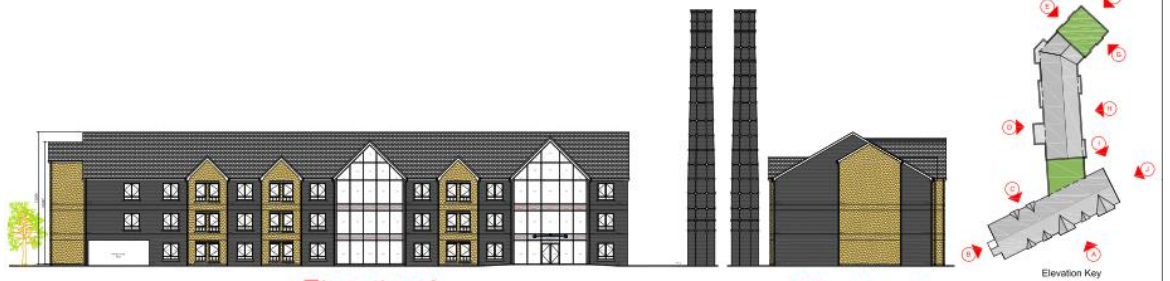
Elevation G

**Finishing Schedule**

Roof - Marley Modern Roofing Tile Smooth Grey  
 Fascia, Soffit, Barge - White uPVC  
 Rainwater Goods - Black Aluminium  
 External Finish - Brickwork where shown, including soldier course above windows. External "Commercial Red - A38 1144"  
 External Finish - Flashed (K-Rend "Arma colour")

Windows - uPVC anthracite grey colour  
 Curtain walling & Spandrel Panels - Aluminium Anthracite grey colour  
 External works - Car parking, Permeable Block Paving  
 External works - Paths, brick pavers, heather colour  
 External works - Landscaping, grass areas as shown, trees, planters, shrubs etc.

**Architectural Design Partnership**



Elevation A

Elevation B



Elevation C

Elevation D



Elevation E

Elevation F

Elevation G

**Finishing Schedule**

Roof - Marley Modern Roofing Tile Smooth Grey  
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 External works - Landscaping, grass areas as shown, trees, planters, shrubs etc.

**Architectural Design Partnership**

**GGIs:**



**Donegall Road**



**Junction of Donegall Road and Monarch Street**



**Access point from Monarch Street**



**Rear Elevation**

|   |  |
|---|--|
| <p><b>1.0</b></p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p> <p>1.5</p> <p>1.6</p> | <p><b>Characteristics of the Site and Area</b></p> <p>This application relates to lands on the former Monarch Laundry Site and Broadway Hall site at Nos. 451-457 Donegall Road.</p> <p>The site is approximately 0.59 hectares (ha). It contains a dual frontage along Donegall Road and Monarch Street. The site is currently includes a single storey building known as “Broadway Hall” to the west while the remaining site was previously the Monarch Laundry site which has been demolished. There is an existing chimney which is designated a Scheduled Monument.</p> <p>The surrounding area is primarily residential in nature. To the east and south of the site are one to two storey semi-detached and terrace dwellings situated on side roads off the Donegall Road. To the north and west of the site are the West Link and Broadway Roundabout; there is also a Translink access point which runs along the boundary connecting the roundabout to the Grand Central Station.</p> <p><b>Description of Proposed Development</b></p> <p>The application seeks full planning permission for the demolition of the existing Broadway Hall and the erection of a Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.</p> <p>The proposed building is of a broadly “L” shape layout and contains dual frontage onto Donegall Road and Monarch Street. The primary access and entrance are on Monarch Street where the proposed main car park is located with a secondary access on Donegall Road to a secondary car park. The proposed building is to be three storeys fronting onto Donegall Road and four storeys fronting onto Monarch Street. The proposed materials are a mix of red brick and coloured render.</p> <p>The application was subject to a Pre-Application Discussion (PAD).</p> |
| <p><b>2.0</b></p> <p>2.1</p>  | <p><b>RELEVANT PLANNING HISTORY</b></p> <p>LA04/2019/1445/O – outline planning permission granted in December 2019 for residential development of 53no. apartments between 2.5 and 5 storeys with 53 car parking spaces, refuse storage and cycle parking area, landscaping and associated works. The permission expires on 4<sup>th</sup> December 2024 with the period for submitting applications for approval of reserved matters having lapsed.</p>   |
| <p><b>3.0</b></p> <p>3.1</p>  | <p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery<br/> Policy SP2 – sustainable development<br/> Policy SP3 – improving health and wellbeing<br/> Policy SP5 – positive placemaking</p>  |

|     |  |
|-----|--|
|     | <p>Policy SP6 – environmental resilience<br/> Policy SP7 – connectivity<br/> Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy HOU8 – Specialist Residential Accomodation</p> <p>Policy DES1 – Principles of urban design<br/> Policy DES2 – Masterplanning approach for major development<br/> Policy BH1 – Listed Buildings<br/> Policy BH5 – Archaeology</p> <p>Policy TRAN1 – Active travel – walking and cycling<br/> Policy TRAN2 – Creating an accessible environment<br/> Policy TRAN4 – Travel plan<br/> Policy TRAN6 – Access to public roads<br/> Policy TRAN8 – Car parking and servicing arrangements<br/> Policy TRAN9 – Parking standards within areas of parking restraint</p> <p>Policy ENV1 – Environmental quality<br/> Policy ENV2 – Mitigating environmental change<br/> Policy ENV3 – Adapting to environmental change<br/> Policy ENV4 – Flood Risk<br/> Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy HC1 – Promoting healthy communities<br/> Policy GB1 – Green and blue infrastructure network<br/> Policy OS3 – Ancillary open space<br/> Policy TRE1 – Trees<br/> Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> |
| 3.2 | <p>Placemaking and Urban Design<br/> Masterplanning approach for Major developments<br/> Sustainable Urban Drainage Systems<br/> Transportation<br/> Planning and Flood Risk</p>   |
| 3.3 | <p><b>Development Plan – zoning, designations and proposals maps</b><br/> Belfast Urban Area Plan (2001) BUAP<br/> Draft Belfast Metropolitan Area Plan 2015 (v2004)<br/> Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>  |
| 3.4 | <p><b>Regional Planning Policy</b><br/> Regional Development Strategy 2035 (RDS)<br/> Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>  |
| 3.5 | <p><b>Other Material Considerations</b><br/> Developer Contribution Framework (2020)<br/> Belfast Agenda (Community Plan)</p>  |

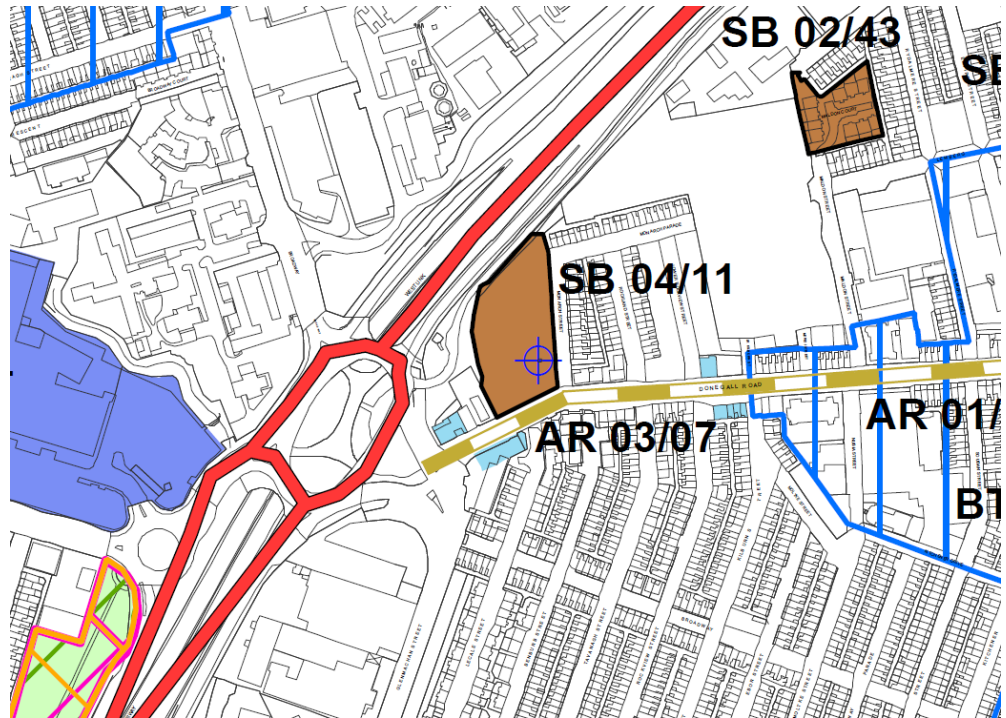


|  |  |
|--|--|
| <p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p> | <p><b>CONSULTATIONS AND REPRESENTATIONS</b></p> <p><u>Statutory Consultees</u></p> <p><b>DfI Roads</b> – Objection. Requested amendments and parking survey which to date has not been submitted.</p> <p><b>DfC HED</b> – No objection.</p> <p><b>DfI Rivers</b> – Site lies within the 1 in 100 year climate change fluvial flood plain. DfI Rivers will not assess the Flood Risk Assessment unless the Council deems the application an exception.</p> <p><b>DAERA</b> – No objection subject to conditions.</p> <p><b>NI Water</b> – Recommends refusal (see main assessment).</p> <p><u>Non-Statutory Consultees</u></p> <p><b>Planning Service Urban Design Officer</b> – No objection.</p> <p><b>Environmental Health</b> – Awaiting response following submission of further information</p> <p><b>Tree Officer</b> – No objection.</p> <p><b>BCC Economic Development Unit</b> – Recommends an employability and skills developer contribution for both the construction and operational phases.</p> <p><b>Shared Environmental Services (SES)</b> – No objection.</p> <p><b>Development Plan Housing Team</b> – see main assessment.</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>Three letters of support have been received. The letters of support cite the need for elderly care in the area, the economic benefits, and the regeneration of the vacant land. Blackstaff Residents Association has offered no comments.</p> |
| <p>5.0</p> <p>5.1</p>                                  | <p><b>PLANNING ASSESSMENT</b></p> <p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of a Nursing and Residential Care facility in this location</li> <li>• Flood Risk</li> <li>• Design and placemaking</li> <li>• Impact on heritage assets</li> <li>• Impact on amenity</li> <li>• Climate change</li> <li>• Open space</li> <li>• Access and transport</li> </ul>   |

|     |  |
|-----|--|
|     | <ul style="list-style-type: none"> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Waste-water infrastructure</li> <li>• Natural heritage</li> <li>• Waste management</li> <li>• Section 76 planning agreement</li> <li>• Pre-Application Community Consultation</li> </ul> <p><b>Development Plan Context</b></p>   |
| 5.2 | Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.  |
| 5.3 | Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.  |
| 5.4 | The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.                            |
|     | <u>Operational Polices</u>   |
| 5.5 | The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.  |
|     | <u>Proposals Maps</u>  |
| 5.6 | Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious. |
| 5.7 | <b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land” within the development limit.  |
| 5.8 | <b>Draft Belfast Metropolitan Area Plan 2015 (v2004)</b> – the site is un-zoned “white land” within the development limit.   |
| 5.9 | <b>Draft Belfast Metropolitan Area Plan 2015 (v2014)</b> – the majority of the site is zoned for housing with the exception of the western portion which is white land. The site is within the development limit.  |

**Principle of a Nursing and Residential Care facility in this location**

- 5.10 The site is located within the urban development limit in the BUAP 2001 and both versions of dBMAP 2015.
- 5.11 The entire site is un-zoned “white land” in the BUAP 2001 and dBMAP 2015 (v2004). The majority of the site, with the exception of the western portion, is zoned for housing within dBMAP 2015 (v2014), as shown the proposals map below.



