

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



**Belfast
City Council**

11th April, 2025

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room, City Hall and remotely, via Microsoft Teams, on Tuesday, 15th April, 2025 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. Committee Site Visits

- (a) Note of Committee Site Visits (Pages 1 - 2)
- (b) Pre-emptive Site Visit: LA04/2024/1592/F and LA04/2024/1595/LBC - 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) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (7 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. - Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street

- (c) Pre-emptive Site Visit: LA04/2024/2044/F - Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions - Lands at 39 Corporation Street
 - (d) Pre-emptive Site Visit: LA04/2024/1761/RM - 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. - Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O
LA04/2024/2020/F - Extension to Kings Hall Plot 2 building to provide first floor link bridge between Plot 2 and Plot 9. - Land at Kings Hall and RUAS site, southeast of Dataworks building and east of Kings Hall
LA04/2024/2024/RM - 41no. retirement living apartments at Plot 6, parking and landscaping in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW
LA04/2024/2026/RM - Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses,
- 3. **Planning Appeals Notified** (Pages 3 - 6)
 - 4. **Planning Decisions Issued** (Pages 7 - 36)
 - 5. **Live Applications for Major Development** (Pages 37 - 40)
 - 6. **Committee Decisions that have yet to issue** (Pages 41 - 50)
 - 7. **Miscellaneous Reports**
 - (a) Delegation of Local applications with NI Water objections (Pages 51 - 56)
 - (b) Confirmation of Listed Buildings - 119 University Street, 121 University Street, 2 Malone Hill Park, 6 Malone Hill Park
 - 8. **Planning Applications previously considered**
 - (a) **LA04/2022/1046/F** - Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description). - 18 Annadale Avenue (Pages 57 - 90)
 - 9. **New Planning Applications**
 - (a) **LA04/2024/1385/F** - Amendment to planning permission Z/2013/0931/F to permit occupation for Class B1(a) office and/or Class B1(c) research and development. (amended description and information) - Olympic House, Titanic Quarter, 5 Queens Road (Pages 91 - 110)

- (b) **LA04/2024/2131/F** - Section 54 planning application to revise the wording of the planning condition numbers 13 and 15 (Relating access gradient and visibility splays) of planning approval LA04/2023/3778/F. 38-52 Lisburn Road, Malone Lower (Pages 111 - 120)
- (c) **WITHDRAWN:** ~~LA04/2025/0305/F - Section 54 application to amend condition 8 of planning approval LA04/2023/3778/F relating to the submission of foul and surface water drainage details. - 38-52 Lisburn Road, Malone Lower~~
- (d) **LA04/2024/0675/F** - Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description). - The Arches Centre 11-13 Bloomfield Avenue (Pages 121 - 144)
- (e) **WITHDRAWN:** ~~LA04/2024/0267/F - Change of Use from Dwelling to 6no bed HMO (amended description) - 11 Friendly Way~~
- (f) **LA04/2025/0239/F** and **LA04/2025/0240/DCA** - Renewal of LA04/2019/2651/F - Demolition of existing garage, carport, porch and roof to dwelling. Single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level and associated site works - 21a Cyprus Avenue (Pages 145 - 156)

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Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 8th April, 2025

LA04/2022/1046/F - Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description). - 18 Annadale Avenue

Members Present: Councillor T. Brooks (Deputy Chairperson);
Alderman Rodgers; and
Councillors Anglin, Groogan and Magee

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 18 Annadale Avenue (12.20 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:40 p.m.

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Agenda Item 3

PLANNING COMMITTEE – 18 MARCH 2025

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO	1	PAC REF	2024/E0048
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PLANNING REF:	LA04/2021/0202/CA (EN 02)
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APPLICANT:	Mr Glenn Leech
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LOCATION:	Land at 23 Laganview Court, Belfast, BT5 4AR
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PROPOSAL:	Alleged unauthorisd change of use of 23 Laganview Court, Belfast from Class C1. Dwelling houses to No Class specified short term let accommodation. The Planning (Use Classes) Order (NI) 2015
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PROCEDURE:

ITEM NO	2	PAC REF	2024/E0047
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PLANNING REF:	LA04/2021/0201/CA
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APPLICANT:	Mr Glenn Leech
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LOCATION:	Land at 7 Laganview Court, Belfast, BT5 4AR
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PROPOSAL:	Alleged unauthorisd change of use of 7 Laganview Court, Belfast from Class C1. Dwelling houses to No Class specified short term let accommodation. The Planning (Use Classes) Order (NI) 2015
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PROCEDURE:

ITEM NO	3	PAC REF	2024/A0132
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PLANNING REF:	LA04/2024/0086/F
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APPLICANT:	Mr Venugopal Bhaskaran
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LOCATION:	Apartment 3, 1 Utility Street, Belfast, BT12 5JS
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PROPOSAL:	Retrospective application for the conversion of a flat to short term let accommodation
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PROCEDURE:

APPEALS NOTIFIED (CONTINUED)

ITEM NO	4	PAC REF	2024/E0050
PLANNING REF:	LA04/2024/0226/CA		
APPLICANT:	Alan Wardle		
LOCATION:	Land at 70 Upper Cavehill Road, Belfast, BT15 5FB		
PROPOSAL:	Alleged erection of an unauthorised storage container, without the benefit of planning permission		
PROCEDURE:			
ITEM NO	5	PAC REF	2024/A0137
PLANNING REF:	LA04/2024/1020/F		
APPLICANT:	Mr Robert McGlone		
LOCATION:	6 Paxton Street, Belfast, BT5 4NU		
PROPOSAL:	Proposed change of use from dwelling (C1) to 3 bedroom HMO (sui generis) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front		
PROCEDURE:			
ITEM NO	6	PAC REF	2025/A0002
PLANNING REF:	LA04/2023/3838/F		
APPLICANT:	Ms Shuhan Yang		
LOCATION:	215A Templemore Avenue, Belfast, BT5 4FS		
PROPOSAL:	Retrospective change of use from one bedroom apartment to one bedroom short term holiday let accommodation		
PROCEDURE:			
ITEM NO	7	PAC REF	2025/A0005
PLANNING REF:	LA04/2023/3401/F		
APPLICANT:	Ms Shuhan Yang		
LOCATION:	37 Albert Street, Belfast, BT12 4HB		
PROPOSAL:	Change of use from residential to short term let		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO 1 PAC REF: 2023/A0049

PLANNING REF: LA04/2022/1059/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Cornerstone Telecommunications Infrastructure Ltd

LOCATION: 40m west of 35 Old Holywood Road, beside Belmont Park, Belfast, BT4 2HJ

PROPOSAL: Base station installation including the installation of a 20m high monopole with 3 No antennas, cabinets and other ancillary development

ITEM NO 2 PAC REF: 2022/A0142

PLANNING REF: LA04/2022/0453/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Gerard Catney and Mrs Kathrine Cordner

LOCATION: Apartment 52 (5th Floor), Citygate 2 Sussex Place, Belfast, BT2 8LN

PROPOSAL: Change of use from residential apartment to short term holiday let accommodation

ITEM NO 3 PAC REF: 2022/A0158

PLANNING REF: LA04/2022/0451/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Mr Gerard Catney

LOCATION: Apartment 33 (third floor), Citygate, 2 Sussex Place, Belfast, BT2 8LN

PROPOSAL: Change of use from residential apartment to short term holiday let accommodation

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	4	PAC REF:	2024/A0014
PLANNING REF:	LA04/2023/3716/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Justin Long		
LOCATION:	85 Joanmount Gardens, Belfast, BT14 6NY		
PROPOSAL:	Change of use from dwelling to short term holiday let – Retrospective – Erection of 2 outbuildings – utility room and garden room		

ITEM NO	5	PAC REF:	2024/A0044
PLANNING REF:	LA04/2023/3481/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	J J McWilliams Property Ltd		
LOCATION:	272 Limestone Road, Belfast, BT15 3AR		
PROPOSAL:	Change of use from dwelling to 6 bed HMO (sui generis)		

Planning decisions issued March 2025 - No. 207

<u>Application number</u>	<u>Delegated / Committee</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2021/0355/F	D	95 Crumlin Road Belfast BT14 6AD Site of 1-7 (Formerly) Cliftonpark Avenue Belfast.	Section 54 application to develop land without compliance with condition 3 (decommissioning, decontamination and provision of a verification report for plots 1-4 prior to the first occupation of the petrol station) of LA04/2016/2532/F to allow for decommissioning, decontamination and provision of a verification report for lots 1-4 after first occupation of the petrol station, to maintain business continuity.	Permission Granted
LA04/2021/0543/DCA	D	Lands at 124-126 Lisburn Road Belfast BT9 6AH	Demolition of the existing buildings	Consent Granted
LA04/2022/0929/F	D	Andersonstown Social Club South Link Andersonstown Belfast BT11 8GX	Proposed alterations to existing Social Club to provide extensions to Main Hall, lounge with new external entrance, bar with covered seated patio area, smoking area and boundary wall removal.	Permission Granted

LA04/2022/1219/F	C	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	Permission Granted
LA04/2022/1344/F	D	Apartment 47(5th Floor) Citygate No.2 Sussex Place Belfast BT2 8LN.	Proposed change of use from residential apartment to short term let accommodation. (Retrospective) (Amended Proposal Description)	Permission Refused
LA04/2022/1450/F	D	352-356 Shankill Road Belfast BT13 3AD	Refurbishment and extension of existing bar and function room to provide upgraded bar, function room and restaurant facilities, including 2 storey side and rear extension; alterations to Shankill Road facade and alterations to boundary on Lanark Way (amended description)	Permission Granted
LA04/2022/1461/F	D	Site adjacent to 134/136 Barnfield Road Derriaghy Lisburn BT28 3TQ.	Change of house type and amended red line and access under previous planning approval LA04/2016/2339/RM.	Permission Refused
LA04/2022/1924/F	C	160-164 Kingsway Dunmurry BT17 9RZ.	Mixed-use proposal comprising 13 apartments (with 13 car parking spaces) and coffee shop.	Permission Granted

LA04/2017/1991/F	C	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.	Permission Granted
LA04/2020/1859/NMC	C	The Odyssey Pavilion 2 Queen's Quay Belfast BT3 9QQ	Retention of the existing column within "Restaurant 1," with the omission of the previously proposed external column between P5 and P6. Replacement of the existing glazed curtain walling on the Sydenham Road elevation between P1/P2 and P4. Removal of the previously proposed external terrace areas "Restaurant 1" and "Restaurant 10."	Non Material Change Granted
LA04/2021/0441/F	D	3 Pim Street Antrim Road Belfast BT15 2BN	Construction of mixed use development including ground floor retail unit and five apartments above comprising four 2 bedroom and one 1 bedroom with associated access stair, lift, cycle and bin storage	Permission Granted
LA04/2021/0547/F	C	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.	Permission Granted
LA04/2021/1267/F	D	32c Upper Malone Road Belfast BT9 5NA	Erection of 2 storey building for hot food bar and restaurant at ground floor with ancillary storage at first floor level (Amended Description)	Permission Granted

LA04/2021/1425/F	D	58 Upper Newtownards Road & 34 Grampian Avenue Belfast BT4 3EN.	Change of use from commercial and residential use to 4no apartments with facade alterations and extension to rear.	Permission Refused
LA04/2022/0097/F	C	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)	Permission Granted
LA04/2022/1292/NMC	D	Site bounded by Little York Street Great George's Street and Nelson Street Belfast.	Non material change LA04/2016/1252/F.	Non Material Change Granted
LA04/2022/1751/DC	C	Ulster University York Street Belfast BT15 1ED.	Discharge of condition 3 Z/2012/0361/F & Z/2013/1122/F.	Condition Not Discharged
LA04/2022/2103/F	C	1 and 2 Duncrue Pass Belfast BT3 9BS.	Proposed change of use and redevelopment of the existing waste management facility and adjoining plant hire business to create a new waste disposal installation for the incineration of healthcare and hazardous waste streams and associated works.	Permission Granted

