

Development Management Report

Summary	
Committee Date: 17 th September 2024	
Application ID: LA04/2022/1206/F and LA04/2022/1458/LBC	
Proposal: 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.	Location: Glenwood Primary School 4-22 Upper Riga Street Belfast BT13 3GW.
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Education Authority 40 Academy Street Belfast BT1 2NQ	Agent Name and Address: Hamilton Architects 3 Joy Street Belfast BT2 8LE
Date Valid: 05/08/22	
Target Date: 03/02/23	
Contact Officer: Lisa Walshe, Principal Planning Officer	
Executive Summary: 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. 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

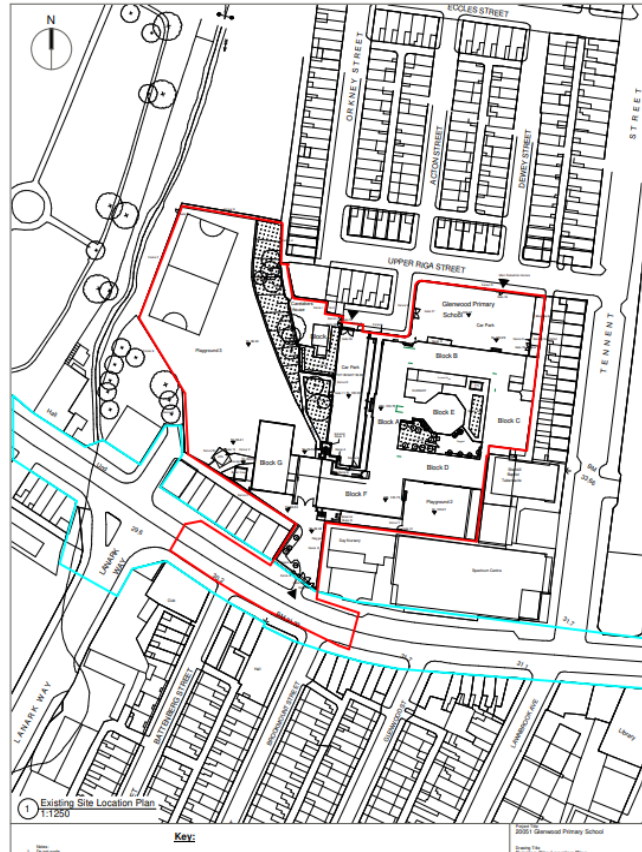
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

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

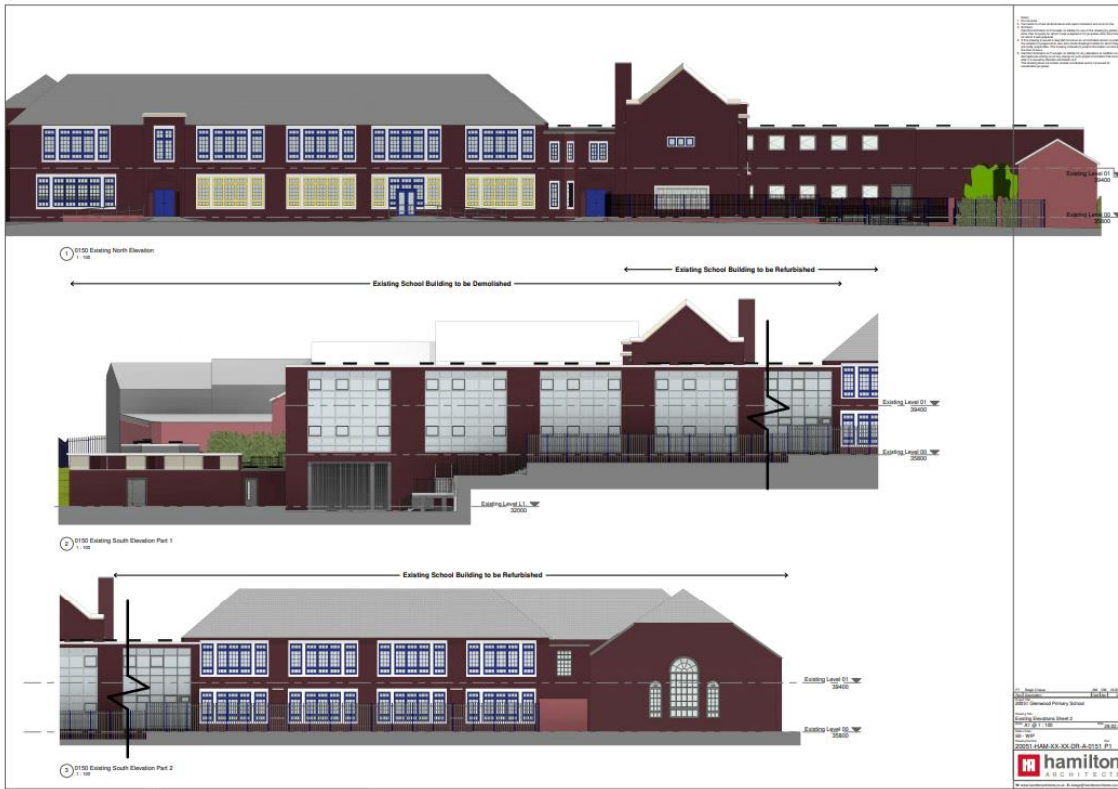
Site Location Plan:



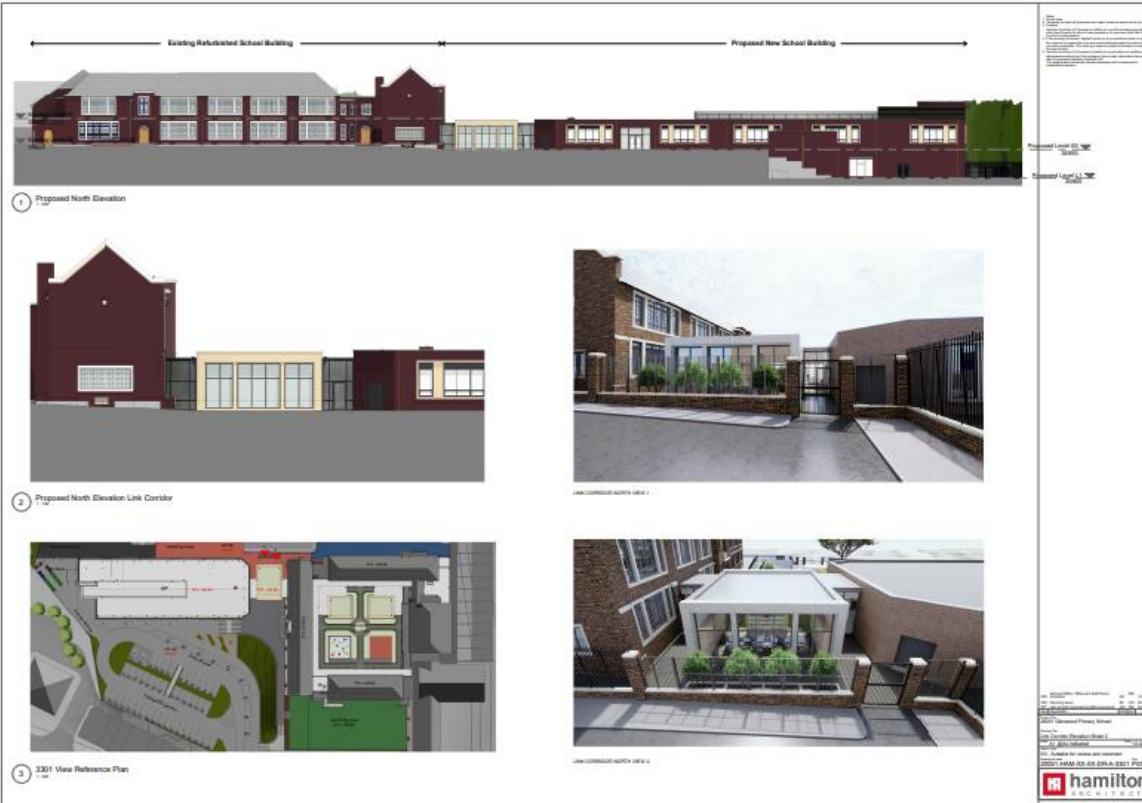
Existing Site Layout:



Existing North and South Elevations



Proposed North and Link Corridor elevations:



Proposed East and West Elevations:



Proposed South Elevation:



	<p>These applications follow Pre-Application Discussions with officers.</p> <p>The scheme has been designed and phased to minimise disruption to school life with the following phased approach:</p> <ul style="list-style-type: none"> • 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. <p>The construction access will vary from phase to phase to limit the impact on daily school lessons.</p> <p>Demolition</p> <p>The existing floorspace proposed for demolition totals approx.1865 sqm and consists of the following buildings:</p> <ul style="list-style-type: none"> • Block E (274.3msq) • 1960s extension – Block F (1148.7msq) • Kitchen - Block G (353msq); and • Caretaker’s house – Block J (88.9msq). <p>The gross floorspace of the proposed extension will be 2932sqm, which gives an overall net increase of 1067.1sqm.</p>
<p>2.0</p> <p>2.1</p>	<p>PLANNING HISTORY</p> <ul style="list-style-type: none"> • 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 • 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. • 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

	<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"> • 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.
<p>3.0</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</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 Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <p>Operational Policies:</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy BH1 – Listed Buildings Policy BH5 – Archaeology Policy HC1 – Promoting healthy communities Policy TRAN1 – Active travel – walking and cycling Policy TRAN2 – Creating an accessible environment Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design Masterplanning approach for Major developments</p>

<p>3.5</p> <p>3.6</p> <p>3.7</p>	<p>Sustainable Urban Drainage Systems Transportation Development Viability</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations 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>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u> DfI Roads – No objection subject to conditions. DfI Rivers – Awaiting final response. DfC HED Historic Monuments – No objection subject to conditions. DAERA – No objection subject to conditions (awaiting final response from NED) NI Water – No objections.</p> <p><u>Non-Statutory Consultees</u> Environmental Health – content subject to conditions. Shared Environmental Services (SES) – final comments awaited. BCC Trees and Landscape Officer – 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> 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>PLANNING ASSESSMENT</p> <p>Main Issues</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of the proposed development at this location • Visual Impacts • Impact on heritage assets • Impact on neighbouring amenity • Traffic and Parking • Impact on trees and natural heritage

5.2	<ul style="list-style-type: none"> • Contaminated land • Flood risk and drainage • Waste-water infrastructure • Waste management • Pre-application Community Consultation
5.3	<p>Development Plan Context 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 <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>Belfast Urban Area Plan 2001 – the site is un-zoned “white land”.</p> <p>Belfast Metropolitan Area Plan 2015 (2004) – the site is within an Area of Townscape Character (ATC).</p> <p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is within an Area of Townscape Character.</p> <p><u>Principle of proposal at this location</u> 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><u>Acceptability of proposal at this location</u> 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>

	<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>Demolition</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>Design and Amenity Considerations</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>Bins/Waste Management</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>Impact on Built Heritage</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>

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>Traffic and Parking</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>Impact on trees and Natural Heritage</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, & 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>

5.23	<p>considering this information. Delegated authority is sought to resolve a final response from NIEA: NED.</p>
5.24	<p>Health impacts 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>Environmental Resilience / Climate Change 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>Environmental protection 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>Drainage and Flooding 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>
	<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>

<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>Community Infrastructure 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>Pre-application Community Consultation 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>Developer Contributions 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>Recommendation</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>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 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. The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works. The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials.

- 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

	<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>