- 5.12 Policy HOU8 of the Plan Strategy states that planning permission will be granted for Specialised Residential Accommodation where the following criteria are met.
  - a. *The homes and/or bed spaces to be provided meet community needs demonstrated through a statement of specialist housing need;*
- 5.13 A statement of specialist housing need has been submitted with the application. It states that the 2021 census data demonstrates an ageing population which illustrates that demand for Specialist Residential Accommodation (SRA) will continue to increase. The statement confirms that seven care homes in Belfast have closed since 2015 resulting in a decreased supply while a 2022 report confirmed NI has the highest occupancy levels of SRA in the UK, illustrating that the local care sector is close to capacity.
- 5.14 The Planning Service’s Plans and Policy team has been consulted. It recognises that the proposed accommodation does appear to be seeking to cater for the growing needs of the population, however, the statement lacks detail in terms of enabling the closure of care homes in NI to be directly correlated to an additional need for Belfast. The applicant submitted further information detailing the care homes that have closed in Belfast since 2015 which has led to a loss of 223 beds. While the statement does not account for planning approvals since 2015, it is clear that given the Plan Strategy’s requirements of 820 additional bed

spaces over the plan period until 2035, combined with the loss of bed spaces in the city, that there is a demonstrable need.

- b. *The proposals will deliver convenient access to relevant local services and facilities, including local shops, public transport routes and health facilities.*

5.15

The proposal is located within the development limit of Belfast. The Donegall Road itself provides access to relevant local services and facilities as well as being an arterial route to the City Centre. The site is within 120m to the nearest shops and neighbourhood convenience store. Public transport is easily accessible with a bus stop directly to the front of the Donegall Road entrance. The site is within close proximity to both the City Hospital and the Royal Victoria Hospital.

5.16

Having regard to the above assessment, the proposal is considered to satisfy Policy HOU8 of the Plan Strategy.

**Flood Risk**

5.17

The application site is within the 1 in 100 year climate change fluvial flood plain as confirmed by DFI Rivers and as shown in the flood map below:

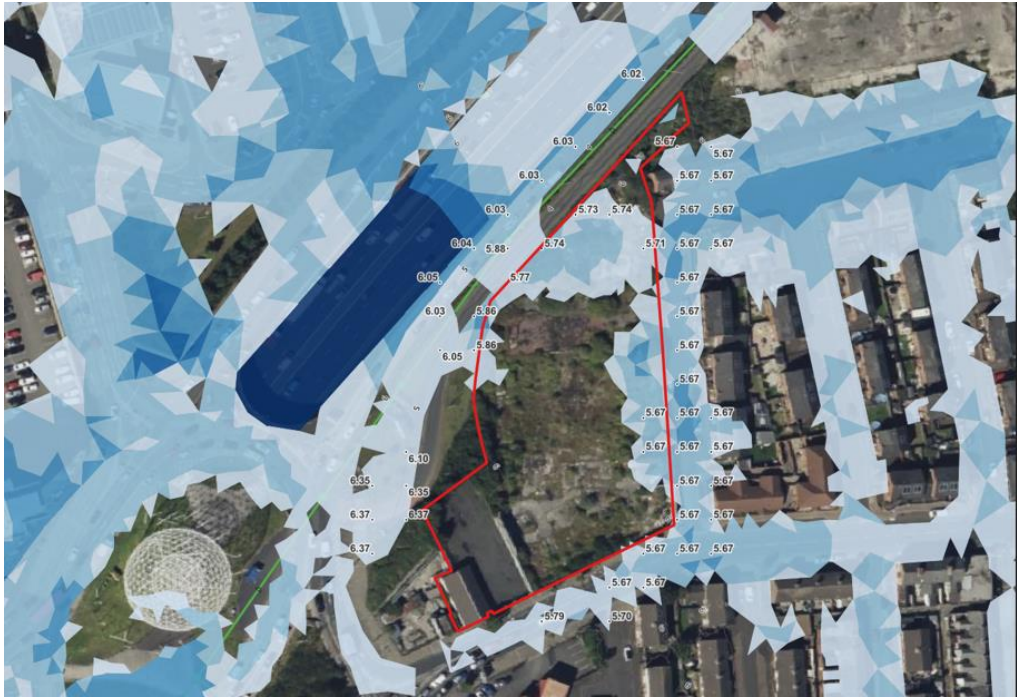


5.18

Policy ENV4 relates to flood risk and states that:

*'In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions. All planning applications will be determined with reference to the most up to date flood risk information available and in consultation with DfI Rivers and other relevant bodies as appropriate.'*

|      |   |
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| 5.19 | Policy ENV4 goes onto refer to the SPPS which sets out the planning policies for flood risk to minimise flood risk to people, property and the environment. The council will take full account of these in assessing development proposals.   |
| 5.20 | <p>Paragraph 6.107 of the SPPS states that built development must not be permitted within the flood plains of rivers or the sea unless the following circumstances apply:</p> <ul style="list-style-type: none"> <li>• the development proposal constitutes a valid exception to the general presumption against development in flood plains (exceptions for defended and undefended areas of the flood plain are set out at Figure 1);</li> <li>• the development proposal is of overriding regional or sub-regional economic importance; and</li> <li>• the development proposal is considered as minor development in the context of flood risk.</li> </ul>  |
| 5.21 | <p>None of the above circumstances apply as set out below.</p> <p><i>Whether the proposal constitutes a valid exception:</i></p>  |
| 5.22 | <p>The site is located within an undefended area and the valid exceptions are listed below:</p> <ul style="list-style-type: none"> <li>○ replacement of an existing building;</li> <li>○ development for agricultural use, transport and utilities infrastructure, which for operational reasons has to be located in the flood plain;</li> <li>○ water compatible development, such as for boating purposes, navigation and water based recreational use, which for operational reasons has to be located in the flood plain;</li> <li>○ the use of land for sport or outdoor recreation, amenity open space or for nature conservation purposes, including ancillary buildings;</li> <li>○ the extraction of mineral deposits and necessary ancillary development.</li> </ul> |
| 5.23 | <p>Whilst the proposal involves the replacement of an existing building, paragraph 6.108 of the SPPS clearly states that: <i>‘Even where the proposal constitutes an exception to the policy there should be a presumption against certain types of development in the flood plain including bespoke development for vulnerable groups, essential infrastructure (unless for operational reasons it has to be in the flood plain) and also development for the storage of hazardous substances likely to cause pollution in a flood event.’</i></p>   |
| 5.24 | <p>Figure 1 of the SPPS (page 64) refers to the ‘Exceptions to General Presumption against Development in Flood Plains’. Amongst some other forms of development, it excludes <i>‘bespoke accommodation for vulnerable groups, such as schools, residential / nursing homes, sheltered housing’</i> from being an “exception”.</p>  |
| 5.25 | <p>The Council’s Planning and Flood Risk SPG provides further guidance on development within a flood plain.</p>   |
| 5.26 | <p>Paragraph 4.2.21 states that <i>‘the replacement of a building to provide bespoke accommodation allowing for the introduction of vulnerable groups to the flood risk area is unacceptable.’</i></p>  |
| 5.27 | <p>It is clear from both the SPPS and SPG that since the proposal involves bespoke accommodation for vulnerable groups (i.e. residential/nursing home), the proposal cannot be considered an exception.</p>   |

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| 5.28 | <p>Whilst the previous approved development on the site was deemed an exception (LA04/2019/1445/O), that permission was for general housing and did not involve accommodation for vulnerable groups.</p> <p><i>Whether the development proposal is of overriding regional or sub-regional economic importance:</i></p>  |
| 5.29 | <p>The proposed nursing home is not considered to be of overriding regional or sub-regional economic importance.</p> <p><i>Whether the development proposal is considered as minor development in the context of flood risk:</i></p>  |
| 5.30 | <p>The proposal is not minor development; examples of minor development include alterations to buildings and “householder” development such as sheds, garages and extensions.</p> <p><i>Flood Risk Assessment:</i></p>  |
| 5.31 | <p>Even though the proposal is not deemed an exception, the applicant has submitted a Flood Risk Assessment (FRA) in support of the application. The hydraulic model used to produce Flood Maps (NI) mapping was licensed and reviewed with amendments made to the model to reflect recent changes to the Clowney River and to represent structures and flood storage associated with the Westlink underpass. The new modelling within the FRA is shown below:</p>  |
|      |  <p>The image is an aerial photograph overlaid with a Flood Risk Assessment (FRA) map. A red line delineates the site boundary. The surrounding area is shaded in various shades of blue, representing different flood levels. Numerous numerical values are scattered across the map, indicating specific elevation points or flood levels. The site itself is mostly unshaded, suggesting it is above the flood levels shown. The map includes a large blue area on the left, possibly representing a water body or a large flood zone, and a circular structure in the bottom left corner.</p> |
| 5.32 | <p>The FRA concludes that:</p> <ul style="list-style-type: none"> <li>• The duration of flooding on/adjacent to the site for the 1% climate change flood is estimated to be 3.5hrs;</li> <li>• The proposed buildings are sited at a flood resilient level to adjacent flooding and are unaffected by internal flooding;</li> </ul>   |