LA04/2023/2324/F	C	Mountain View Centre Norglen Gardens Ballymurphy Belfast Antrim BT11 8EL	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.	Permission Granted
LA04/2023/2390/F	C	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 (of planning approval LA04/2020/0804/F) 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.	Permission Granted
LA04/2023/2351/F	D	2 BERLIN STREET TOWN PARKS BELFAST ANTRIM BT13 1PL	Change of use from residential to short-term stay accommodation (Retrospective).	Permission Granted
LA04/2023/2368/LBC	D	10 WELLINGTON PARK MALONE LOWER BELFAST ANTRIM BT9 6DT	New front door.	Consent Refused
LA04/2022/2412/F	D	157 ALBERTBRIDGE ROAD BALLYMACARRET BELFAST DOWN BT5 4PS	Change of use from office / commercial to provide 5Nr Apartment with communal amenity area and all associated site works.	Permission Granted

LA04/2023/2465/PAD	D	Winetavern Street, Gresham Street and North Street, Belfast.	Erection of a Purpose Built Managed Student Accommodation development (heights varying between 3 and 12 storeys) comprising c.585 no. units, courtyard, associated ancillary accommodation and facilities, ground floor retail/cafe/restaurant/workspace units, cycle parking and all other associated site and access works	PAD Concluded
LA04/2023/2778/O	D	21A ROSS ROAD TOWN PARKS BELFAST ANTRIM BT12 4JR	Proposal for Five Dwellings	Permission Granted
LA04/2023/2877/F	D	155 Albertbridge Road, Ballymacarret, Belfast, BT5 4PS	Proposed residential development to convert retail and residential unit into 3no apartments (amended plans)	Permission Granted
LA04/2023/2986/F		1 - 7 Andersonstown Road, Belfast, BT11 9AJ	Erection of 6 No. Apartments including landscaped communal areas and car and cycle parking	Permission Granted
LA04/2023/3101/F	D	22 Wolseley Street, Belfast, BT7 1LG	Change of Use from 3No. HMO Flats (14no. total bedrooms) to 7No. 1 Bedroom Short -Term Stay Flats including internal and external alterations.	Permission Refused
LA04/2023/3372/F	D	3 Springbank Road, Belfast, BT17 0QL	New production factory and associated offices and associated parking	Permission Granted
LA04/2023/3220/F	D	9 Glen Road Ballymurphy Belfast Antrim BT11 8BA	Two storey rear extension to facilitate a change of use from dwelling to ground floor retail unit and 1st floor apartment	Permission Granted

LA04/2023/3401/F	D	37 ALBERT STREET BELFAST ANTRIM BT12 4HB	Change of use from residential to short-term let	Permission Refused
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LA04/2023/3457/NMC	D	Surface level car park to east of Harbour Office and adjoining lands at Corporation Square and Clarendon Road, Belfast, BT1 3AL	<p>Non material changes associated with LA04/2022/0262/F.</p> <p>1. Vehicular access from Corporation Square beneath the Nest structure removed. Maintenance/event access will be via Clarendon Road.</p> <p>Reasons for amendment – to improve pedestrian safety in the gardens and to provide hostile vehicle mitigation;</p> <p>2. Additional pedestrian access on the eastern site boundary to link the new CQ3 building to the gardens;</p> <p>3. Additional trees and boulders incorporated along the eastern boundary to provide additional hostile vehicle mitigation;</p> <p>4. 2no. additional trees retained;</p> <p>5.. Gateway nest structure – attached pergola removed to enable easier construction/manufacture;</p> <p>6. Minor adjustments to internal layouts and material application (material types have remained the same);</p> <p>7. Some specification amendments</p>	Application Withdrawn
LA04/2023/3692/F	D	Apartment 8, Citygate, 2 Sussex Place, Belfast, BT2 8LN	<p>Change of Use from residential apartment to Short Term Let Accommodation (Retrospective)</p>	Permission Granted

LA04/2023/3730/F	D	99 Donegall Avenue, Belfast, BT12 6LS	Subdivision of single dwelling to form 2 No. 1-bed apartments	Permission Refused
LA04/2023/3767/F	D	20 Cooke Street, Belfast, BT7 2EP	Proposed 1No modular classroom unit	Permission Granted
LA04/2023/3867/F	D	79 Melrose Street, Belfast, BT9 7DP	Retrospective planning application for a change of use from residential property to short term let	Permission Refused
LA04/2023/3838/F	D	215a Templemore Avenue, Belfast, BT5 4FS	Retrospective: Change of use from one bedroom residential apartment to one-bedroom short term holiday let accommodation.	Permission Refused
LA04/2023/4154/F	D	35 Rathcool Street, Belfast, BT9 7GA	Retrospective change of use from residential dwelling (Class C1) to short term let accommodation (Sui-generis)	Permission Refused
LA04/2023/4179/F	D	1A Canada Street Belfast Down BT6 8DZ	Demolition of vacant building and erection of 3no. one bedroom apartments	Permission Refused
LA04/2023/4194/F	D	2 Lead Hill Park, Belfast, BT6 9RW	2 storey side and rear extension with single storey flat roof extension to rear + additional site works.	Permission Granted
LA04/2023/4379/F	D	43 Donegall Park Avenue, Belfast, BT15 4FN	Retention of boundary wall and fence.	Permission Granted
LA04/2023/4421/F	D	1a Lomond Avenue, Belfast, BT4 3AJ	Retrospective: Change of use from office to 4-bedroom HMO with partial demolition and single storey extension to rear.	Permission Granted
LA04/2023/4548/F	D	17-19 Dargan Crescent, Belfast, BT3 9RP	Proposed Erection of Storage Warehouse, including Car Parking and all associated Ancillary Works	Permission Granted
LA04/2023/4435/F	D	13 Elswick Street, Belfast, BT12 7ER	Single storey side extension	Permission Granted

LA04/2023/4444/CLOPU D	D	3 Kincora Avenue, Belfast, BT4 3DW	Single storey rear extension to existing dwelling.	Application Required
LA04/2023/4584/F	D	35 Downshire Road, Belfast, BT6 9JL	Partial demolition to rear wall to facilitate two/one storey extension with a side entrance door and a raised patio on the rear and associated site works. (Amended Proposal description)	Permission Granted
LA04/2023/4615/F	D	425 Woodstock Road, Belfast, BT6 8PW	Change of use from offices (B1) to short term let (Sui generis) (5 bedrooms), 2 storey extension and demolition of single storey coal shed to rear of property. (Amended Proposal description)	Permission Granted
LA04/2024/0038/DC		Lands directly south of Titanic Belfast and North-West of Hamilton Dock located off Queens Road, Belfast	Construction Environmental Management Plan. Condition 6 LA04/2023/3442/F	Condition Discharged
LA04/2024/0135/F	C	Parking bays and carriageway in front of no. 8 - 83 Adelaide Street	Extension of temporary planning permission LA04/2021/0735/F for widened public pavement area with sheltered structures, seating, planters and elements of incidental play (temporary 2 years)	Application Withdrawn
LA04/2024/0122/F	C	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.	Permission Granted

LA04/2024/0086/F	D	Apartment 3, 1 Utility Street Belfast BT12 5JS	Retrospective application for the conversion of a flat to short term let accommodation.	Permission Refused
LA04/2024/0299/F		Apartment 8, 25 Bridge End, Belfast, BT5 4AW	Retrospective permission for the conversion from Class C1 (dwellinghouse) to Short Term Let (sui generis)	Permission Granted
LA04/2024/0278/NMC	D	48-54 Upper Charleville Street Belfast BT13 1NP	Non material change to LA04/2019/2332/F to retain existing front and side entrance doors to provide the two ground floor apartments with their own separate access.	Non Material Change Granted
LA04/2024/0392/F	D	Apartment 28, Block B, 110 Cromwell Court, Cromwell Road, Belfast, BT7 1NE	Proposed retrospective change of use from a 3-bed apartment to short-term holiday-let accommodation.	Permission Granted
LA04/2024/0417/F	D	148 Malone Avenue, Belfast, BT9 6ET	Retrospective change of use from domestic (dwelling) to short term let	Permission Refused
LA04/2024/0492/F	D	Apartment 5, 135 Woodstock Road, Belfast, BT6 8AB	Retrospective change of use from dwelling to short term let.	Permission Granted
LA04/2024/0505/CLEUD	D	Apartment 19, The Sorting Office, 10 Trillick Street, Belfast, BT5 4TD	Retrospective change of use of a residential apartment to short-term holiday let accommodation.	Permitted Development
LA04/2024/0522/CLEUD	D	10 Cyprus Avenue, Belfast, BT5 5NT	Single storey rear extension	Permitted Development
LA04/2024/0532/F	D	2 Wynchurch Terrace, Belfast, BT6 0HP	Two storey side and rear extension. Rear garden store with covered walkway & additional site works.	Permission Granted

LA04/2024/0697/F	D	24-26 North Queen Street, Belfast, BT15 1ES	Change of use of first floor vacant offices to 2 No. self-contained apartments with minor external alterations	Permission Granted
LA04/2024/0583/DCA	D	10 Cyprus Avenue, Belfast, BT5 5NT	(AMENDED DESCRIPTON) Retrospective application for the demolition of two external walls of dwelling and associated flat roof to enable construction of single storey rear extension.	Consent Granted
LA04/2024/0601/F	D	43B Rosemary Street, Belfast, BT1 1QB	Change of use from an art gallery/ events space (Class D1) to an 8 bed short term let (sui generis) and alterations to facade.	Permission Granted
LA04/2024/0714/F	C	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.	Permission Granted
LA04/2024/1238/F	D	1 Mayfair Avenue, Belfast, BT6 9JA	2-Storey dwelling to side of existing dwelling, new access and dropped kerb to existing dwelling	Application Withdrawn
LA04/2024/0850/F	D	12 Pim Street, Belfast, BT15 2BN	Retrospective: Change of use from 2-bedroom residential dwelling (C1) to 2-bedroom short-term let (Sui Generis).	Application Withdrawn

LA04/2024/0903/NMC	D	158 Holywood Road, Belfast, BT4 1PB	Non material change to LA04/2021/0493/F. Regularisation of RWDPs and Gas Pipes affixed to the exterior of Apartment Block 2	Non Material Change Granted
LA04/2024/1014/A	D	61-67 Donegall Street, Belfast, BT1 2QH	2 projecting internally illuminated signs with vinyl applied to both sides and 1 fabric awning sign.	Consent Granted
LA04/2024/0981/F	D	18 Ashburne Place, Belfast, BT7 1SE	Retrospective Change of Use from a residential dwelling (Class C1) to short-term let accommodation (Sui Generis)	Permission Granted
LA04/2024/1018/CLEUD	D	13 Glenwherry Place, Belfast, BT6 8DJ	Existing Use : Short Term Let	Application Required
LA04/2024/1127/F	D	14 Annadale Green, Ballynafoy, Belfast, BT7 3DQ	Change of use of domestic garage to create working from home hairdressing room	Application Withdrawn
LA04/2024/1163/F	D	Apartment 13 Winter Gardens 34 Alfred Street, Belfast, BT2 8EP	Retrospective change of use from dwelling (apartment) to short term let	Permission Refused
LA04/2024/1300/F	D	297 Ormeau Road, Ormeau, Belfast, BT7 3GG	Change of use from existing retail to provide 3 no. 2 bedroom apartments, including 3 storey rear extension	Permission Granted
LA04/2024/1302/F	D	44 Botanic Avenue, Belfast, BT7 1JR	Change of use of 1st floor from retail to short term let and associated removal of signage and billboard.	Permission Granted
LA04/2024/1301/F	D	44 Botanic Avenue, Belfast, BT7 1JR	2no front dormers to allow for zero floor space dormer extension. Demolition of rear fire escape	Permission Granted
LA04/2024/1408/F	D	54 Old Cavehill Road, Belfast, BT15 5FH	Alterations to the facade, entrance porch and steps	Permission Granted
LA04/2024/1441/F	D	2 Mount Vernon Grove, Belfast, BT15 4BN	Two storey side/rear extension (amended description).	Application Withdrawn