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|      | <ul style="list-style-type: none"> <li>• Areas of access and car parking area affected by flooding up to 0.15m deep;</li> <li>• The bin store is affected by flooding up to 0.25m deep;</li> <li>• Recreational/green space is affected by flooding up to 0.4m deep;</li> <li>• The primary access from Monarch Street would be flooded to a depth of 0.35m which would prevent main access and egress to the site. However, the emergency services would be able to access the building from the secondary access and car park from Donegall Road which would be affected to a lesser extent (&lt;0.1m); and</li> <li>• The proposed layout is designed to accommodate a key flood flow route which ensures that the proposal causes no flooding elsewhere.</li> </ul> |
| 5.33 | <p>Whilst the proposal is not an exception, the Planning Service asked DfI Rivers to assess the submitted Flood Risk Assessment to allow officers to understand the extent of the actual flood risks during a flood event, as a material consideration relevant to the assessment of the proposal by the Council. DfI Rivers responded by email, stating that:</p> <p><i>‘The Planning Authority has informed Rivers Directorate that the proposed development will not be deemed an exception as set out under the “Exceptions to development within flood plains” heading of the SPG – accordingly, in line with the sequential nature of policy, Rivers Directorate has not appraised the Flood Risk Assessment (FRA).’</i></p>                                      |
| 5.34 | <p>DfI Rivers has maintained this position through officers’ discussions with them.</p>   |
| 5.35 | <p>Given that the FRA has not been independently assessed by DfI Rivers, officers are unable to confirm the accuracy of the content and conclusions of the FRA.</p>   |
| 5.36 | <p>However, the applicant has commissioned an independent peer review of the FRA which concludes that the FRA <i>‘shows that the proposal causes no change to the predicted flooding to any third-party land, and slight changes in flood risk within the site are accommodated within the freeboard and mitigation measures proposed to the development. RPS have no reason to disagree with the findings of the FRA.’</i></p>   |
| 5.37 | <p>The FRA was carried out by a professional qualified engineer and has been subject to peer review which has confirmed its conclusions. Officers have no reason to dispute the findings of the FRA or its conclusions.</p>   |
| 5.38 | <p>Notwithstanding the FRA, the proposal is clearly contrary to Policy ENV4, which states that: <i>‘In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.’</i></p> <p><i>Material considerations:</i></p>   |
| 5.39 | <p>Section 6(4) of the Act requires the Council to determine the application in accordance with the Development Plan unless material considerations indicate otherwise. In response to officers’ position in respect of Policy ENV4, the applicant has outlined a number of material considerations which they wish to be taken into account in the assessment of the application as set out below.</p>   |

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|      | <u>Overriding Health Care Need</u>   |
| 5.40 | The applicant states that in NI there is a demand for over 3,000 beds and a bed blocking issue within NHS hospitals. Statistics are provided to demonstrate that there is an increasing need for care services in NI as well as delays in patient discharge rates due to the lack of care home capacity.   |
| 5.41 | The statement goes onto outline the community health care benefits such as patients receiving the right care at the right time, alleviating the strain on hospitals, better health outcomes for patients, safe place for the elderly and vulnerable with appropriate care plans, social interaction and medication management.   |
|      | <u>Redevelopment of a Brownfield Site</u>  |
| 5.42 | The applicant outlines the benefits of redeveloping a brownfield site formerly used as a 'Laundry' before being demolished between 2004 and 2005 (with the exception of the Scheduled chimney stack). They state that the proposal is an opportunity to bring underutilised land back into use.  |
|      | <u>Interface/Flash Point/ Anti-Social Behaviour</u>  |
| 5.43 | The applicant states that the site has been subject to sectarian violence and has historically been used for bonfires. A letter of support from MLA Edwin Poots is included with their statement.  |
|      | <u>FRA and Peer Review of Flood Risk at the Site</u>   |
| 5.44 | The statement acknowledges that the Council is not in a position to grant an exception to policy given it is a development proposal involving bespoke accommodation for vulnerable groups.   |
| 5.45 | However, the statement refers to the previous outline planning permission for residential redevelopment of the site (LA04/2019/1445/O) and that the proposal was granted an exception as it was considered a replacement building. The applicant contends that the previous approval would have resulted in significant intensification of use which for which there is a presumption against under the previous Policy FLD1 of PPS 15 and current Plan Strategy. It goes onto say that the current planning application is no different to the previous in that there were replacement buildings at a point in time.                            |
| 5.46 | However, officers advise that there is a clear distinction between the previous approval which was for general housing and the current proposal which is for accommodation for vulnerable groups. A proposal for general housing allows a degree of planning judgement as to whether the housing would represent a significant intensification when set against the previous building; this is not the case for accommodation for vulnerable groups which should be resisted in the flood plain. As set out in detail previously, the policy position is very clear that accommodation in the flood plain for vulnerable groups is unacceptable. |





**Monarch Laundry site prior to demolition**



**Previous outline approval (LA04/2019/1445/O)**



**Proposed Site Layout (LA04/2024/0396/F)**

- 5.47 Moreover, it should be noted that since the previous approval, the Council has adopted its Plan Strategy and a new flood risk policy in the form of Policy ENV4. It has also published detailed guidance through the Planning and Flood Risk SPG.
- 5.48 The applicant’s statement considers that the policy is worded in a manner that does not completely rule out bespoke accommodation for vulnerable groups. It advises that policy states it should be avoided. Paragraph 6.106 in the SPPS states that development in flood risk should be avoided where possible; this applies to all development regardless of whether or not the proposal is considered an exception to the policy or not. Paragraph 6.107 is stronger in stating that built development must not be permitted within floodplains unless one of the three listed circumstances apply. Paragraph 6.108 reiterates the presumption against certain types of development in a flood plain including bespoke development for vulnerable groups. Furthermore the, paragraph 4.2.21 of the SPG states that the introduction of vulnerable groups to the flood risk area is unacceptable.
- 5.49 The applicant’s statement refers to the submitted FRA and the measures undertaken in reducing the residual risks. The applicant appointed RPS to provide a peer review of the FRA and confirms that it has no reason to disagree with the findings of the FRA. As previously stated, officers have no reason to dispute the conclusions of the FRA.
- Economic Benefits
- 5.50 The applicant states that the proposal represents an investment of £18.5 million to the local economy with the potential for 150-180 construction jobs and creation of 185 full time caring jobs. These are relevant material considerations that support the case for the proposal.

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|      | <i>Conclusion on the issue of flood risk:</i>  |
| 5.51 | Officers recognise the significant benefits of the proposal as outlined by the applicant, which are material considerations relevant to the consideration of the application. However, Policy ENV4 is very clear that: ' <i>In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.</i> ' Given this clear policy position, it is considered that the material considerations advanced by the applicant do not in the planning balance outweigh the policy presumption against new development in the flood plain, especial for accommodation for vulnerable groups. |
| 5.52 | For these reasons, it is recommended that planning permission is refused with the proposal contrary to Policy ENV4 and paragraphs 6.106 to 6.108 of the SPPS.  |
|      | <b><u>Design and placemaking</u></b>   |
| 5.53 | The proposal has been assessed against Policies SP5, DES1 and DES2 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development.  |
|      | <i>Scale, height and massing:</i>  |
| 5.54 | The form of the building is broadly an "L" shape with a dual frontage onto Donegall Road and Monarch Street. Facing onto Donegall Road the proposal is three storeys in height at 13.4m. There is a three storey flat roof link to the rear section which then rises to four storey at a height of 14.8m. The building then steps down to three storeys again to 9.4m as it moves closer to the dwellings on Monarch Street.   |
| 5.55 | The surrounding area is comprised of bungalows and two storey dwellings. It is considered that the three storey section fronting onto the Donegall Road is of a contextually appropriate height that is sympathetic to the existing character of the surrounding area. The building line has been cut back from the junction of the Donegall Road and Monarch Street which allows views of the Scheduled chimney to be appreciated.  |
| 5.56 | The proposal contains a three storey flat roof element which links the three storey section fronting the Donegall Road to the four storey section along Monarch Street; this section acts as a transition piece which is considered successful in dealing with the increase in height to the rear.   |
| 5.57 | While the proposed four storey section is significantly taller than the two storey dwellings along Monarch Street, the building is set 25m behind the site frontage which provides relief to the exiting dwellings and allows the proposal to sit comfortably within the surrounding area. This section utilises a shallow pitch and a parapet wall which aids in reducing the height of the building as well as allowing the building to appear as a modern interpretation of a Victorian Warehouse.  |
| 5.58 | The step down to three stories at the end section is considered appropriate as the building moves closer to the residential dwellings on Monarch Street and provides a bridge in height between the four storey element and the two storey dwellings.  |

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| 5.59 | <p>The Council's Urban Design Officer (UDO) was consulted and raises no concerns in terms of the proposed scale, height and massing following the PAD process. The UDO welcomes the three storey element between the two blocks, the larger amenity space and additional articulation along Monarch Street. The UDO requested consideration to be given to the addition of a parapet along the four storey element as well as additional detailing. The UDO's suggestions have been incorporated into amended plans.</p> <p><i>Architectural treatment:</i></p> |
| 5.60 | <p>As mentioned, the design of the building takes the form of a modern interpretation of a Victorian Warehouse, which is considered contextually appropriate to the site and its history. The proposed materials comprise a mix of red brick and sections of render. With consideration to the site's industrial heritage and the existing Scheduled chimney, red brick is considered an appropriate material while the use of render will aid in breaking up the elevations.</p> <p><i>Public realm:</i></p>   |
| 5.61 | <p>There are no proposed alterations to the public realm. The Donegall Road frontage is set back off the footpath to allow a private pathway with an area of landscaping to give a degree of defensible space and minimise any impacts to prospective residents.</p> <p><i>Masterplanning:</i></p>  |
| 5.62 | <p>Policy DES 2 requires proposals to adopt a holistic approach to site assembly, layout and design that is mindful of adjacent sites, where suitable for redevelopment, while avoiding prejudice for future development potential and/or quality where development is of a significant scale and prominence.</p>   |
| 5.63 | <p>The proposal is deemed to comply with policy DES2. The proposal is mindful of the adjacent residential dwelling and sets back the building to give sufficient separation distance. The proposal removes the existing physical barriers to the site such as the palisade fence and wall. The proposal includes high quality landscaping and retains a key landmark which is the existing listed chimney.</p> <p><i>Conclusion:</i></p>  |
| 5.64 | <p>Overall, the design quality of the scheme is welcomed and the proposal is considered compliant with Policies DES1, DES2 and relevant provisions of the SPPS.</p> <p><b><u>Impact on the heritage assets</u></b></p>  |
| 5.65 | <p>The application site contains a Scheduled monument in the form of a factory chimney associated with the former Monarch Laundry and Donegall Weaving Company factory. This is a monument of regional importance, scheduled for protection under protection under the Historic Monuments and Archaeological Objects (NI) Order 1995.</p>   |
| 5.66 | <p>The proposal retains the chimney within a grassed amenity area.</p>  |
| 5.67 | <p>DFC Historic Environment Division have been consulted and advises that the site layout is satisfactory being located within an area of greenspace which separates the Scheduled chimney from the buildings and allows maintenance access to it.</p>  |

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| 5.68 | HED has reviewed the Condition Survey and Conservation Management Plan provided with the application. HED has no objections subject to conditions but notes that the proposed site plan within the Condition Survey and Conservation Management Plan is a previous version. The applicant has since updated this to reflect the most up to date Site Layout.   |
| 5.69 | It is considered that the setting of the Scheduled monument would be safeguarded and that the proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.   |
|      | <p><b><u>Impact on amenity</u></b></p> <p><i>Open space and amenity space:</i></p>   |
| 5.70 | Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development. |
| 5.71 | The proposal includes three large amenity areas to the front, rear and northern end of the site rooftop amenity spaces measuring approximately 1,565sqm in size. This amount of open space would result in 26% of the total site area which exceeds the 10% open space requirement of Policy OS3 are met.  |
| 5.72 | <p>The external amenity areas would equate to an average of 9.9sqm per bedroom. <i>Creating Places</i>, published in 2000, recommends that private communal open space should range from 10 sqm to around 30 sqm, however, this applies to apartment or flat developments, or 1 and 2-bedroom houses on small urban infill sites, and is not directly applicable to a residential care facility where there would be an expectation of a reduction in amenity space. Nevertheless, the proposed amenity provision is considered generous.</p> <p><i>Daylight and sunlight to bedrooms:</i></p>   |
| 5.73 | <p>An overshadowing analysis is provided with the application and demonstrates that all rooms will receive sufficient daylight and sunlight.</p> <p><i>Impact on neighbouring amenity:</i></p>   |
| 5.74 | The proposal is situated opposite two storey dwellings on Monarch Street and the gables of dwellings at the junctions of Locale Road, Benburb Street and the Donegall Road. An overshadowing analysis was submitted with the application and demonstrates the proposal would not cause an unacceptable degree of overshadowing to neighbouring dwellings and that the proposal would have no impact on rear gardens. Due to the separation distance between the proposal and the dwellings there are no concerns about overlooking.  |
| 5.75 | In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.  |

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|      | <p><b><u>Climate change</u></b></p> <p><i>Demolition:</i></p>   |
| 5.76 | <p>The proposal involves the demolition of the existing Broadway Hall to facilitate the proposal. Policy ENV 2 states that:</p> <p><i>‘Development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. Development proposals that include the demolition of existing buildings should demonstrate that reuse is not appropriate or feasible. Where demolition is proposed, measures should be included to minimise any waste through the reuse of as much building material as possible.’</i></p> |
| 5.77 | <p>A Demolition Justification Statement has been submitted and states that Broadway Hall lacks architectural significance and does not meet current building regulations. It is acknowledged that given the proposal it would be difficult to incorporate the building within the design of the site. The demolition of the existing building is therefore considered acceptable.</p>   |
| 5.78 | <p>Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposed building contains two green roof areas which aid with drainage control, temperature regulation and biodiversity gains. The proposals are considered to satisfy Policies ENV2 and ENV3.</p>                     |
| 5.79 | <p>Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The application proposes SuDS features such as the provision of the two green roof areas as well as permeable paving in both parking areas. The proposals are considered to satisfy Policy ENV5.</p>   |
|      | <p><b><u>Access and transport</u></b></p> <p><i>Accessibility and parking:</i></p>  |
| 5.80 | <p>The proposal is in an accessible location on an arterial route. There is a bus stop directly to the front of the Donegall Road frontage.</p>   |
| 5.81 | <p>The proposal is supported by a Travel Plan which will further encourage more sustainable forms of transport to and from the site.</p>  |
| 5.82 | <p>In terms of the access, DFI Roads has requested a note referring to gates to be removed from drawings; the applicant has submitted an amended drawing and DFI Roads has been re-consulted. It is not anticipated that there will be any further issues in regards to the proposed access.</p>  |
| 5.83 | <p>The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, and TRAN 9, and relevant provisions of the SPPS.</p>   |
| 5.84 | <p>Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements.</p>   |

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| 5.85 | The proposal contains 38 parking spaces located across two car parking areas.  |
| 5.86 | Regarding parking, DFI Roads states that the level of parking provision required by the Department's Parking Standards is 58 spaces. The proposal therefore results in a shortfall of 20 spaces or 34%. A parking survey was requested to determine the level of on-street parking capacity to serve the development. The applicant submitted further information clarifying that the submitted TAF details a parking accumulation and calculates a requirement of 29 spaces and that the proposed parking provision is comparable to that of the previous outline approval.   |
| 5.87 | <p>However, DfI Roads maintains their position and states that the previous outline permission was accompanied by a parking survey. Policy TRAN 8 states five circumstances in which a reduced level of car parking may be acceptable. Criteria (c) states that <i>where the development would benefit from spare capacity available in nearby public car parks or adjacent on street car parking</i>. Whilst a reduction in parking may be acceptable, the applicant has failed to demonstrate there is spare capacity available through on street parking through the submission of a parking survey. The application therefore fails to demonstrate that there is sufficient parking to serve the development. The proposal could result in overspill of parking onto the adjacent streets to the detriment of local residents' amenity, highway safety and the free flow of traffic. The proposal is contrary to Policy TRAN 8 of the Plan Strategy.</p> <p><b><u>Health impacts</u></b></p> |
| 5.88 | Policy HC1 seeks to ensure that all new development maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.   |
| 5.89 | The site is accessible and provides good opportunities for active travel, including walking and cycling, through excellent linkages within the City Centre and its shops, services and amenities. The proposal is supported by a Travel Plan which will further encourage more sustainable forms of transport to and from the site.  |
| 5.90 | In terms of place making, the proposed building is considered to be of a good quality design which would provide a pleasant living environment for residents and staff with good levels of amenity space and open space, and well as enhancing the character and appearance of the area.   |
| 5.91 | The proposal is considered to satisfy the requirements of Policy HC1.  |
|      | <b><u>Environmental protection</u></b>   |
| 5.92 | Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, lighting, odour and noise.   |

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|       | <u>Contaminated land</u>   |
| 5.93  | The contaminated land reports provided with the application conclude that remediation is required. Environmental Health has concerns with the remediation measures contained within the submitted report and requested further information to address queries. The information has been submitted and Environmental Health's response remains outstanding.   |
|       | <u>Air quality</u>   |
| 5.94  | The application is accompanied by an Air Quality Impact Assessment, Environmental Health were consulted and are unable to confirm at this time that the site has been adequately assessed in relation air quality impact. Further information was required and has been submitted, Environmental Health's response remains outstanding.  |
|       | <u>Noise and vibration</u>   |
| 5.95  | The proposal is located within close proximity of the Westlink. Measurements were taken from Royal Victoria Hospital in 2020 which is a similar distance from the Westlink as the proposed site. Environmental Health have concerns these measures are not suitably representative of the noise impacting the development site given these were taken during lockdown restrictions, further information was requested which has been submitted and Environmental Health's response remains outstanding.  |
| 5.96  | While Environmental Health's response is outstanding it is considered that there will be acceptable remediation measures to satisfy the issues above, delegated authority it sought to deal with any matters arising providing they are not considered substantial.  |
| 5.97  | The proposal is considered to accord with Policy ENV1.   |
|       | <b><u>Waste-water infrastructure</u></b>   |
| 5.98  | Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water objects to the proposal due to the downstream catchment being constrained by overloaded sewage infrastructure, however, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy. |
|       | <b><u>Natural heritage</u></b>   |
| 5.99  | Policy NH1 relates to the protection of natural heritage resources.  |
| 5.100 | The site is not located within the boundary of any statutory or non-statutory designated sites or sites of national or local nature conservation. However, the site is immediately adjacent and hydrologically linked to designated sites within Belfast Lough.  |
| 5.101 | Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough. Water quality of Belfast Lough is a key consideration. The  |



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|       | Habitats Regulations are framed in such a way that it is not only the impacts of individual development proposals that need to be considered, but also “in combination” impacts with other development.  |
| 5.102 | Following an Appropriate Assessment in accordance with the Regulations, and having considered the nature, scale, timing, duration and location of the project, SES advises that the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. The conclusion is subject to a condition requiring the method of sewage disposal to be agreed in writing with NI Water. |
| 5.103 | DAERA has provided advice from the Regulation Unit and Groundwater Team which have no objections subject to conditions.  |
| 5.104 | The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.   |
|       | <b><u>Waste Management</u></b>   |
| 5.105 | The application is supported by a Service Management Plan. A separate bin store is located to the north of the site along the boundary. The provision of bins complies with the Waste Management SPG.  |
|       | <b><u>Employability and Skills</u></b>   |
| 5.106 | The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.   |
| 5.107 | The Council’s Economic Development Unit notes that the estimated construction cost of the development is £12 million. The Economic Development Unit advises that an Employability and Skills Developer Contribution is required for the construction period and operational phase of development and this should be secured by a Section 76 planning agreement.  |
|       | <b><u>Section 76 planning agreement</u></b>  |
| 5.108 | Were the application to be approved, a Construction Employability and Skills Plan would be necessary to make the proposed development acceptable. This would need to be secured through a Section 76 planning agreement.   |
|       | <b><u>Pre-Application Community Consultation</u></b>   |
| 5.109 | For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.   |
| 5.110 | Applicants are required to submit to the council a ‘Proposal of Application Notice’ (PAN) in advance of making the application, which sets out the proposals for the pre-community consultation. A PAN was submitted in July 2023 (LA04/2023/3620/PAN) and confirmed by the Council to be acceptable.  |
| 5.111 | The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received.   |