LA04/2024/1470/DC	D	Vacant lands at access road to Olympia Leisure Centre – directly opposite and approx. 70m east of Nos 9-15 Boucher Road, Belfast	Discharge of condition 13 LA04/2021/2815/F - Noise Impact Assessment	Condition Discharged
LA04/2024/1488/F	D	12 Cleaver Avenue, Belfast, BT9 5JA	Partial retention of boundary wall and construction of garden room.	Permission Granted
LA04/2024/1475/DC	D	Spar Malone, 70-74 Malone Road, Belfast, BT9 5 BU	Discharge of condition no.3 of planning approval LA04/2022/2378/F - Construction Environmental Management Plan (CEMP)	Condition Discharged
LA04/2024/1518/F	D	54 Belmont Avenue, Belfast, BT4 3DE	Partial demolition of side and rear elevation to facilitate single storey extension, fenestration changes and new 1.8 m boundary treatment (Amended Proposal Description & Amended Plans)	Permission Granted
LA04/2024/1533/A	D	Unit 3, 711 Lisburn Road Belfast BT9 7GU	1 Shop sign	Consent Granted
LA04/2024/1598/F	D	68 Campbell Park Avenue, Belfast, BT4 3FL	Single-storey rear extension, internal alterations & patio/level changes.	Permission Granted
LA04/2024/1667/F	D	208-210 North Queen Street, Skegoneill, Belfast, BT15 3DG	Change of use from Offices (Class A2) to 2 No. short term let serviced apartments (Sui Generis) including external demolition and elevation changes	Permission Granted
LA04/2024/1674/F	D	217 Donegall Road, Belfast, BT12 5NA	Retrospective change of use from dwelling to short term let	Permission Refused
LA04/2024/1700/NMC	D	16 Knockbracken Park, Rosetta, Belfast, BT6 0HL.	NMC to LA04/2024/0155/F Redesign of roof light, relocation of side window, internal alteration and reduction of extension.	Non Material Change Granted
LA04/2024/1711/A	D	House Of Sport 2A Upper Malone Road, Belfast, BT9 5LA	1 Back-Lit Static Box Sign, 6 Flush mounted Photo Graphic	Consent Granted
LA04/2024/1754/F	D	55-57 High Street, Belfast, BT1 2AB	Addition of high-level cladding to side and rear elevation	Permission Granted

LA04/2024/1762/PRELI M	D	Land at 269-283 Albertbridge Road/2 Carnforth Street, Belfast	To address dereliction and encourage private sector investment in the area.	PAD Concluded
LA04/2024/1764/NMC	D	10 Lorne Street, Belfast, BT9 7DU	Non Material Change to Planning Permission LA04/2017/1153/F - Change to courtyard and rear car park road and parking bay surface finishes from pavers to asphalt; Amendments to boundary wall treatments; Revised bollard types and locations	Non Material Change Granted
LA04/2024/1779/F	D	10 Lansdowne Park, Belfast, BT15 4AF	(Amended Description) Proposed single storey rear /side extension and patio area, demolishing existing kitchen.	Permission Granted
LA04/2024/1790/CLEUD	D	22 Sydenham Drive, Belfast, BT4 2AX	Change of use from residential to 5 bed HMO	Permitted Development
LA04/2024/1792/CLEUD	D	15 Sydenham Drive, Belfast, BT4 2AX	Change of use from residential dwelling to 5 bed HMO	Permitted Development
LA04/2024/1784/F	D	110 Erinvale Avenue, Belfast, BT10 0FP	Single Storey Side and Rear Extension to Dwelling	Permission Granted
LA04/2024/1807/DC	D	Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurry, Belfast, BT17 0TG	Discharge of condition 4 LA04/2023/2890/F - The development hereby approved shall not be occupied unless a scheme for the provision of play equipment to be provided as part of the open space have been submitted to and approved in writing by the Council. The play equipment shall be implemented in accordance with the approved details prior to occupation of the development and retained as such at all times	Condition Discharged

LA04/2024/1831/F	D	Bedford House, 16-22 Bedford Street, Belfast, BT2 7FD	Installation of new metal double fire escape doors and masonry walls on Franklin Street elevation (amended description and plans).	Permission Granted
LA04/2024/1832/DCA	D	Bedford House, 16-22 Bedford Street, Belfast, BT2 7FD	Installation of new metal double fire escape doors on Franklin Street elevation (amended description and plans).	Consent Granted
LA04/2024/1851/PAD	D	Northland House, 3-5A Frederick Street, Belfast, BT1 2NH	Centre for Digital Health Technology (CDHT) research and development facility comprising laboratories, offices and communal meeting spaces.	PAD Concluded
LA04/2024/1837/F	C	Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor Ballymurphy Belfast Co. Antrim	Variation of condition No. 20 of planning permission LA04/2022/0129/F to amend trigger point for implementation of approved foul and surface water drainage programme, from prior to commencement to prior to occupation.	Permission Granted
LA04/2024/1853/F	D	72 Cedar Avenue, Belfast, BT15 5AT	Retrospective application for retention of boundary wall, fence, gate and electric meter kiosk at front of property.	Permission Refused
LA04/2024/1876/PAD	D	Lands situated between nos.3 and 5 Merryfield Drive, Belfast BT15 5GW	Proposed erection of 2no. semi-detached dwellings	PAD Concluded

LA04/2024/1896/DC	D	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.	Dishcharge of Condition 8- Verification Report- LA04/2020/0804/F.	Condition Not Discharged
LA04/2024/1904/F	D	19 Cherryvalley Gardens, Belfast, BT5 6PQ	Single storey extension to rear and patio. Partial demolition/ removal of existing window and door units.	Permission Granted
LA04/2024/1907/DC	D	14 Dublin Road, Belfast, BT2 7HN	Discharge of condition 4 LA04/2023/4373/F- Lighting Strategy	Condition Discharged
LA04/2024/1927/NMC	D	256 North Queen Street, Belfast, BT15 3DJ	Non Material Change of Planning Approval- LA04/2022/2026/F - Alteration to layout of the internal circulation areas, to separate the lift & staircase lobby from the apartment entrances and reduction in entrance recess depth.	Non Material Change Granted
LA04/2024/1928/F	D	80 Knockvale Park, Belfast, BT5 6HJ	Existing mono pitched roof of single storey rear extension to be replaced with a flat roof. Two storey rear extension. Raised patio to rear.	Permission Granted
LA04/2024/1937/F	D	7 Workman Avenue, Belfast, BT13 3FB	Retention of change of use from residential dwelling (C1) to short term let accommodation (sui generis).	Permission Refused
LA04/2024/1978/F	D	Volkswagen Belfast 1 Boucher Road, Belfast, BT12 6HR	Internal alterations and extension to existing mezzanine.	Permission Granted

LA04/2024/1969/CLEUD	D	33 Lockview Road, Belfast, BT9 5FH.	Subdivision of existing residential dwelling to provide 2 no. Dwelling units	Permitted Development
LA04/2024/1964/LBC	D	15-19 William Street South, Belfast, BT1 4AR	Projecting sign, brass lettering, vinyl graphic displays and internal signage on and behind windows.	Consent Granted
LA04/2024/2000/A	D	15-19 William Street South, Belfast, BT1 4AR	Projecting sign, brass lettering, vinyl graphic displays and internal signage on and behind windows	Consent Granted
LA04/2024/1972/F	D	102 Ladybrook Park, Belfast, BT11 9EP	Proposed single storey bay window and door canopy to the front of the property, rear dormer and new roof to the rear, extension to existing rear patio, internal alterations. (Amended description)	Permission Granted
LA04/2024/1981/F	D	8 Massey Park, Belfast, BT4 2JX	Single storey porch extension to front of dwelling.	Permission Granted
LA04/2024/1999/NMC	D	The King's Hall and RUAS site, south of Upper Lisburn Road/Balmoral Avenue, west of Harberton park and north east of Balmoral Golf Club, Belfast BT9 6GW	Non Material Change to LA04/2022/0311/F regarding; car parking, cycle storage, tree removal and planting, seating configuration and change of access gate	Non Material Change Granted
LA04/2024/2005/F	D	114 Cregagh Road, Castlereagh, Belfast, BT6 9ES	Removal (demolition) of existing conservatory, replacing with a rear single storey extension. Creation of a larger rear patio area.	Permission Granted
LA04/2024/2008/DC	D	Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurry, Belfast, BT17 0TG	Discharge of Condition 2 LA04/2023/2890/F- External facing/roofing materials	Condition Discharged

LA04/2024/2038/F	D	6 Summerhill Road, Twinbrook, Belfast, BT17 0RL	First floor extension.	Permission Granted
LA04/2024/2060/NMC	D	Lands adjacent to and north and east of 87 Hopewell Crescent and south of Hopewell Avenue.	Creation of garden walls, perimeter railing added to enclose public park with access gates along pathways.	Non Material Change Granted
LA04/2024/2061/F	D	24 Hampton Drive, Belfast, BT7 3DE	Single storey extension to rear of dwelling	Permission Granted
LA04/2024/2058/F	D	15 Sicily Park, Belfast, BT10 0AJ	Single storey rear extension and 2 storey rear and side extension with dormer	Permission Granted
LA04/2024/2117/A	D	4, Clarence Street West, Belfast, BT2 7GP	3 Shop sign, 1 Projecting sign	Consent Granted
LA04/2024/2075/F	D	40 Deramore Park, Belfast, BT9 5JU	Single storey rear extension, internal alterations and associated works.	Permission Granted
LA04/2024/2069/NMC	D	52 Malone Park, Belfast, BT9 6NN	Non Material Change to Planning Application LA04/2022/1178/F- Gate caps to be executed in sandstone without ball cappings.	Non Material Change Granted
LA04/2024/2082/F	D	510 Antrim Road, Belfast, BT15 5GG.	Addition of a single-storey rear extension with side patio doors. Creation of paved patio area. (Amended Plans)	Permission Granted
LA04/2024/2083/F	D	76 Victoria Gardens, Belfast, BT15 5DE	Proposed single storey extension to rear of dwelling, removing existing rear boiler house.	Permission Granted
LA04/2024/2088/F	D	59 Marlborough Park South, Malone Road, Belfast, BT9 6HS	Single-storey rear extension	Permission Granted
LA04/2024/2090/F	D	7 Windsor Park, Belfast, BT9 6FQ	New boundary wall and gates	Permission Granted
LA04/2024/2093/F	D	19 Chestnut Park, Belfast, BT17 0JX	Single storey rear extension with outside steps and installation of platform lift to front of property.	Permission Granted

LA04/2025/0034/F	D	Jennymount , 150 Malone Road, Belfast, BT9 5LJ	Single storey side extension to existing orangery and raised patio area. Extension to existing annex roof to provide shelter over hot tub. Provision of Green house.	Permission Granted
LA04/2024/2104/DCA	D	35 Cranmore Gardens, Belfast, BT9 6JL	Removal and replacement of existing roofs of dwelling	Consent Granted
LA04/2024/2125/CLEUD	D	99 Wellesley Avenue, Belfast, BT9 6DH	House in multiple occupation (HMO)	Permitted Development
LA04/2024/2113/F	D	120, Ormeau Road, Belfast, BT7 2EB	Enclosure of existing external seating terrace area with glazed veranda structure	Permission Granted
LA04/2024/2116/DC	D	510m north/northwest of no. 33 Upper Hightown Road, Ballysillan Upper, Belfast	Discharge Condition 7 of PAC approval 2022/A0186 (LA04/2020/0595/F)- Archeological program of works.	Condition Discharged
LA04/2024/2127/F	D	8 Cloona Avenue, Belfast, BT17 0HJ	Single storey extension to rear of dwelling.	Permission Granted
LA04/2024/2130/DC	D	Lands directly south of Titanic Belfast and north-west of Hamilton dock located off Queens road, Belfast	Discharge condition 30 of LA04/2023/3442/F- Material specification sheets	Condition Discharged
LA04/2024/2150/PAD	D	Alexander House, Unit 3c & 3d Castlereagh Business Park, 478 Castlereagh Road, Belfast, BT5 6BQ	Change of use from Offices to GP Surgery	PAD Concluded
LA04/2024/2154/NMC	D	88 - 100 Sunningdale Gardens, Belfast, BT14 8AQ	As built planning drawings to match the completed build project for submission. Minor adjustment to ridge heights, one unit has a change in finish floor level and elevation treatments amended. To include minor changes to window sills and a warm grey render to the first floor of the units instead of timber cladding.	Non Material Change Granted