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| 5.112 | A public event was held in August 2023 and dedicated community consultation website established. A total of 20 responses were received to the Pre-Application Community Consultation Feedback was provided in relation to the benefits for the community, the retention of the chimney and concerns regarding the lack of parking. 85% of respondents strongly agreed with the proposal while 15% agreed.   |
| 5.113 | The PACC report is considered compliant with the legislative requirements.  |
| 6.0   | <p><b>Recommendation</b></p> <p>6.1 The site is located within a flood risk area where there is a presumption against development, especially for accommodation for vulnerable groups such as a nursing home. The applicant has advanced a number of material considerations that support the case for the granting of planning permission including the shortfall of healthcare and current pressures on the health service; regeneration of a brownfield site; removal of a bonfire site; the applicant's Flood Risk Assessment (RFA); and the economic benefits of the scheme. However, Policy ENV4 is clear that: <i>'In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.'</i> ENV 4 states the council will take full account of the planning policies within SPPS and paragraph 6.108 states <i>there should be a presumption against certain types of development in the flood plain including bespoke development for vulnerable groups.</i> Officers consider that the material considerations do not in the planning balance considered to outweigh the policy presumption against accommodation for vulnerable groups within the flood plain.</p> <p>6.2 Having regard to the Development Plan and material considerations, it is recommended that planning permission is refused.</p> <p>6.3 Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the reasons for refusal and deal with the outstanding consultation response from Environmental Health, and any other issues that arise, provided that the issues are not substantive.</p> |
| 7.0   | <p><b>DRAFT REASONS FOR REFUSAL</b></p> <ol style="list-style-type: none"> <li>1. The proposal is contrary to the precautionary approach to new development in the flood plain in that it would result in accommodation for vulnerable groups (a nursing home) in an area at risk of flooding. The proposal fails to accord with Policy ENV4 of the Belfast Local Development Plan: Plan Strategy 2035; paragraphs 4.2.15 to 4.2.22 of the Planning and Flood Risk Supplementary Planning Guidance; and paragraphs 6.106 to 6.108 of the Strategic Planning Policy Statement for Northern Ireland. The material considerations advanced by the applicant are not considered to outweigh the Local Development Plan and planning policy.</li> <li>2. The proposal is contrary to Policy TRAN 8 of the Belfast Local Development Plan: Plan Strategy 2035, Transportation Supplementary Planning Guidance, DCAN 15 and paragraph 6.304 of the Strategic Planning Policy Statement for Northern Ireland in that the proposal fails to provide adequate provision for car parking. The proposal would likely result in overspill of parking into the local roads and streets to the detriment of highway safety, free of traffic and the amenities of local people.</li> </ol>  |



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## Development Management Report

| <b>Summary</b>  |   |
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| <b>Committee Date:</b> 17 <sup>th</sup> September 2024  |   |
| <b>Application ID:</b> LA04/2022/1206/F and LA04/2022/1458/LBC  |   |
| <b>Proposal:</b><br>Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work.  | <b>Location:</b><br>Glenwood Primary School<br>4-22 Upper Riga Street<br>Belfast<br>BT13 3GW. |
| <b>Referral Route:</b> Application for Major development  |   |
| <b>Recommendation:</b> Approval subject to conditions   |   |
| <b>Applicant Name and Address:</b><br>Education Authority<br>40 Academy Street<br>Belfast<br>BT1 2NQ  | <b>Agent Name and Address:</b><br>Hamilton Architects<br>3 Joy Street<br>Belfast<br>BT2 8LE   |
| <b>Date Valid:</b> 05/08/22   |   |
| <b>Target Date:</b> 03/02/23  |   |
| <b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer   |   |
| <b>Executive Summary:</b><br><br>The application site is Glenwood primary school, which is on lands between Shankill Road, Tennant Street and Upper Riga Street. Access is via Upper Riga Street and Shankill Road.<br><br>The applications seek full planning permission and listed building consent for the demolition of a 1960s era three-storey block and caretakers house to allow for a new split level, 2-storey, 11m approx. tall extension to the listed original school building, which is also to be refurbished. The new extension will facilitate 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. Ancillary site works include new boundary walls with railings, landscaping, car parking, new vehicular access and retention of existing pedestrian access from the Shankill Road and retention of existing accesses from Upper Riga Street. All works will be contained with the existing curtilage of the school. |   |

The gross floorspace of the proposed extension is approx. 2932sqm.

The key issues for consideration of the application are set out below.

- Principle of the proposed development at this location
- Visual Impacts
- Impact on heritage assets
- Impact on neighbouring amenity
- Traffic and Parking
- Impact on natural heritage
- Contaminated land
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Waste management
- Pre-application Community Consultation

The site is within the settlement limits on un-zoned “white land” with the most recent version of draft Belfast Metropolitan Area Plan 2015 (v2004). There are no relevant planning histories on the site.

The site is a suitable location for the proposal given that it is currently a school.

There will be no increase in pupil numbers.

The height, scale and massing of the proposed extension is considered in keeping with the building heights in the surrounding area.

No third-party representations have been received.

No objections have been received from any consultees subject to conditions and/or informatives or from the public.

### **Recommendation**

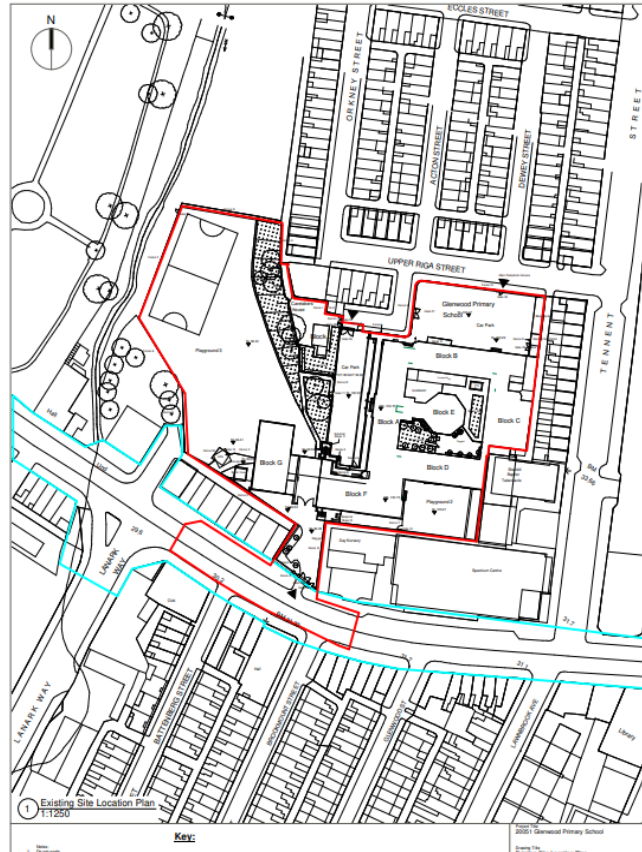
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise from the final consultation responses, provided that they are not substantive.

# Officer Report

## DRAWINGS AND IMAGERY

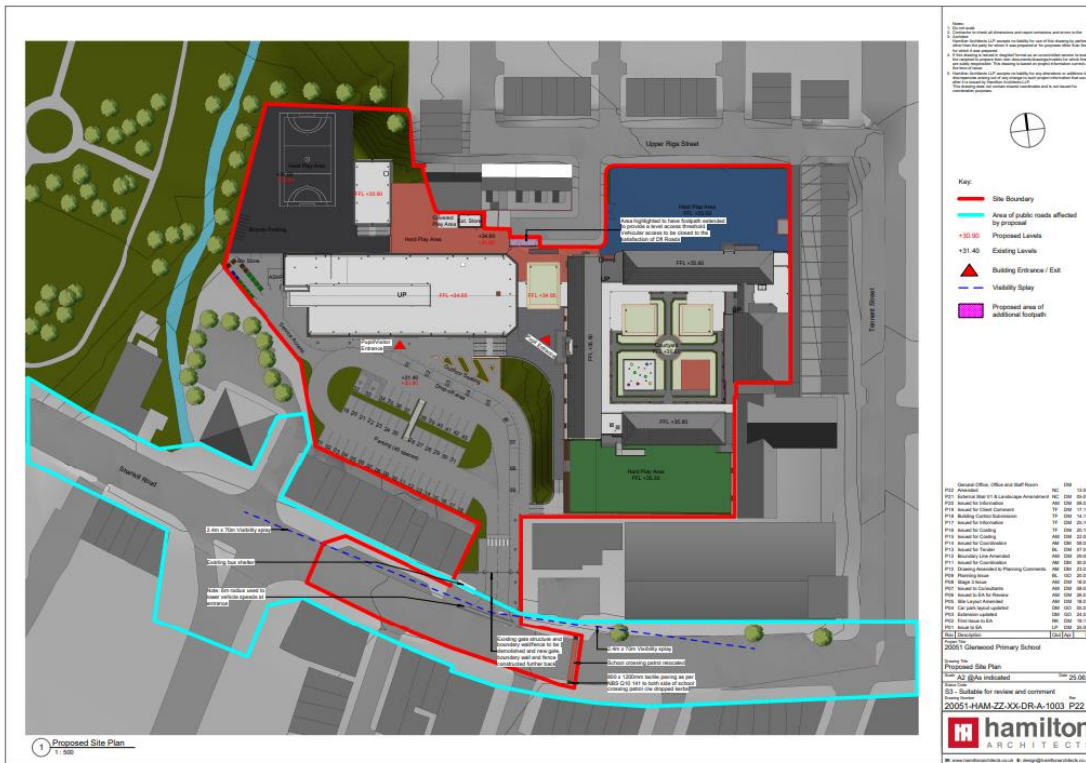
### Site Location Plan:



### Existing Site Layout:



## Proposed Site Layout:

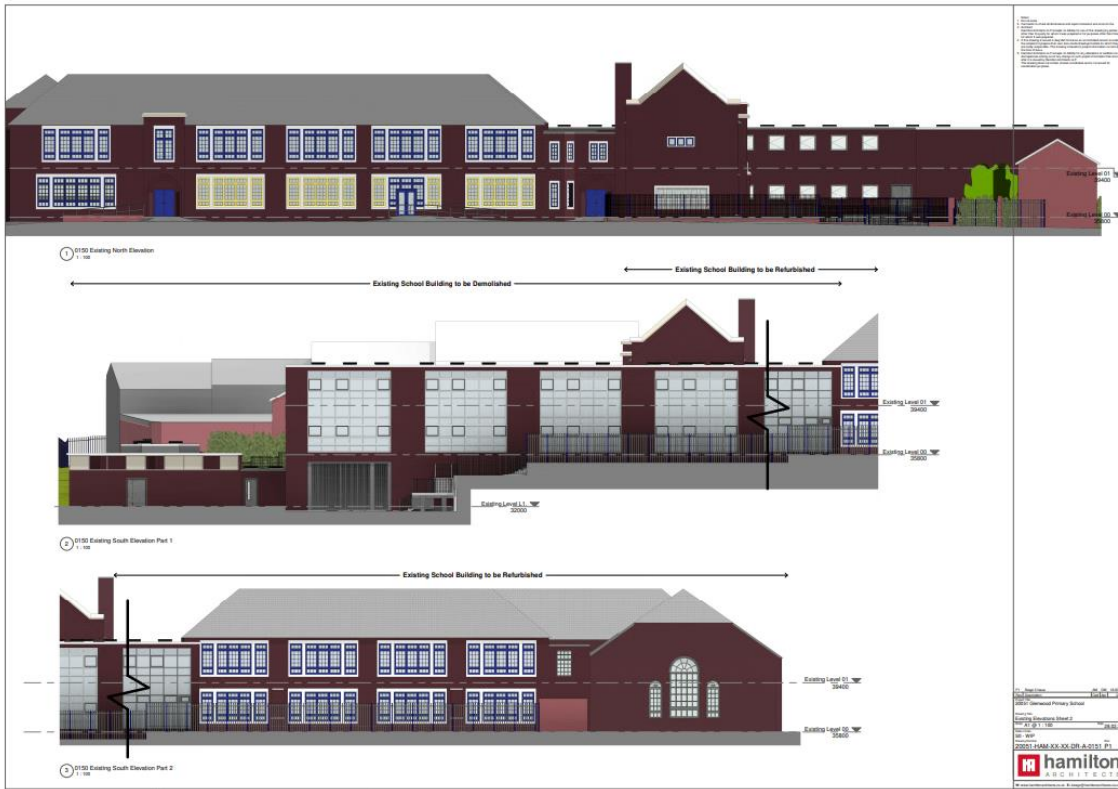


## Existing East and West Elevations:

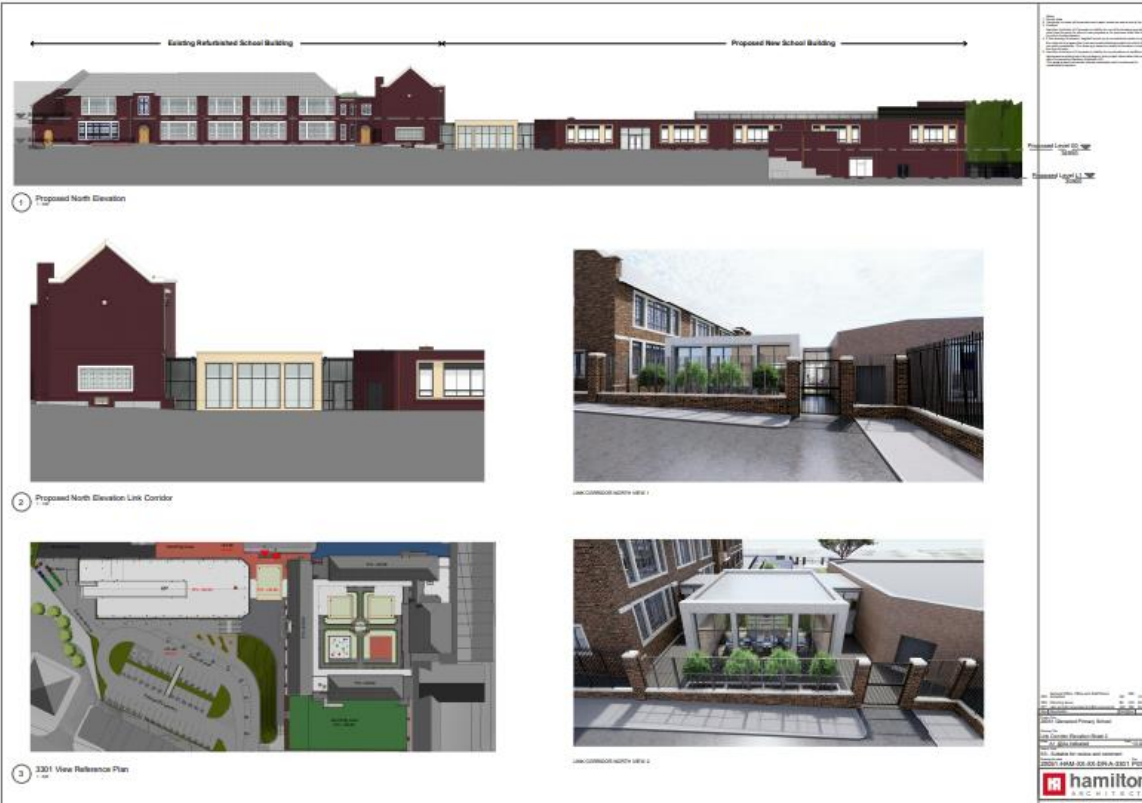




## Existing North and South Elevations



## Proposed North and Link Corridor elevations:



## Proposed East and West Elevations:



## Proposed South Elevation:



**Internal Courtyard Elevations:**



Proposed Courtyard View 01



Proposed Courtyard View 02



**1.0**

**Characteristics of the Site and Area**

1.1

The application site is an existing primary school comprising 2ha within an urban area. The quadrangle part of the school is a 2-storey listed building. The school was extended on its south side in the 1960s with a 3-storey block and single storey block. There is also a caretaker's house on the site. Neither of these buildings are listed and both are to be demolished to allow space for the new extension. The site is bounded by the Shankill Graveyard on its west side, the Spectrum Centre and a row of shops along the Shankill Road on its south side, and the rear of dwellings along Tennent Street on its east side. The school has a frontage onto Upper Riga Street.

1.2

The surrounding area is characterised is residential on its south side with pre-war redbrick terraced housing with a linear street pattern; and whilst the south side of the site is mostly commercial along a main arterial route (Shankill Road).

1.3

**Description of Proposed Development**

1.4

Full planning permission and listed building consent is sought for the demolition of three 1960s era blocks and caretakers house to allow for a new split level 2-storey 11m approx. tall extension to the listed original school building, which is also to be refurbished. The new extension will facilitate 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. Ancillary site works include new boundary walls with railings, landscaping, car parking, new vehicular access and retention of existing pedestrian access from the Shankill Road and retention of existing accesses from Upper Riga Street. All works are proposed within the existing curtilage of the school.

1.5

These applications follow Pre-Application Discussions with officers.

The scheme has been designed and phased to minimise disruption to school life with the following phased approach:

- **Phase 1** – demolition of existing caretaker’s house (Block J) and construction of new school extension;
- **Phase 2** – demolition of existing kitchen (Block G) and construction of temporary mobile classroom (these classrooms will be subject of a separate planning application);
- **Phase 3** – refurbishment of existing school building (Blocks A-D); and
- **Phase 4** - demolition of 1960s 3 storey extension (Block F) and construction of new car park area.

The construction access will vary from phase to phase to limit the impact on daily school lessons.

**Demolition**

The existing floorspace proposed for demolition totals approx.1865 sqm and consists of the following buildings:

- Block E (274.3msq)
- 1960s extension – Block F (1148.7msq)
- Kitchen - Block G (353msq); and
- Caretaker’s house – Block J (88.9msq).

The gross floorspace of the proposed extension will be 2932sqm, which gives an overall net increase of 1067.1sqm.

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| <b>2.0</b> | <b>PLANNING HISTORY</b>   |
| 2.1        | <ul style="list-style-type: none"> <li>• Z/2009/0356/F - Erection of 16 No. temporary mobiles double stacked for Glenwood Primary School, 2 No. single storey playrooms with associated facilities for Edenderry Nursery and existing vehicular access from Shankill Road widened. Lands comprising Glenwood Primary School which encompasses Edenderry Nursery at 4-22 Upper Riga Street Belfast BT13 3GW. Permission granted on 16 February 2010</li> <li>• Z/2014/1620/PREAPP - 2 proposals involving the refurbishment and extension of the existing listed building, the principal difference being a reclad of the 1960's extension or a demolition and rebuild of this extension. the 3rd option is to build a new school on a new site at the former Hillview retail park, Crumlin road, Belfast. 4-22 Upper Riga Street Belfast BT13 3GW.</li> <li>• LA04/2020/2614/PAD - Refurbishment and extension of Glenwood Primary School (to include the demolition and replacement of the existing 1960's extension) to provide 2No. learning support classrooms, a nurture suite and a 21No. class base primary school with school meals accommodation, all</li> </ul> |

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|   | <p>associated site works, infrastructure and landscaping, with access from Riga Street and Shankill Road. Glenwood Primary School, 4-22 Upper Riga Street Belfast. Decided.</p> <ul style="list-style-type: none"> <li>• LA04/2021/2670/PAN - Refurbishment and extension of Glenwood Primary School (to include the demolition and replacement of the existing 1960's extension) to provide 2No. learning support classrooms, a nurture suite and a 21No. class base primary school with school meals accommodation, all associated site works, infrastructure and landscaping, with access from the Shankill Road. Glenwood Primary School, 4-22 Upper Riga Street, Belfast BT13 3GW. Decided.</li> </ul>   |
| <p><b>3.0</b></p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> | <p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Strategic Policies:</p> <p>Policy SP1A – managing growth and supporting infrastructure delivery<br/> Policy SP2 – sustainable development<br/> Policy SP3 – improving health and wellbeing<br/> Policy SP5 – positive placemaking<br/> Policy SP6 – environmental resilience<br/> Policy SP7 – connectivity<br/> Policy SD2 – Settlement Areas</p> <p>Operational Policies:</p> <p>Policy DES1 – Principles of urban design<br/> Policy DES2 – Masterplanning approach for major development<br/> Policy BH1 – Listed Buildings<br/> Policy BH5 – Archaeology<br/> Policy HC1 – Promoting healthy communities<br/> Policy TRAN1 – Active travel – walking and cycling<br/> Policy TRAN2 – Creating an accessible environment<br/> Policy TRAN4 – Travel plan<br/> Policy TRAN6 – Access to public roads<br/> Policy TRAN8 – Car parking and servicing arrangements<br/> Policy ENV1 – Environmental quality<br/> Policy ENV2 – Mitigating environmental change<br/> Policy ENV3 – Adapting to environmental change<br/> Policy ENV4 – Flood Risk<br/> Policy ENV5 - Sustainable drainage systems (SuDS)<br/> Policy OS3 - Ancillary open space<br/> Policy TRE1 – Trees<br/> Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design<br/> Masterplanning approach for Major developments</p> |

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| <p>3.5</p> <p>3.6</p> <p>3.7</p>                                  | <p>Sustainable Urban Drainage Systems<br/>Transportation<br/>Development Viability</p> <p><b>Development Plan – zoning, designations and proposals maps</b><br/>Belfast Urban Area Plan (2001) BUAP<br/>Draft Belfast Metropolitan Area Plan 2015 (v2004)<br/>Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b><br/>Regional Development Strategy 2035 (RDS)<br/>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other Material Considerations</b><br/>Belfast Agenda (Community Plan)</p>   |
| <p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p> <p>4.5</p> | <p><b>CONSULTATIONS AND REPRESENTATIONS</b></p> <p><u>Statutory Consultees</u><br/><b>DfI Roads</b> – No objection subject to conditions.<br/><b>DfI Rivers</b> – Awaiting final response.<br/><b>DfC HED</b> Historic Monuments – No objection subject to conditions.<br/><b>DAERA</b> – No objection subject to conditions (awaiting final response from NED)<br/><b>NI Water</b> – No objections.</p> <p><u>Non-Statutory Consultees</u><br/><b>Environmental Health</b> – content subject to conditions.<br/><b>Shared Environmental Services (SES)</b> – final comments awaited.<br/><b>BCC Trees and Landscape Officer</b> – No objections subject to conditions.</p> <p>Whilst consultees may have in some cases referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p> <p><u>Representations</u><br/>The application has been advertised in the local newspaper and neighbours notified.</p> <p>No third-party representations have been received.</p> |
| <p>5.0</p> <p>5.1</p>   | <p><b>PLANNING ASSESSMENT</b></p> <p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of the proposed development at this location</li> <li>• Visual Impacts</li> <li>• Impact on heritage assets</li> <li>• Impact on neighbouring amenity</li> <li>• Traffic and Parking</li> <li>• Impact on trees and natural heritage</li> </ul>   |

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| 5.2 | <ul style="list-style-type: none"> <li>• Contaminated land</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Waste management</li> <li>• Pre-application Community Consultation</li> </ul>   |
| 5.3 | <p><b>Development Plan Context</b><br/>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>   |
| 5.4 | <p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>   |
| 5.5 | <p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>   |
| 5.6 | <p>I<br/><u>Proposals Maps</u></p> <p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p><b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land”.</p> <p><b>Belfast Metropolitan Area Plan 2015 (2004)</b> – the site is within an Area of Townscape Character (ATC).</p> <p><b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is within an Area of Townscape Character.</p> <p><b><u>Principle of proposal at this location</u></b><br/>The site is located within the development limits of Belfast within the BUAP and both versions of draft BMAP. In Draft BMAP (v2014) the site is within an Area of Townscape Character (BT052). There is a Local Landscape Policy Area (BT 131), designated by BMAP, adjacent to the site.</p> <p><b><u>Acceptability of proposal at this location</u></b><br/>The proposal includes an extension and ancillary works to improve the built form and infrastructure at an existing school facility. Given the existing use at the site, the proposal</p> |

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|      | <p>is considered acceptable in principle subject to no adverse impacts on amenity, landscape features of the site, landscape designations adjacent to the site as outlined above, and technical considerations on advice from the various consultees.</p>   |
| 5.7  | <p><b>Demolition</b></p>  |
| 5.8  | <p>The proposal includes demolition of the 3 x 1960s era blocks to the south side of the site and a single storey block inside the courtyard of the quadrangle, as well as a caretaker's house in the middle of the site. None of these buildings are listed. Policy BH3 of the LDP states that there will be a presumption in favour of retaining any building within an ATC and planning permission will only be granted where the building makes no material contribution to the distinctive character of the area; and the design quality of the proposed redevelopment is considered to enhance the overall character of the area. These buildings are of a functional design and of little architectural merit and public views are limited. As such they do not contribute to the distinctive character of the area. The design of the replacement building is assessed, below.</p>  |
| 5.9  |   |
| 5.10 |   |
|      | <p><b>Design and Amenity Considerations</b></p>   |
| 5.11 | <p>The proposal seeks to provide a split-level single and two-storey extension adjacent to/west of the main school building with a corridor link, on an area currently used largely for a playground. The proposal will be subservient to the existing quadrangle-shaped school building. Although the proposed extension will be two storeys, it will be level to ground floor level of the existing school building due to a change in levels across the site. The design and fenestration is modern in approach and is considered sympathetic to the design of the existing listed school building. Proposed finished materials to the other walls will mostly be red brick to match the existing school. The overall form is different from that of the original building. However, this is acceptable as it will ensure the three-dimensional hierarchy of the listed building is retained. The overall design and form of the proposal is considered acceptable and an improvement to the 1960s blocks they aim to replace.</p> |
| 5.12 |   |
|      | <p>The extension is located approximately 12m from the nearest residential building to the north at Upper Riga Street. It is considered that the proposal will not adversely impact on adjacent properties in terms of overshadowing/loss of light or privacy due to the separation distances available and the proposed orientation and height of the extension.</p>   |
|      | <p>The demolition of the existing 1960s block and the caretaker's house will make way for a proposed additional parking/hardstanding area to the southwest corner of the site, extending existing facilities in this location. It is considered that these improved facilities will not adversely impact on visual amenity due to restricted public views of these areas. Additional play space areas will replace the car park in the northeast corner of the site to compensate for the loss of play space lost due to the extension. Meanwhile, the existing car park at the northeast of the site will be replaced in the space made available from the demolition on the aforementioned buildings. Noise implications of these elements and impact on trees/natural heritage assets are considered below.</p>  |
| 5.13 |   |
|      | <p><b>Bins/Waste Management</b></p>   |
|      | <p>The proposed bin store is to the west side of the site, away from shared boundaries with any neighbouring residential property.</p>  |
|      | <p><b>Impact on Built Heritage</b></p>  |
| 5.14 | <p>The original part of the school building is listed and is also adjacent to several other listed buildings nearby, namely: West Belfast Orange Hall, 342-344 Shankill Road; Caretaker's House, West Belfast Orange Hall; Shankill Baptist Church, Tennent Street; Shankill Graveyard Gateway, Boundary Wall and Railings; and St. Matthew's Church of Ireland, Shankill Road.</p>   |



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| 5.15 | <p>The proposal has been assessed against the SPPS and Policy BH1 of the Plan. DfC Historic Environment Division Historic Buildings (HED) is content that this scheme will not adversely impact on the character of the listed building on the site nor any listed building near or adjacent to the site and have responded with no objections, subject to conditions.</p> <p>Policy BH5 of the LDP is also applicable as the application site contains the site of the Glenwood Mill (IHR 10346) which is a site of industrial archaeology interest on the Department for Communities' Industrial Heritage Record. HED Historic Monuments has been consulted and are content, subject to conditions.</p> |
| 5.16 | <p>The proposal has also been assessed against Policy BH3 of the LDP as the site is within a draft Area of Townscape Character (ATC). It is considered that there will be no impact on the character of the ATC given that the proposal is mostly screened from public views by buildings that abut and surround the site.</p>  |
| 5.17 | <p><b>Traffic and Parking</b></p> <p>The existing vehicular access from Upper Riga Street will be closed off and the existing access / egress from the Shankill Road will be upgraded and all vehicles entering the leaving the will do so from this access. DfI Roads have no objections to the access arrangements or level of parking provision subject to conditions. The proposal is therefore compliant with Policy TRAN 6 and TRAN 8 of the LDP and supplementary policy guidance considerations.</p>  |
| 5.18 | <p>A BREEAM Travel Plan was submitted in support of the application and was reviewed by DfI Roads and found to be acceptable. The proposal is therefore compliant with Policy TRAN 1, TRAN 2 and TRAN 4 of the LDP.</p>   |
| 5.19 | <p><b>Impact on trees and Natural Heritage</b></p> <p>There are not many existing trees of any merit within the site. There are a few semi-mature trees at the Shankill Road entrance to the site; however, these will be removed to facilitate the upgrade of this access. Compensatory planting of trees is proposed.</p>   |
| 5.20 | <p>The proposed landscaping scheme includes a mixture of proposed tree species including oak, narrow oak, birch, hornbeam, lime 'greenspire', pear, apple, &amp; cherry planted between heavy to semi-mature at the time of planting throughout the site, As the proposed trees and hedging establish and form over time, they should help contribute to the future visual amenity value offering within the site and upon surrounding streetscapes – the trees will be positive features within the school and can also assist with future educational and learning aspects with regards the environment / nature / changing seasons.</p>  |
| 5.21 | <p>BCC Landscape Team and Tree Officer has no objections, subject to conditions to the landscaping details. Policy TRE1 Trees of the LDP is considered to be complied with.</p> <p>Given the separation distances between the two, the proposal will not adversely impact on the setting of the adjacent Local Landscape Policy Area (Shankill Graveyard). The proposal is therefore considered compliant with Policy LC1C in this regard.</p>  |
| 5.22 | <p>The proposal has been assessed against Policy NH1 Protection of natural heritage resources. NIEA Natural Environment Division (NED) considered an ecological assessment submitted in support of the application but has asked for further information regarding a Bat Roost Potential Survey. This was submitted and NIEA NED is currently</p>   |