LA04/2024/2138/F	D	91 University Street, Belfast, BT7 1HP	Change of use of second floor of 3 storey office building to a residential apartment (Class C1).	Permission Granted
LA04/2024/2144/LBC	D	34-38 Victoria Street, Belfast, BT1 4GH	Works to the first, second, third and fourth floors. Decoration of communal corridors. Refit en suite bathrooms. Small works to bedroom fixtures	Consent Granted
LA04/2024/2149/F	D	23 Stirling Gardens, Belfast, BT6 9LW	single rear storey extension, conversion of garage to utility room with associated fenestration changes.	Permission Granted
LA04/2024/2153/F	D	22 Marlborough Gardens, Belfast, BT9 6SQ	Retrospective single storey rear extension	Permission Granted
LA04/2025/0009/F	D	12 Greystown Park, Belfast, BT9 6UN	Renewal of planning application LA04/2019/2658/F (Proposed rear and side first floor extensions and single storey side and rear extension)	Permission Granted
LA04/2025/0016/F	D	42 Cloona Park, Dunmurry, Belfast, BT17 0HH	Detached single storey domestic outbuilding in rear garden	Permission Granted
LA04/2025/0029/F	D	2 Glengoland Gardens, Belfast, BT17 0JE	Single storey extension to side of dwelling with level access to front of dwelling.	Permission Granted
LA04/2025/0048/F	D	21-23 Arthur Street, Belfast, BT1 4GA	Removal of existing retail frontage and provide a new glass and tile frontage. Demolition of existing internal stud walls and furniture.	Permission Granted
LA04/2025/0092/F	D	27 Ashton Park, Belfast, BT10 0JQ	Single storey kitchen/living room extension to rear of existing dwelling	Permission Granted
LA04/2025/0056/DCA	D	Jennymount, 150 Malone Road, Belfast, BT9 5LJ	Minimal demolition to Orangery elevation to make way for extended Orangery. Sectional removal of rear antically roof, to make way for extended roof	Consent Granted

LA04/2025/0052/F		58 Knightsbridge Park, Malone Lower, Stranmillis, Belfast, BT9 5EH	Temporary relocation of 3 No sectional buildings to provide childcare services and respite care for autistic children and office accommodation including 2 No ISO storage containers, enclosed play area and separate enclosed area for playing field equipment.	Application Withdrawn
LA04/2025/0079/F	D	90 Sydenham Road, Belfast, BT3 9DJ	Relocation of existing EV charger and parking bay to replace existing soft landscaping.	Permission Granted
LA04/2025/0058/DC	D	42-50 Ormeau Road, Belfast	Discharge of Condition 2 LA04/2024/0025/F : Front, Side and Rear Elevations. Door and Window Schedule by Collins Rolston. Specification Sheet by APS Group	Condition Discharged
LA04/2025/0060/PRELI M		Giant's Park, North Foreshore site, Belfast	To develop a new Distribution Centre for Lidl	PAD Concluded
LA04/2025/0063/CLEUD	D	65 Sandhurst Drive, Belfast, BT9 5AZ	Change of use to House of Multiple Occupation (HMO)	Permitted Development
LA04/2025/0064/CLEUD	D	499 Falls Road, Belfast, BT12 6DE	Change of use to House of Multiple Occupation (HMO)	Permitted Development
LA04/2025/0066/F	D	25 Old Coach Road, Belfast, BT9 5PR	Single storey rear extension, garage door replacement, additional roof light and internal reconfigurations	Permission Granted
LA04/2025/0076/F	D	17 Dunmore Crescent, Belfast, BT15 3GL	Single storey extension to rear of dwelling.	Permission Granted
LA04/2025/0073/DC	D	7 Chlorine Gardens, Belfast, BT9 5DJ	Discharge of condition 2 LA04/2024/0478/DCA- Signed Building Contract	Condition Discharged
LA04/2025/0082/DC	D	41-49 Dublin Road and 3-5 Ventry Street, Belfast, BT2 7HD	Discharge of Condition 5 of LA04/2023/3030/F - Generic Quantitative Risk Assessment (GQRA)	Condition Discharged

LA04/2025/0085/F	D	Victoria House, Ground Floor Unit. 15 - 17 Gloucester Street, Belfast, BT1 4LS	Change of Use From Retail Shop Unit to Coffee Shop	Permission Granted
LA04/2025/0089/NMC	D	2 Hampton Park, Belfast, BT7 3JL	Non-material change to planning approval:LA04/2023/4280/F Reduction from 1.5 storeys to 1.0 storey. Replacement of pitched slate roof with flat roof - membrane finish with small brick parapet. Flat Rooflight. Glazed double doors to driveway replaced with solid timber double doors. Building footprint amended.	Non Material Change Granted
LA04/2025/0094/F	D	50 Orpen Road, Belfast, BT10 0BQ	Two-storey side extension and single- storey rear extension to existing semi- detached dwelling.	Permission Granted
LA04/2025/0096/NMC	D	5 Harberton Drive, Belfast, BT9 6PE	Non-Material Change to planning permission LA04/2023/2585/F - Addition of window to bedroom for the purposes of daylight. Drafting omission on original permit. Window detail to match existing house window detail including brick detail	Non Material Change Refused
LA04/2025/0128/DCA	D	21-23 Arthur Street, Belfast, BT1 4GA	Removal of existing retail frontage and provide a new glass and tile frontage. Demolition of existing internal stud walls and furniture.	Consent Granted
LA04/2025/0136/CLEUD	D	5 Chadwick Street, Belfast, BT9 7FB	House of Multiple Occupation (HMO)	Permitted Development
LA04/2025/0144/F	D	51 Conor Rise, Belfast, BT11 9LP	Single storey rear extension	Permission Granted

LA04/2025/0159/F	D	44 Owenvarragh Park, Belfast, BT11 9BE	New window and door arrangement on ground floor, and rear dormer to alter hip roof to gable peak.	Permission Granted
LA04/2025/0157/WPT	D	3 Woodberry Lane, Dunmurry, BT17 0WZ	Works to TPO protected trees	Works to TPO Granted
LA04/2025/0165/A	D	10 Queen Street, Belfast, BT1 6ED	Replacement of 1 Shop sign and 1 Projecting sign with new shop sign and projecting sign	Consent Granted
LA04/2025/0185/DC	D	1-21 Castlereagh Road, Ballymacarret, Belfast, BT5 5FB	Discharge of conditions 6 and 7 of LA04/2023/2763/F- Preliminary Risk Assessment and Detailed Quantitative Risk Assessment and Remedial Strategy.	Condition Discharged
LA04/2025/0180/F	D	10 Mount Eagles Close, Dunmurry, BT17 0GT.	Rear dormer	Permission Granted
LA04/2025/0192/F	D	6 Glenhill Park, Belfast, BT11 8GB	Single Storey Side and front extension with associated front elevation porch.	Permission Granted
LA04/2025/0221/NMC	D	52-58 Dorchester House Great Victoria Street, Belfast, BT2 7BB	Non Material Change to Planning Permission LA04/2023/3821/F - Changes to external brick wall material and openable panels to be added to curtain wall installation	Non Material Change Granted
LA04/2025/0193/DC	D	46 Montgomery Road, Belfast, BT6 9HQ	Discharge conditions 3 and 4 of LA04/2023/4397/F - verification report	Condition Partially Discharged
LA04/2025/0222/CLOPU D	D	97 Deerpark Road, Belfast, BT14 7PX	Single storey rear extension and rear access ramp	Application Withdrawn
LA04/2025/0196/A	D	Royal Victoria Hospital Maternity Building Grosvenor Road, The Royal Hospitals, Belfast, BT12 6BA	1 Digital Sign	Consent Granted
LA04/2025/0194/PRELI		Crumlin Road Courthouse, Belfast	Various/potential options	PAD Concluded

LA04/2025/0206/F	D	Telephone House, 45-71 May Street, Belfast, BT1 4NB	Proposed upgrade to existing base station installation. Removal and replacement of 2 antennas with 4 antennas on existing support structure; removal and replacement of 2 antennas with 4 antennas, installation of 2 dishes on existing support structure; removal and relocation of existing support structure supporting 2 antennas with new 3.5m support structure supporting 4 antennas and 2 dishes; and ancillary development thereto	Permission Granted
LA04/2025/0201/DC	D	1 Hospital Road, Belfast, BT8 8JP	Discharge of Condition 22 of LA04/2024/0026/F and Condition 6 of LA04/2024/0027/LBC – Mortuary Building Maintenance Schedule	Condition Discharged
LA04/2025/0226/DC	D	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 23 LA04/2024/0026/F - Building Survey	Condition Discharged
LA04/2025/0228/DC	D	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 24 LA04/2024/0026/F- Sample of roofing slate	Condition Discharged
LA04/2025/0205/DC	D	Remaining vacant 3no. listed pavilions at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south east of West House, Belvoir Park.	Discharge conditon 9 of LA04/2024/1043/F- Window details	Condition Discharged
LA04/2025/0230/DC	D	Remaining vacant 3no. listed pavilions at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south east of West House, Belvoir Park.	Discharge condition 4 of LA04/2024/1072/LBC - window schedule and condition survey	Condition Discharged

LA04/2025/0231/DC	D	1 Hospital Road, Belfast, BT8 8JP	Discharge of Condition no. 9 relating to LA04/2024/0026/F - Generic Quantitative Risk Assessment	Condition Partially Discharged
LA04/2025/0253/WPT	D	77A Balmoral Avenue, Belfast, BT9 6NY	Works to trees in a Conservation Area	Works to TPO Granted
LA04/2025/0303/DC	D	Remaining vacant 3no. listed pavilions at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south east of West House, Belvoir Park.	Discharge of Condition 5 of LA04/2024/1043/F - Wildlife Licence	Condition Discharged
LA04/2025/0273/CLEUD	D	23 Wolseley Street, Belfast, BT7 1LG	House of Multiple Occupation (HMO)	Permitted Development
LA04/2025/0275/CLEUD	D	Flat 2, 37-39, Cromwell Road, Belfast, BT7 1JX	House of Multiple Occupation (HMO)	Permitted Development
LA04/2025/0309/DC	D	Remaining vacant 3no. listed pavilions at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south east of West House, Belvoir Park.	Discharge of Condition 6 of LA04/2024/1043/F - Bat Inspection prepared by Flanagan Ecology in relation to Pavilion No. 7 and No. 8.	Condition Partially Discharged
LA04/2025/0277/WPT	D	14 Lacefield, Belfast, BT4 3PA	Works to TPO protected trees	Works to TPO Granted
LA04/2025/0318/DCA	D	59 Marlborough Park South Belfast, Belfast, BT9 6HS	Minor demolition of part external wall of dwelling to facilitate a single storey rear extension	Consent Granted
LA04/2025/0297/DC	D	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge of condition 31 LA04/2022/1206/F. Archaeological Programme of Works	Condition Discharged
LA04/2025/0325/DC	D	337 Woodstock Road Belfast, Belfast, BT6 8PT	Discharge condition 4 of LA04/2021/2832/F- Foul and storm drain confirmation	Condition Discharged
LA04/2025/0332/DC	D	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge of Condition 19 LA04/2022/1206/F- contaminated land risk assessment.	Condition Discharged

LA04/2025/0358/DC	D	Site of the former Finlay's Factory south east of Ballygomartin Road, north of Moyard Crescent, northwest of Springfield Heights and Springfield Park, Belfast BT13 3QZ	Discharge of Condition 9 of planning approval LA04/2023/2338/F - Foundation Works Risk Assessment (FWRA)	Condition Discharged
LA04/2025/0368/DC	D	42-50 Ormeau Road, Belfast	Discharge of Condition 6 LA04/2024/0025/F - Surface Water Drainage	Condition Discharged
LA04/2025/0378/WPT	D	72 Marlborough Park Central Belfast, Belfast, BT9 6HN	As per attached Tree survey	Works to Trees in CA Agreed
LA04/2025/0388/WPT	D	607 Antrim Road, Belfast	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0389/WPT	D	20 Cranmore Gardens, Belfast, BT9 6JL	Works to trees in a Conservation Area	Works to TPO Granted
LA04/2025/0395/DC	D	VACANT LAND IMMEDIATELY BEHIND JP CORRY BUILDERS MERCHANTS, 642-644 SPRINGFIELD ROAD, BELFAST.	Discharge of condition7 LA04/2021/1338/F Piling Risk Assessment Report including Methodology, Baseline Conditions [inc updated Contaminated Land Risk Assessment information], Piling Risk Assessment and Conclusions and Recommendations.	Condition Discharged
LA04/2025/0398/WPT	D	3 Glenmachen Avenue, Belfast, BT4 2RG	Works to trees in a Conservation Area	Works to TPO Granted
LA04/2025/0400/WPT	D	5 Bladon Drive, Belfast, BT9 5JL	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0430/DC	D	12 Inverary Avenue Belfast, Belfast, BT4 1RN	Discharge condition 8 of LA04/2022/1384/F- Landscape Maintenance and Management Plan	Permission Granted
LA04/2025/0432/DC	D	Parliament Buildings, Northern Ireland Assembly - government building.	Discharge Condition no. 2 and 3 of LA04/2024/1585/LBC- Cleaning method statement.	Condition Discharged

LA04/2025/0427/WPT	D	63 Marlborough Park North, Belfast, BT9 6HL	Works to trees in a Conservation Area	Works to TPO Granted
LA04/2025/0443/DC	D	92 Circular Road, Belfast, BT4 2GE	Discharge condition 4 of LA04/2024/0934/F - landscaping plan	Condition Discharged
LA04/2025/0469/DC	D	1 Hospital Road, Belfast, BT8 8JP	Discharge of Condition 7 LA04/2024/0026/F - Foul & Storm Drainage Summary Report	Condition Discharged
LA04/2025/0474/DC	D	29 Fairholme Supported Housing 29 Annadale Avenue, Ballynafoy, Belfast, BT7 3JJ	Discharge of condition 7 LA04/2024/0503/F- Bat License	Condition Discharged
LA04/2025/0479/WPT	D	1A Windsor Close, Belfast, BT9 6FG	Works to trees in a Conservation Area	Works to TPO Granted

LA04/2025/0494/DC	D	16 Lands adjacent to 14 College Square North, Belfast, BT1 6AS	<p>Environmental Health have advised that the technical details of the trickle vents that have been installed remains outstanding and is needed to discharge the condition. This discharge application provides the details required including spec and locations where specific types have been installed.</p> <p>See attached schedule of the trickle vents installed in each room for reference.</p> <p>In rooms where a sound reduction of 34 or 33 DB was required, the Contractor installed the "Standard Acoustic Vent + C25" (SF Xtra 2500 EA + C25 Canopy) to give a sound reduction of 35 RW+CTR in the open position.</p> <p>In rooms where a sound reduction of 30 DB was required, the Contractor installed the "Standard Acoustic Vent + Standard SF Canopy" (SF Xtra 2500 EA + SF418 Canopy) to give a sound reduction of 32 RW+CTR in the open position.</p>	Application Withdrawn
				<u>Total Decisions</u>

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Live Major Applications not previously considered by Committee @ 08.04.25

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	17-Nov-22	Under consideration
2	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	Under consideration
3	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	Under consideration
Page 37	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	Under consideration
5	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans).	22-Dec-23	19-Jul-24	Under consideration
6	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	Under consideration
7	LA04/2024/0569/O	Major	STORMONT HOTEL 587 UPPER NEWTOWNARDS ROAD BALLYCLOGHAN BELFAST BT4 3LP	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 Castlevue Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-24	Under consideration

8	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue 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	Under consideration
9	LA04/2024/0675/F	Major	The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA	Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description).	13-May-24	09-Dec-24	April Planning Committee
10	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	Under consideration
11	LA04/2024/1121/F	Major	The Kings Hall And RUAS Site South Of Upper Lisburn Road/Balmoral Avenue West Of Harberton Park And North-east Of Balmoral Golf Club Belfast BT9 6GW	Vary of condition 6 of planning application LA04/2020/0747/F to extend timing of works from 3 years to 5 to accommodate design changes to elevations and vary of condition 7 of planning application LA04/2020/0747/F to accommodate design changes to the roof.	26-Jun-24	22-Jan-25	Under consideration
12	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 Class B1(a) office and/or Class B1(c) research and development. (amended description and information)	09-Aug-24	07-Mar-25	April Planning Committee
13	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) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (7 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works.	20-Sep-24	18-Apr-25	Under consideration
14	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	15-Oct-24	13-May-25	Under consideration
15	LA04/2024/1836/F	Major	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	25-Nov-24	23-Jun-25	Under consideration
16	LA04/2024/2024/RM	Major	Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	41no. retirement living apartments at Plot 6, parking and landscaping in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	18-Dec-24	16-Jul-25	Under consideration
17	LA04/2024/2026/RM	Major	Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses, leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	29-Nov-24	27-Jun-25	Under consideration
18	LA04/2024/2044/F	Major	Lands at 39 Corporation Street, Belfast, BT1 3BA	Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions	26-Nov-24	24-Jun-25	Under consideration

19	LA04/2024/2077/F	Major	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works.	29-Jan-25	27-Aug-25	Under consideration
20	LA04/2024/2131/F	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Section 54 planning application to revise the wording of the planning condition numbers 13 and 15 (Relating access gradient and visibility splays) of planning approval LA04/2023/3778/F.	31-Jan-25	16-May-25	Under consideration
21	LA04/2024/2134/F	Major	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 40no social/affordable housing units with landscaping and associated works.	21-Dec-24	19-Jul-25	Under consideration
22	LA04/2024/2145/F	Major	Lands at North Foreshore / Giant's Park Dargan Road, Belfast, BT3 9LZ	Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc).	15-Jan-25	13-Aug-25	Under consideration
Page 39 23	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	<p>Refurbishment and safety work to the Waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements.</p> <p>The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir.</p> <p>Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir.</p> <p>Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground.</p> <p>Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks.</p> <p>Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.</p>	20-Dec-24	18-Jul-25	Under consideration
24	LA04/2025/0184/O	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Mixed-use development comprising Use Class B1 (c): Business, Research & Development and Use Class, D1: Community and Cultural Uses, including landscaping, parking, and servicing.	10-Feb-25	08-Sep-25	Under consideration
25	LA04/2025/0242/F	Major	2 - 10 Botanic Avenue, Belfast, BT7 1JG	Erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building	13-Feb-25	11-Sep-25	Under consideration

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Planning Applications Discussed at Committee Between 01 Apr 2019 and 08 Apr 2025

Decision Description		Totals
		24
Consent Granted		
Consent Refused		
Permission Granted		14
Permission Refused		1
Total		39

Application No.	Location	Proposal	Category	Date Valid	Delegated Committe	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Weeks between Comm Date and Issued Date 2	Decision	Issue date	Todays 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	164	162	Permission Granted	31 Mar 2025	08/04/2025	Decision issued
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU 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	92	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2023/2324/F	Mountain View Centre Norglen Gardens Ballymurphy Belfast Antrim BT11 8EL	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	77	75	Permission Granted	28 Mar 2025	08/04/2025	Decision issued

LA04/2020/1858/F	Hillview Retail Park Crumlin Road 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	73	No Issue Date	Decision To Be Issued		08/04/2025	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 (of planning approval LA04/2020/0804/F) 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	69	64	Permission Granted	10 Mar 2025	08/04/2025	Decision issued
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	64	62	Permission Granted	28 Mar 2025	08/04/2025	Decision issued

LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street 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	64	No Issue Date	Decision To Be Issued		08/04/2025	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	60	58	Permission Granted	25 Mar 2025	08/04/2025	Decision issued
LA04/2020/2105/F	1-5 Gaffikin Street Belfast 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	55	No Issue Date	Decision To Be Issued		08/04/2025	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	42	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement

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	25	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2024/0480/DCA	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	25	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2024/0393/F	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	MAJ	21-Mar-24	C	12/11/2024	33	21	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2024/0369/F	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.	MAJ	08-Feb-24	C	12/11/2024	39	21	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement

LA04/2024/1138/F	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 additional Short Term use outside of term time. Proposed 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. (Amended Description)	MAJ	16-Oct-24	C	10/12/2024	7	17	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2024/1141/DCA	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	LOC	28-Jun-24	C	10/12/2024	23	17	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
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	10/12/2024	93	17	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2024/1744/LBC	Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS	Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall	LOC	16-Oct-24	C	10/12/2024	7	17	No Issue Date	Decision To Be Issued		08/04/2025	Deferred for Site Visit

LA04/2024/0122/F	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.	MAJ	19-Jan-24	C	10/12/2024	46	17	15	Permission Granted	26 Mar 2025	08/04/2025	Decision issued
LA04/2024/0754/F	Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known at North Foreshore/Giants Park), Belfast.	Retrospective application for the construction of a landscaped earth mound, new fencing, the reconfiguration of internal access arrangements to provide a new turning head, and associated site works. (Amended description and plans)	LOC	26-Apr-24	C	21/01/2025	38	11	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Issuing
LA04/2022/2103/F	1 and 2 Duncrue Pass Belfast BT3 9BS.	Proposed change of use and redevelopment of the existing waste management facility and adjoining plant hire business to create a new waste disposal installation for the incineration of healthcare and hazardous waste streams and associated works.	LOC	03-Oct-22	C	21/01/2025	120	11	6	Permission Granted	07 Mar 2025	08/04/2025	Decision issued
LA04/2024/0714/F	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.	MAJ	14-Feb-25	C	21/01/2025	-3	11	7	Permission Granted	11 Mar 2025	08/04/2025	Decision issued

LA04/2024/1458/F	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 to provide visitor facilities 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.	MAJ	20-Sep-24	C	11/02/2025	20	8	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Consultees
LA04/2020/2325/F	Lands at Former Maple Leaf Club 41-43 Park Avenue 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	11/02/2025	222	8	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2019/0081/F	Lands at former Maple Leaf Club 41-43 Park Avenue 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	11/02/2025	18	8	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2024/1551/F	Cathedral Gardens (Buoy Park), Donegall Street, Belfast, BT1 2GT	Public Realm Environmental Improvement scheme	LOC	26-Sep-24	C	11/02/2025	19	8	5	Permission Granted	19 Mar 2025	08/04/2025	Decision issued

LA04/2024/1837/F	Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor Ballymurphy Belfast Co. Antrim	Variation of condition No. 20 of planning permission LA04/2022/0129/F to amend trigger point for implementation of approved foul and surface water drainage programme, from prior to commencement to prior to occupation.	MAJ	17-Nov-24	C	11/02/2025	12	8	4	Permission Granted	13 Mar 2025	08/04/2025	Decision issued
LA04/2024/1623/F	49 Woodcot Avenue, Belfast, BT5 5JB	Change of use from 4 bed dwelling (C1) to 4 bed House of Multiple Occupancy (Sui Generis)	LOC	26-Sep-24	C	11/02/2025	19	8	5	Permission Refused	19 Mar 2025	08/04/2025	Decision issued
LA04/2024/1869/F	The Edge, 48-52 York Street, Belfast, BT15 1AS	Temporary Change of Use of 92 No. Student Bedrooms to Short Term Let Accommodation	LOC	01-Nov-24	C	18/03/2025	19	3	No Issue Date	Decision To Be Issued		08/04/2025	Awaiting Section 76 Agreement
LA04/2025/0140/LBC	Belfast City Hall, 2 Donegall Square, Belfast, BT1 5GS	Installation of new stained glass window within City Hall	LOC	29-Jan-25	C	18/03/2025	6	3	No Issue Date	Decision To Be Issued		08/04/2025	Withdrawn from agenda
LA04/2017/1991/F Page 48	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	18/03/2025	390	3	1	Permission Granted	31 Mar 2025	08/04/2025	Decision issued
LA04/2024/0626/F	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Erection of 104no. social rented residential units (comprising a mix of General Social Housing and Category 1 over 55's accommodation) across two detached blocks [ranging between 3 and 5 storeys], landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works	MAJ	17-Apr-24	C	18/03/2025	47	3	No Issue Date	Decision To Be Issued		08/04/2025	Holding Direction Issued by DFI
LA04/2024/1281/F	60 Carnanmore Park, Belfast, BT11 9YL	The development plans for the site include the construction of a new 3G football pitch on existing grass football pitches and associated site works.	LOC	10-Jun-24	C	18/03/2025	40	3	No Issue Date	Decision To Be Issued		08/04/2025	To issue

LA04/2024/0126/F	15-16 Donegall Square South and 2-14 Bedford Street; and No. 7 James Street South, Belfast	Conversion of existing buildings into Hotel, comprising of 102 no. bedrooms with public bars and restaurants. Development includes ground floor extension, staff and service elevator, interior and exterior alterations and all associated works.	LOC	22-Jan-24	C	18/03/2025	60	3	No Issue Date	Decision To Be Issued		08/04/2025	Outstanding consultee
LA04/2024/0138/LBC	15-16 Donegall Square South and 2-14 Bedford Street, Belfast	Proposed ground floor extension, staff and service elevator, interior and exterior alterations and all associated works to facilitate conversion of the existing building into a hotel.	LOC	22-Jan-24	C	18/03/2025	60	3	No Issue Date	Decision To Be Issued		08/04/2025	Outstanding consultee
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	18/03/2025	125	3	1	Permission Granted	31 Mar 2025	08/04/2025	Decision issued
LA04/2022/1046/F	18 Annadale Avenue Belfast BT7 3JH	Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description).	LOC	04-May-22	C	18/03/2025	149	3	No Issue Date	Decision To Be Issued		08/04/2025	Deferred for Site Visit
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	18/03/2025	390	3	1	Permission Granted	31 Mar 2025	08/04/2025	Decision issued
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	18/03/2025	125	3	1	Permission Granted	31 Mar 2025	08/04/2025	Decision issued