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| 5.23 | <p>considering this information. Delegated authority is sought to resolve a final response from NIEA: NED.</p>   |
| 5.24 | <p><b>Health impacts</b><br/> Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>  |
| 5.25 | <p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city centre and beyond.</p>   |
| 5.26 | <p>The site is within walking distance of the City Centre, and has a sizeable quality area of new open space located to the front of the site. The proposal would enhance the educational and human experience of the school campus, therefore contributing to wellbeing. The proposal is considered to satisfy the requirements of Policy HC1 and OS 3.</p>   |
| 5.27 | <p><b>Environmental Resilience / Climate Change</b><br/> Policies ENV1-5 are relevant. The proposed soft landscaping will allow for better drainage of rainwater within the site. A condition is recommended to ensure appropriate provisions. This is compliant with Policy ENV 5.</p>  |
| 5.28 | <p><b>Environmental protection</b><br/> Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.</p> <p>A Preliminary Risk Assessment and a Generic Quantitative Risk Assessment (GQRA) have been provided in support of this planning application. The GQRA is informed by site investigations and environmental monitoring data.</p> |
| 5.29 | <p>BCC Environmental Health has confirmed that the proposal will not adversely impact on amenity in terms of noise, odour, or other nuisance considerations subject to conditions also detailed below. The proposal therefore is acceptable in terms of these issues.</p> <p>DAERA Land and Groundwater Team had no objections to the approved development subject to conditions.</p>  |
| 5.30 | <p>This is therefore compliant with Policy ENV1 of the LDP.</p>  |
| 5.31 | <p><b>Drainage and Flooding</b><br/> DfI Rivers has considered a Flood Risk Assessment and asked for further information regarding the figures contained therein. The agent has submitted these and DfI Rivers is currently assessing them but has indicated that they are content in principle. Delegated authority is sought to resolve the final response from DfI Rivers</p>   |
| 5.31 | <p>NI Water has not raised any objections to the proposals. The proposal will not adversely impact on drainage or sewage infrastructure and is therefore acceptable in relation to these issues.</p>   |

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| <p>5.32</p> <p>5.33</p> <p>5.34</p> <p>5.35</p> <p>5.36</p> <p>5.37</p> | <p><b>Community Infrastructure</b><br/>A school is a community facility and as such the proposal has been assessed against Policy CI1 Community infrastructure, of the Plan. It is considered that the proposal complies with the general thrust of this Policy.</p> <p><b>Pre-application Community Consultation</b><br/>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.</p> <p>Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN was submitted in advance of the application ref: LA04/2021/2670/PAN.</p> <p>A Pre-Application Community Consultation Report has been submitted in support of this application. The report demonstrated that only two representations were made and that no significant concerns were raised. It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p> <p><b>Developer Contributions</b><br/>Due to the nature of the proposal, it is considered that contributions are not necessary in this case.</p> |
| <p>6.0</p> <p>6.1</p> <p>6.2</p>  | <p><b>Recommendation</b></p> <p>Having regard to the development plan, policy context and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.</p>   |
| <p>7.0</p>  | <p><b>DRAFT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission.<br/>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</li> <li>2. No external facing panels or materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.<br/><br/>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.<br/><br/>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials.</li> </ol>  |

- Reason: In the interests of the character and appearance of the area.
3. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area.

4. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.

Reason: To ensure that appropriate provision is made for storage and disposal of waste.

5. No development shall take place unless a statement outlining Climate Change measures to be incorporated into the proposed development has been submitted and agreed in writing by the Council. The development shall be built in accordance with the agreed statement.

Reason: To help reduce carbon emissions and reduce flooding via green measures.

6. The development shall not become operational until weather protected cycle parking has been fully provided in accordance with the approved plans.

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

7. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing, to provide for parking and traffic circulation 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 in connection with the approved development.

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

8. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a 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.

9. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure.

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.

10. The development shall not become operational until a pedestrian crossing point, including tactile paving, has been fully provided in accordance with the approved plans. Pedestrian crossing point including tactile paving shall be provided in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces".

Reason: In the interests of pedestrian safety.

11. The vehicular access, including visibility splays, shall be provided in accordance with Drawing No 19D, prior to the operation of any other works or other development hereby permitted.

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

12. A bus shelter shall be provided in accordance with approved drawing number 43 prior to commencement of works to modify the vehicular access to Shankill Road.

Reason: To maintain public transport infrastructure.

13. 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 becomes operational 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.

14. The development shall operate in accordance with the Travel Plan uploaded to the Public Planning Portal on 27 May 2023.

Reason: To encourage alternative modes of transport to the private car.

15. Prior to the commencement of operation of the hereby permitted school kitchen, a kitchen extraction and odour abatement system shall be installed to suppress and disperse odours created from operations on the premises and which is capable of achieving a 'high' level of odour control in accordance with the current EMAQ+ 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (updated in May 2022). The outlet from any extract ventilation ducting shall terminate at a height not less than 1m above the main eaves in accordance with date approved drawing number 17C.

Reason: Protection of nearby amenity.

16. The installed kitchen extraction and odour abatement system must be cleaned and maintained in accordance with manufacturer's instructions and be retained thereafter.

Reason: Protection of nearby amenity.

17. The rating level (dBLAr,T) from the operation of all combined plant and equipment at the hereby permitted development shall not exceed the existing daytime and night-time background noise level at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: Protection of residential amenity.

18. Prior to the operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the Tetra Tech report entitled 'Glenwood Primary School, Belfast, Contaminated Land Risk Assessment, dated April 2023 and further detailed on approved drawing numbers 40B, 41C, and 45. have been implemented. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards. In particular, the Verification Report must demonstrate that:

- a) Ground gas protection measures commensurate with the site's BS 8485:2015+A1:2019 Characteristic Situation 2 classification have been incorporated into the proposed extension areas, providing the required gas protection score of 2.5 points. Ground gas protection measures must be verified in line with the requirements of CIRIA C735.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

19. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards. In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

20. No development shall commence until the applicant has submitted evidence in writing to the Planning Authority for its agreement demonstrating that the risks to environmental receptors due to on-site contamination of the ground and groundwater have been effectively assessed. This evidence should include:

- Groundwater and surface water quality monitoring data and a quantitative risk assessment as detailed in Tetra Tech report dated March 2021, to investigate the risks to water from contamination identified at the site.
- If unacceptable risks to water are identified, provision of remedial criteria as soil and groundwater concentrations that would not pose an unacceptable risk to receptors. The remedial criteria are required to be derived through detailed Quantitative Risk Assessment based on the conceptual site model and applying the Environment Agency's Hydrogeological Risk Assessment for Land Contamination, Remedial Targets Worksheet v3.2 (P20). If unacceptable risks to receptors are identified a detailed remediation strategy will be required in writing for agreement with the Planning Authority to address those risks.

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

21. After completing any remediation works required, and prior to occupation of the development, a 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 Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all waste materials and risks and in achieving the remedial objectives.

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

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

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

23. No development shall proceed beyond sub-floor construction until a suitable dedicated surface water solution has been agreed upon. The applicant may requisition NI Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose.

Reason: To ensure a practical solution to the disposal of surface water from this site.

24. Prior to commencement of works details shall be submitted and approved in writing by the Council of the accredited conservation professional who will oversee and certify the hereby approved works.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

25. No work shall commence on site until method statements, detailing how the alterations will be carried out to, and around, the listed buildings without adversely affecting its structural stability and without damaging the historic fabric proposed for retention, has been submitted to and agreed in writing with the Council. All work shall conform to the agreed method statement.

Reason: To safeguard the architectural and historic interest of the listed building. Approval is required upfront to ensure that no damage is caused to the part which is to be retained.

26. No works shall commence on site unless a detailed methodology for the protection of the original features including:

- a. joinery (architraves, skirting boards, dado rails, stairs, handrails and built-in cabinets);
- b. metalwork (balustrades);
- c. terracotta or clay floor tiles; and
- d. decorative stone or plasterwork during the construction phase has been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

27. No works shall commence on windows and doors to the listed building unless joinery details have been submitted to and approved in writing by the Council. The details of any replacement joinery shall be at a scale of 1:20 or less and include depth of reveals, sections, details of heads and sills, materials and finishes and show the proposed glazing unit and fixing method.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

28. No works in relation to the following activities shall commence on site unless a Detailed Method Statement has been submitted to and agreed in writing by the Council

- a. Repointing; it is expected that powered tools, e.g. air-driven or pneumatic drills and/or electric grinders, will not be used to cut back masonry joints; where these are considered unavoidable, methods must be agreed prior to commencement.
- b. Cleaning of masonry; it is expected this shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). At the commencement of the cleaning, a



test panel shall be undertaken in an inconspicuous position and the method recorded.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

29. Unless otherwise specified on the approved drawings, all new external and internal works and any works of making good shall match the existing original fabric in respect of matching materials, form, composition and finish. Finishes schedules, construction details showing connections between new and old (1:50 minimum, 1:20 preferred) and samples are required for approval on any changes proposed.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and its setting, in compliance with LDP BH1 & BH4; and SPPS para 6.12 & 6.13.

Unless shown on the approved plans, no satellite dishes or other aerials, alarm or metre boxes, security cameras, plumbing pipes, soil-stacks, flues, vents, ductwork grilles or other fixtures shall be affixed to the exterior of the building unless in accordance with details that shall have first been submitted to and approved in writing by the Council.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and its setting, in compliance with LDP BH1 & BH4; and SPPS para 6.12 & 6.13.

30. Prior to commencement of the relevant works, samples shall be submitted and approved in writing by the Council in respect of the following external materials and finishes proposed for the new-build extensions and mobile classrooms:
- a) Roofing material including, flashings and copings;
  - b) Rainwater goods;
  - c) Cladding (mobiles);
  - d) Brickwork (1m sq. sample panel required to show texture, bonding and mortar);
  - e) Stonework / Reconstituted Stone (1m sq. sample panel required as above);
  - f) Ballustrade / guarding;
  - g) Windows including spandrel panels;
  - h) External doors;

Samples shall remain on site for the duration of the works.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and its setting, in compliance with LDP BH1 & BH4; and SPPS para 6.12 & 6.13.

31. Prior to commencement of hard landscaping works, the following shall be submitted to and agreed in writing with the Council:

- a. plans, elevations and sections, at a minimum scale of 1:50, of all ramps, kerbs, steps and guard rails with heights indicated in conjunction with listed building;
- b. material samples for:
  - i. steps;
  - ii. paving;
  - iii. ramps;
  - iv. railings; and
  - v. retaining walls.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and its setting, in compliance with LDP BH1 & BH4; and SPPS para 6.12 & 6.13.

32. The retaining wall adjacent to the main entrance steps shall not commence on site until details of the 'GLENWOOD' signage have been submitted to and agreed in writing by the Council, to include material specification for lettering, fixing method and any illumination proposed.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the setting to the listed building, in compliance with LDP DES4.

33. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
- The identification and evaluation of archaeological remains within the site;
  - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
  - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
  - Preparation of the digital, documentary and material archive for deposition.

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

34. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition number 33.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition number 33.

35. These measures shall be implemented, and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of

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|  | <p>archaeological site works, or as otherwise agreed in writing with Belfast City Council.</p> <p>Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.</p> |
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