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Subject:	Delegation of Local applications with NI Water objections
Date:	15 th April 2025
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	The Planning Committee will recall that at its meetings on 27 June 2022, 15 November 2022 14 February 2023, 14 March 2023 18 April 2023, 15 August 2023 17 October 2023, 12 December 2023, 12 February 2024 19 March 2024, 24 th May 2024, 27 th June 2024, 13 th August 2024 15 th October 2024 21 st January 2025 and 18 th March 2025 it agreed to delegate authority to the Director of Planning and Building Control the determination of a number of Local applications to which NI Water had objected.
1.2	The Council continues to receive objections from NIW to some Local applications. The purpose of this report is to seek the Committee's agreement to delegate to officers those Local planning applications to which NI Water has objected as set out at Appendix 1 .
1.3	For the avoidance of doubt, it is only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water which are proposed to be delegated. Therefore, any of the Local applications listed at Appendix 1 which it may later transpire require to be referred to the Committee for other reason/s (other

	than the NI Water objection) will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
2.0	Recommendation
2.1	That the Committee agrees to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water has objected set out at Appendix 1 .
3.0	Main Report
	<u>Background</u>
3.1	The Committee will be aware from the Committee Workshop on 18 November 2021 that NI Water has objected to a significant number of Local applications on grounds of insufficient waste-water infrastructure capacity.
3.2	As advised at the Committee Workshop, officers have been engaging with NI Water to try to resolve those objections. Whilst progress is being made, and NI Water is actively considering a threshold for the scale and nature of development above which they would like to be consulted on future planning application, the objections to these Local applications remain.
	<u>Scheme of Delegation</u>
3.3	Members will be aware that the Council operates a Scheme of Delegation for Planning which identifies which matters are to be determined by the Committee and which are delegated to officers.
3.4	Paragraph 3.8.5 (f) of the Scheme of Delegation (January 2020) states that planning applications are not delegated where <i>'There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.'</i> This means that those applications are required to be determined by the Planning Committee.
3.5	The Planning (General Permitted Development) Order (Northern Ireland) 2016 identifies NI Water as a statutory consultee <i>'...where a development proposal is likely to significantly impact upon the availability of suitable water and sewerage infrastructure to service development proposals.'</i>
3.6	This means that where NI Water has lodged an objection to a Local application and the officer recommendation is to approve, the application cannot be delegated and must be determined by the Committee.
3.7	Therefore, at those previous meetings, the Committee agreed to delegate Local applications, as appended to the respective reports, with NI Water objections to the Director of Planning and Building Control. This has avoided the potential need to report to date 254 applications individually to the Committee. To have reported all those applications to the Committee would have been logistically extremely difficult, costly and would have resulted in further delays for applicants.
	<u>Nature of NI Water objections</u>
3.8	NI Water has lodged objections to Local applications for one or both of the following reasons. <ul style="list-style-type: none"> a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, and/or b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, and/ or

	<p>c) There is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.</p>
3.9	<p>In broad terms, NI Water is concerned that a lack of infrastructure capacity would give rise to risk of environmental harm including pollution, flooding and adverse impact on existing property. In some cases, NI Water is concerned that the application site may be hydrologically linked to Belfast Lough and may harm its water quality.</p>
3.10	<p>However, despite requests, NI Water has to date not provided robust evidence to support individual objections including demonstration of actual specific impacts resulting from individual proposals that stems from their broad concerns outlined above.</p>
3.11	<p>Importantly, allowance must be made for existing significant committed development across the city including extant planning permissions. It is highly unlikely that all such development, which includes unimplemented permissions for over 20,000 houses and significant levels of commercial floor space across the city, will come forward at once, if at all. In practical terms it would be unreasonable for the Council to withhold planning permission given the fall-back of the need to connect those developments to existing waste water infrastructure.</p>
3.12	<p>In the case of Waste Water Treatment capacity, NI Water advises that there was an increased capacity from July 2023, albeit this will not be sufficient to address long term waste water treatment plant infrastructure requirements.</p>
3.13	<p>The Council must be mindful that were it to refuse planning permission based on NI Water's concerns, it would need to provide robust evidence to the Planning Appeals Commission in the event that the applicant appeals the decision. In the absence of robust evidence, it would be unreasonable to refuse planning permission. NIW have in recent months added further detail to their responses but sufficient robust evidence has not been provided.</p> <p><u>Habitats Regulations Assessment</u></p>
3.14	<p>Officers have met with Shared Environmental Services (SES). 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, an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC). Water quality of the lough is a key consideration. The 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.</p>
3.15	<p>Whilst a precautionary approach applies to Habitats Regulations Assessment (HRA), SES confirms that the onus is on NIW to provide evidence of likely actual impacts, rather than hypothetical impacts. As Competent Authority, the Council may take its own objective view on whether a proposal is likely to have a "significant effect" on water quality of the Lough. However, having regard to the precautionary approach, where there is clear intensification the Council will consult SES and ask them to undertake a HRA Appropriate Assessment Screening to ascertain whether there would be a likely significant impact. This would also trigger statutory consultation with DAERA NI Environment Agency. The Planning Service will consult SES and DAERA on a case by case basis as required.</p> <p><u>Local applications for which delegated authority is sought to determine</u></p>
3.16	<p>The further Local applications to which NI Water has objected and which delegated authority is sought to determine are listed at Appendix 1.</p>

3.17	It should be noted that only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water are proposed to be delegated. Therefore, any of the Local applications listed at Appendix 1 which it transpires need to be referred to the Committee for other reason/s under the Scheme of Delegation will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
4.0	Financial & Resource Implications
4.1	The cost, time and resources involved in individually reporting all Local applications to which NI Water has objected to the Planning Committee would be considerable. It would also require several additional sittings of the Committee. The recommended approach set out in this report is considered to be a much more efficient use of resources.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	No adverse impacts identified.
6.0	Appendices – Documents Attached
	Appendix 1 – List of Local applications which are proposed to be delegated to officers to determine.

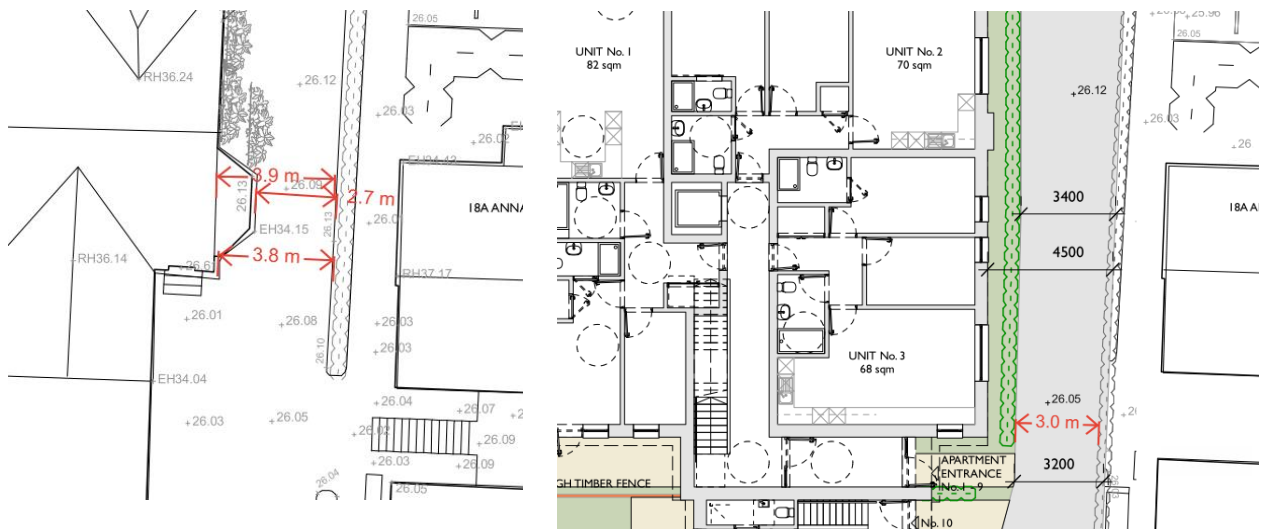
Appendix 1 – Local applications with NIW objections (April 2025)

	DEA	REFERENCE	DATE RECEIVED	PROPOSAL	ADDRESS
1	Botanic	LA04/2023/4245/F	20 Nov 2023	Conversion of and extension to existing unused archways to comprise: (1) cafe and restaurant; (2) health and fitness facility; (3) B1 community offices and (4) associated environmental improvements including footway widening on Lanyon Place and creation of hard surface landscaping within DfI Roads and NI Transport Holding Company wayleaves parallel to East Bridge Street and Lanyon Place railway station with pedestrian access from Stewart Street and Lanyon Place.	Land within and adjoining the existing archways beneath East Bridge Street, Belfast -
2	Court	LA04/2025/0072/F	16 January 2025	Change of use of first floor office to 2 bedroom apartment	209 Shankill Road, Belfast, BT13 1FQ
3	Legoniel	LA04/2023/4385/F	13 Nov 2023	Change of use and extensions to provide 2 no. residential dwellings	817-819 Crumlin Road
4	Botanic	LA04/2023/3487/F	9 Aug 2023	Demolition of existing building and replacement of new 3 storey building with cafe to ground floor and 3no. apartments on the first and second floor.	92-94 Sandy Row

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ADDENDUM REPORT																				
Committee Date: 15 th April 2025																				
Application ID: LA04/2022/1046/F																				
Proposal: Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking.	Location: 18 Annadale Avenue Belfast BT7 3JH																			
Referral Route: 3.8.2 (a) (i) a representation has been received which conflicts with the Planning Officer's recommendation.																				
Recommendation: Approval subject to conditions and a Section 76 planning agreement																				
Applicant Name and Address: Cregagh Developments Ltd 32a Grennan Road Newry BT34 2PJ	Agent Name and Address: Planning Permission Experts 32a Bryansford Avenue Newcastle BT33 0LG																			
Date Valid: 4 th May 2022																				
Target Date: 17 th August 2022																				
Contact Officer: Ed Baker, Planning Manager (Development Management)																				
Background: <ol style="list-style-type: none"> 1. This application was reported to the 18th March 2025 Planning Committee meeting. The application was deferred for a further site visit and to give Members more time to consider the restricted viability information shared with them before the meeting. 2. The Committee previously undertook a visit to the site in March 2024. The further site visit took place on 8th April 2025. 3. This report should be read in conjunction with the original report to Committee, appended. 																				
Applicant's justification for demolition of the existing building: <ol style="list-style-type: none"> 4. Policy ENV2 of the Plan Strategy states, in the interests of mitigating environmental change, that '<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.</i>' 5. The applicant has submitted further viability information regarding various potential options to retain and convert the existing building to other uses, making the case that retention of the existing building is not feasible. The different options explored are set out below: <table border="1"> <tbody> <tr> <td>Option 1</td> <td>Conversion to single home + 4 semis</td> <td>Unviable</td> </tr> <tr> <td>Option 2</td> <td>Conversion to two homes + 4 semis</td> <td>Unviable</td> </tr> <tr> <td>Option 3</td> <td>Conversion to three apartments + 4 semis</td> <td>Unviable</td> </tr> <tr> <td>Option 4</td> <td>Office use + 4 semis</td> <td>Unviable</td> </tr> <tr> <td>Option 5</td> <td>Short term lets + 4 semis</td> <td>Unviable</td> </tr> <tr> <td>Selected Option</td> <td>9 apartments + 5 townhouses</td> <td>Viable</td> </tr> </tbody> </table>			Option 1	Conversion to single home + 4 semis	Unviable	Option 2	Conversion to two homes + 4 semis	Unviable	Option 3	Conversion to three apartments + 4 semis	Unviable	Option 4	Office use + 4 semis	Unviable	Option 5	Short term lets + 4 semis	Unviable	Selected Option	9 apartments + 5 townhouses	Viable
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Option 4	Office use + 4 semis	Unviable																		
Option 5	Short term lets + 4 semis	Unviable																		
Selected Option	9 apartments + 5 townhouses	Viable																		

6. Based on the previous consideration of viability of the scheme as set out in the original report to the Committee, appended, officers have no reason to dispute the conclusions of this additional viability information. This reinforces the advice given by officers in the original report (pars. 5.31 to 5.39) that demolition of the building is acceptable.
7. Part of the applicant's justification for demolition is that the location of the existing building is problematic for vehicular access to the rear of the site. There is a "pinch-point" between the existing building and the boundary with No. 18a Annadale Avenue of 2.7 metres, whereas the minimum width of the proposed new access is 3.0 metres. The existing bay window could be removed, which would increase the width to 3.8 metres, however, this would not leave any defensible space in front of the ground floor bedrooms, which would be unacceptable. It considered that this would not provide a quality residential environment. A comparison of the different dimensions is shown in the plans below (existing building on the left and proposed scheme on the right).



8. An alternative position for the access to the west side of the building would be tight and problematic in that it would likely result in tree removal as well as the loss of the proposed amenity space at the front.

Recommendation:

9. Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions and a Section 76 planning agreement.
10. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the further consultation with DFI Rivers and any other issues that may arise, provided that they are not substantive.

DRAFT CONDITIONS

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 development.

3. The depth and detailing of the window recesses and reveals shall be as shown on the approved drawings.

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

4. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any Order revoking and/or re-enacting that order), the **[TO BE SPECIFIED]** windows shall be obscure glazed to at least Privacy Level 3 (or equivalent) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the floor that the window serves:

Reason: To safeguard the privacy of adjacent properties.

5. The development hereby approved shall not be occupied until the communal open space and private gardens have been provided in accordance with the approved plans. The open space shall be retained as such at all times.

Reason: To ensure that appropriate provision is made for open space.

6. The proposed open space and landscaping shall be managed and maintained in accordance with the approved management plan at all times.

Reason: To ensure that the open space and play equipment are properly managed and maintained.

7. The development hereby approved shall not be occupied unless the sustainable development measures have been implemented in accordance with the Plan Strategy Statement uploaded to the Planning Portal on 23rd June 2023. The climate change measures shall be retained in accordance with the approved details at all times.

Reason: To mitigate and/or adapt to climate change.

8. No development shall commence on site (including demolition) unless a scheme for reclaiming and re-using materials in the existing building has been submitted to and approved in writing by the Council. The development shall not be undertaken unless in accordance with the approved details.

Reason: To mitigate environmental change.

9. No dwelling shall be occupied 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.
10. No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. The parking areas shall be permanently retained.
- Reason: To ensure acceptable parking facilities on the site.
11. 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.
12. The development shall not be occupied unless in accordance with the approved Travel Plan.
- Reason: To encourage alternative modes of transport to the private car.
13. No windows shall be installed unless a final window schedule detailing the sound reduction specification has been submitted to and approved in writing by the Council. The windows shall be designed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023. The windows shall not be installed unless in accordance with the details so approved.
- Reason: In the interests of residential amenity.
14. Prior to occupation of the development hereby permitted, a Verification Report that demonstrates that the windows have been installed as required by condition 12 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the windows confirming that the alternative means of ventilation have been installed as approved.
- Reason: In the interests of residential amenity.
15. Prior to installation of any alternative means of ventilation, the sound reduction specification of the alternative means of ventilation shall be submitted to and approved in writing by the Council. The specification shall demonstrate that internal noise levels in habitable rooms will be achieved in line with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The means of ventilation shall be installed in accordance with the approved details and retained as such at all times.
- Reason: In the interests of residential amenity.
16. Prior to occupation of the development hereby permitted, a Verification Report that verifies that demonstrates that the alternative means of ventilation has been installed in line with details approved pursuant to condition 14 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the alternative means of ventilation confirming that the alternative means of ventilation have been installed as approved.
- Reason: In the interests of residential amenity.

17. Prior to occupation of the development hereby permitted, a Verification Report that verifies that an acoustic fence has been constructed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023 shall be submitted to and approved in writing by the Council. The acoustic fence shall be permanently retained in accordance with the approved details at all times.

Reason: In the interests of residential amenity.

18. 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.

19. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

20. 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.

21. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.

Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

Development Management Report

Summary	
Committee Date: 18 th March 2025	
Application ID: LA04/2022/1046/F	
Proposal: Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking.	Location: 18 Annadale Avenue Belfast BT7 3JH
Referral Route: 3.8.2 (a) (i) a representation has been received which conflicts with the Planning Officer's recommendation.	
Recommendation: Approval subject to conditions and a Section 76 planning agreement	
Applicant Name and Address: Cregagh Developments Ltd 32a Grennan Road Newry BT34 2PJ	Agent Name and Address: Planning Permission Experts 32a Bryansford Avenue Newcastle BT33 0LG
Date Valid: 4 th May 2022	
Target Date: 17 th August 2022	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: <p>This application relates to land at No. 18 Annadale Avenue within close proximity of the Ormeau Road. The application seeks full planning permission for demolition of the existing building (former children's nursery) and erection of 14 residential units (including 9 apartments and 5 dwelling houses).</p> <p>The proposal consists of a three-storey frontage building containing 9 x two bedroom apartments and two-storey rear return containing 5 x two bedroom terrace dwellings. A mix of private and communal amenity space is proposed for the apartments while the dwellings contain private rear gardens. On-site parking provision is provided to the front of the apartment block and within the rear of the site.</p> <p>The application has been subject to design amendments to address concerns raised by officers. Further amendments were then made to the scheme following adoption of the Belfast LDP Plan Strategy in response to its new policies.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of housing in this location • Affordable housing • Demolition of Existing Building • Housing Density • Housing Mix 	

- Adaptable and Accessible Accommodation
- Design and Placemaking
- Impact on Heritage Assets
- Climate change
- Residential Quality and Impact on Amenity
- Access and transport
- Environmental Protection
- Flood risk and Drainage
- Waste-water infrastructure
- Waste management
- Natural heritage
- Section 76 Planning Agreement

The site is un-zoned “white land” in the Belfast Urban Area Plan 2001 and both versions of draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014).

The site is located on Annadale Avenue within close proximity of the Ormeau Road which is a designated City Corridor. The site is within an established residential area within the development limit of the city. It is a sustainable location with good access to shops, jobs, services, amenities and public transport. The site is considered a suitable location for housing; the proposal would make effective use of previously developed land and is of an appropriate density.

No affordable housing is provided due to viability. The applicant has submitted a Viability Assessment which has been independently appraised, which concludes that the proposal is unviable with the inclusion of any affordable housing provision or commuted sum. However, the applicant has agreed to a Viability Review prior to commencement of development and this would be secured through a Section 76 planning agreement. Officers confirm that the planning agreement has been agreed in principle without prejudice to the Committee’s decision.

The design, height, scale and massing of the proposed buildings are considered in keeping with the surrounding character and not considered to impact the surrounding listed buildings.

Fifteen third party objections have been received including one from Councillor Brian Smyth and two objections from Paula Bradshaw MLA, these are addressed within the report.

DFI Rivers and NI Water object to the proposals. An updated Drainage Assessment has been requested and delegated authority is sought to re-consult DFI Rivers and deal with any matters arising from the response providing they are not substantive. The objection from NI Water is addressed in the main body of the report.

The Committee previously undertook a visit to the site in March 2024.

Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions and a Section 76 planning agreement.

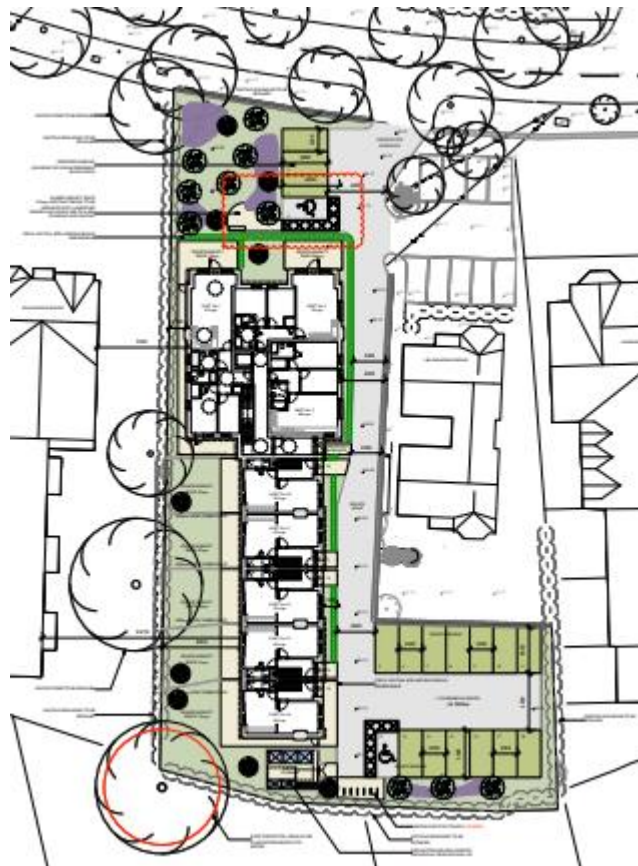
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the further consultation with DFI Rivers and any other issues that may arise, provided that they are not substantive.

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Block Plan



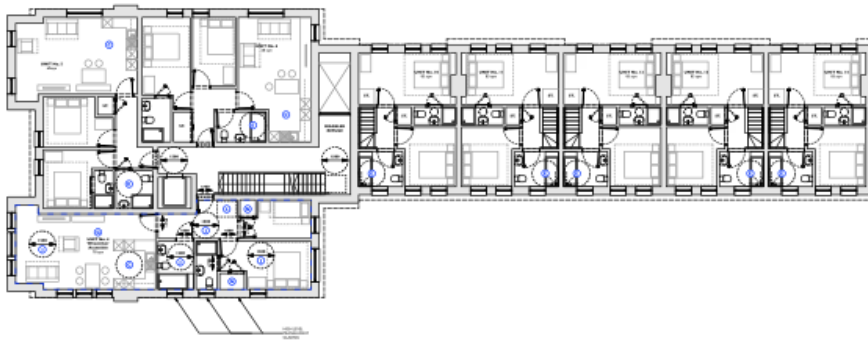
Proposed North and East Elevations:



Proposed South and West Elevations:

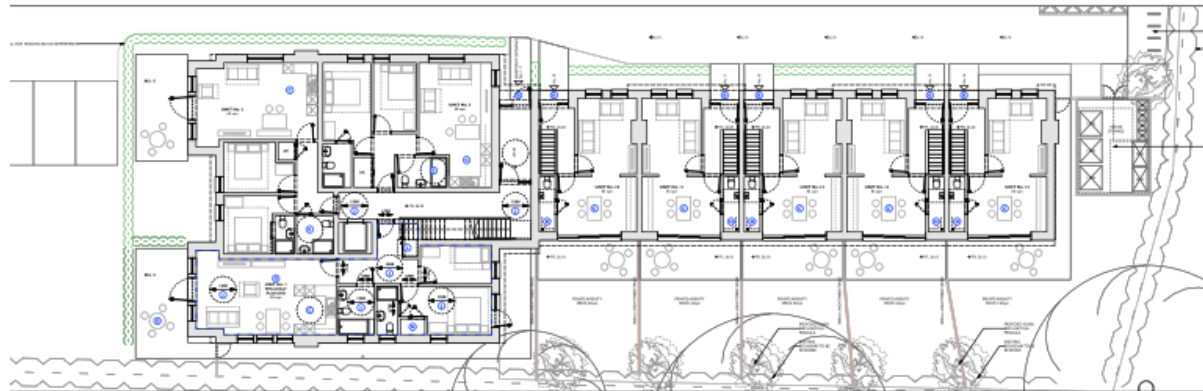


Ground and First Floor Plans:

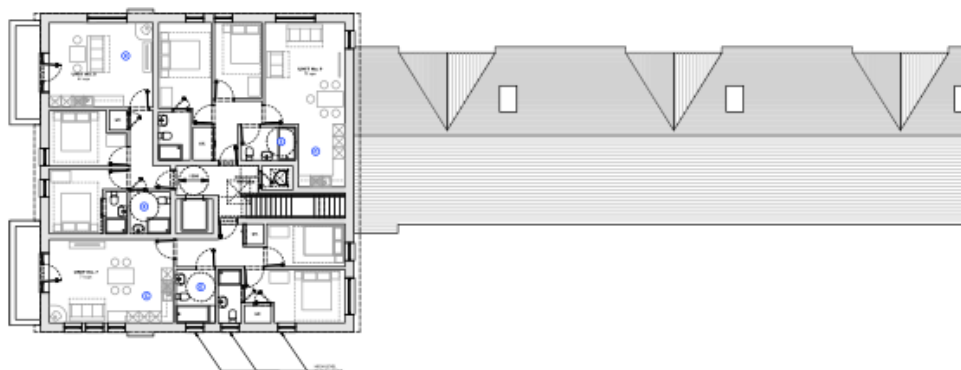
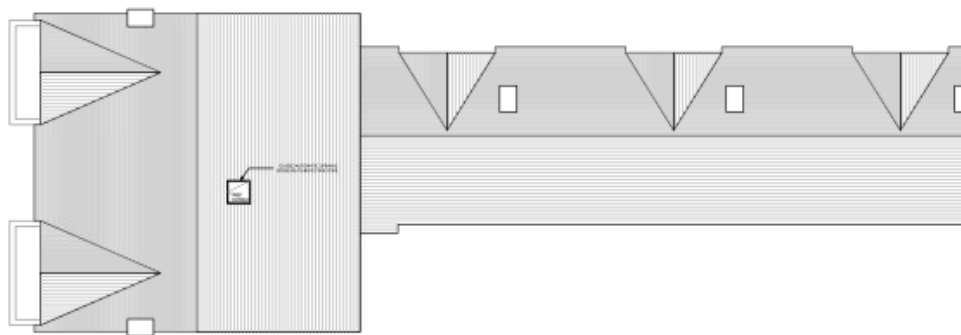


- 1. The building is designed to provide a high level of security and safety for all users. The design includes a range of measures to ensure the building is secure and safe, including:
 - 2. A secure perimeter fence with a minimum height of 1.8m.
 - 3. A secure entrance system with a minimum height of 1.8m.
 - 4. A secure exit system with a minimum height of 1.8m.
 - 5. A secure internal circulation system with a minimum height of 1.8m.
 - 6. A secure external circulation system with a minimum height of 1.8m.
 - 7. A secure internal security system with a minimum height of 1.8m.
 - 8. A secure external security system with a minimum height of 1.8m.
 - 9. A secure internal fire safety system with a minimum height of 1.8m.
 - 10. A secure external fire safety system with a minimum height of 1.8m.

2 FIRST FLOOR PLAN



Second Floor and Roof Plan:



CGI:



1.0

Characteristics of the Site and Area

1.1

The application site is located at No. 18 Annadale Avenue. The site is 0.2 hectares in size and is an “L” shape. It comprises a two-storey red brick building with a flat roof rear return and a metal garage to the side previously in use as a Children’s Nursery. The site contains an existing garden area directly to the rear of the apartments and the adjacent No. 18a Annadale Gardens. The site is located within a mostly residential area.

1.2

There are a number of Listed Buildings in the vicinity of the site, including:

- HB26 01 038 Gordon House, 11 Annadale Avenue, Belfast Grade B1
- HB26 01 040 A 25-25A Annadale Avenue, Belfast Grade B
- HB26 01 040 B 27 Annadale Avenue, Belfast Grade B1
- HB26 01 081 Church of Jesus Christ of Latter Day Saints Grade B2

Description of Proposed Development

1.4

The application seeks full planning permission for the demolition of the existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking.

1.5	The proposal consists of a three-storey frontage building containing 9 x two bedroom apartments and two-storey rear return containing 5 x two bedroom terrace dwellings. A mix of private and communal space are proposed for the apartments while the dwellings contain private rear gardens. On-site parking provision is provided to the front of the apartment block and within the rear of the site.
1.6	The application follows a Pre-Application Discussions. Following submission of the application, the proposal was subject to design amendments to address concerns raised by officers. Further amendments were then made to the scheme following adoption of the Belfast LDP Plan Strategy in response to its new policies. More latterly, the applicant has submitted viability information in relation to the requirements of Policy HOU5 concerning the provision of affordable housing.
2.0	PLANNING HISTORY
2.1	<ul style="list-style-type: none"> • Z/2008/0421/F – 18 Annadale Avenue- Demolition of existing building and erection of residential development comprising 14 units and associated landscaping and surface car parking. Permission Granted.
2.2	<ul style="list-style-type: none"> • Z/1998/0035 – Site to East of 18 Annadale Avenue- Erection of six apartments with associated car parking. Permission Granted.
3.0	PLANNING POLICY
3.1	<p>Development Plan – Plan Strategy</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 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><i>Operational Policies:</i></p> <p>Policy HOU1 – Accommodating new homes Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU5 – Affordable housing Policy HOU6 – Housing Mix Policy HOU7 – Adaptable and accessible accommodation</p> <p>Policy DES1 – Principles of urban design Policy RD1 – New residential developments Policy BH1 – Listed Buildings Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads</p>

	<p>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>Affordable Housing and Housing Mix Residential Design Placemaking and Urban Design Sustainable Urban Drainage Systems Transportation Development Viability</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP (“Departmental Development Plan”) 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 Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)</p>
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – No objections subject to conditions</p> <p>DfC HED – No objections</p> <p>DAERA – No objections</p> <p>NI Water – Concerns raised about the availability of waste-water infrastructure, which are addressed in the main assessment.</p> <p>DfI Rivers – Objection as a safe point of discharge for storm waters is currently not in place.</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p>Planning Service Plans & Policy Unit (Environment and Housing Teams) – Refer to main assessment.</p> <p>Environmental Health – No objection subject to conditions.</p> <p>BCC Tree Officer – Unable to support – refer to main assessment.</p>

4.3	<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></p>
4.4	<p>The application has been advertised in the newspaper and neighbours notified.</p>
4.5	<p>Fifteen third party objections have been received including one from Councillor Brian Smyth and two objections from Paula Bradshaw MLA; these are addressed within the report.</p> <ul style="list-style-type: none"> • Demolition of existing building will impact on the Victorian character and would be a great historical and cultural loss; reuse will set a sustainable precedent for the area. • Proposal will damage character of the area. • Impact on surrounding Listed Buildings. • Impact on Residential Amenity by way of loss of light and overlooking. • Proposed Design: Overbearing, there is a lack of architectural detail, the building line is moved closer to the road, visually imposing. • Impact on Waste Water Infrastructure. • Traffic and Parking- <ul style="list-style-type: none"> ○ Insufficient parking provision; ○ No disabled spaces provided; ○ Access road too narrow and when car park is full delivery vans will not be able to respond; ○ Increased traffic flow; ○ Traffic caused by construction. • Impact on mature trees, hedgerows and shrubs. • Tree Survey is inaccurate. • Objection to removal of cherry tree. • Removal of the garden to the rear will damage biodiversity.
4.6	<p>The issues summarised above will be considered within the main assessment of the report, save for the matters considered below:</p> <ul style="list-style-type: none"> • Application contravenes BUAP. <i>Case Officer's Response: No details have been given as to how the proposal contravenes the BUAP, the proposal has been assessed against the BUAP (Departmental Development Plan).</i> • Residents' view will be obscured. <i>Case Officer's Response: In planning terms there is no right to a view. Impact on amenity is considered in the main assessment.</i> • Neighbour notification period was insufficient. <i>Case Officer's Response: Neighbour notification was carried out in accordance with Section 41 of the 2011 Act and Articles 8 (1) (b) and 8 (2) of the Planning (General Development Procedure) Order Northern Ireland (2015) which detailed a date representations must be made by which was not earlier than 14 days</i>

	<p><i>after the notice was sent. Any representations received following this date have been considered.</i></p> <ul style="list-style-type: none"> • Neighbour notification was only issued by letterbox with no attempt to contact owners and landlords. <p>Case Officer's Response: as above, Neighbour notification was carried out in accordance with legislative requirements. There is no requirement for the owners of the land to be notified nor for letters to be hand delivered.</p> <ul style="list-style-type: none"> • Reduction to value of properties. <p><i>Case Officer's Response: This is not a material consideration.</i></p>
5.0	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p> <p>5.1 The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of housing in this location • Affordable housing • Demolition of Existing Building • Design and placemaking • Housing density • Housing mix • Adaptable and accessible accommodation • Impact on the surrounding Listed Buildings • Climate change • Residential quality and impact on amenity • Open space • Access and transport • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Natural heritage • Section 76 planning agreement <p>Development Plan Context</p> <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.</p> <p>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.</p> <p>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</p>

	<p>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.</p> <p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<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 un-zoned “white land.”</p> <p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is un-zoned “white land.”</p> <p><u>Principle of housing in this location</u></p>
5.7	<p>The application site is within Annadale Avenue. The surrounding area comprises mainly residential uses with a mix of low density detached dwellings on large plots and higher density housing comprised of apartments and townhouses. The surrounding area also contains some community facilities such as a Bowling Club and a church.</p>
5.8	<p>Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. The proposal comprises windfall housing and so Policy HOU2 applies. Policy HOU2 requires windfall housing to be delivered on previously developed land, which the application site is. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below.</p> <ul style="list-style-type: none"> • The site is suitable for housing – the site is a sustainable location within an established residential area and considered suitable for housing. • The location is accessible and convenient to public transport and walking cycle infrastructure – the site is accessible being on a bus route and within close proximity to the Ormeau Road being a city corridor. • Provision is made for any additional infrastructure required as a result of the development – suitable infrastructure is in place to support the proposed development.
5.9	<p>The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.</p>

	<u>Affordable housing</u>
5.10	Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.
	Process:
5.11	No affordable housing is proposed as part of the development as the applicant states that this would make the scheme financially unviable. The applicant submitted a Plan Strategy Statement and associated Cost Plan in June 2023, following adoption of the Plan Strategy in May 2023. The Planning Service's Plans and Policy Team was consulted and outlined concerns about the submitted viability information, requesting clarification of some of the assumptions used. In response, the applicant submitted amended information in October 2023. However, the Plans and Policy Team maintained concerns about the assumptions used within the viability information and that some aspects did not reflect the Council's Development Viability SPG. The conclusion was that the development was unviable even as a private housing scheme and it was not the affordable housing aspect rendering the scheme unviable.
5.12	The applicant submitted a full Viability Assessment in April 2024. This was subject to independent appraisal by Naylor Devlin (ND) acting on behalf of the Council. ND issued its independent report in December 2024. The applicant challenged some of the conclusions in the independent report and met with officers and ND to discuss further. This led to the applicant submitting further viability information in January 2025. ND reviewed the information and issued an addendum report on 7 th February 2025. The independent report advises that an affordable housing contribution would render the scheme unviable, a conclusion supported by the Plans and Policy Team.
	Assessment:
5.13	Policy HOU5 requires the scheme to provide 3 affordable housing units as part of the proposed development.
5.14	Policy HOU5 states that: <i>'Where it can be demonstrated that it is not sustainable or viable for a proposed development to meet the requirements of this policy in full, the council will consider suitable alternatives on a case-by-case basis.'</i>
5.15	The amplification text of Policy HOU5 at paragraph 7.1.36 further clarifies that: <i>'It is recognised that there may be occasions where a particular housing site in Belfast might not be able to meet the affordable housing demands in full, so flexibility has been built into the policy to ensure that viability can be taken into account on a case-by-case basis. Where a developer is able to demonstrate, through evidence provided in accordance with agreed assessment approaches to viability testing, that the development is unviable if affordable housing obligations are met in full, alternative approaches will be considered. This could include varying the mix of affordable housing units, the provision of affordable housing on a suitable alternative site within the local area or, in exceptional circumstances, a reduction in the proportion of affordable housing in lieu of a financial contribution to an affordable housing development elsewhere in the district.'</i>
5.16	The applicant's Viability Assessment of March 2024 assesses the viability of the proposal as a fully Policy HOU5 compliant scheme with 3 affordable housing units and also as a fully private scheme.

5.17	The applicant's Viability Assessment indicates that the developer's profit as a fully private scheme would be 5.53% (gross), which would be well below the normal expectation of 10-15% as set out in the Development Viability SPG. The Viability Assessment indicates that the inclusion of 20% affordable Housing would yield a gross profit of only 0.41%.
5.18	As stated, the applicant's Viability Assessment was subject to independent appraisal by ND on behalf of the Council. ND produced four independent reports assessing the scheme as fully private and also with 1, 2 and 3 social units included. ND's reports concluded that a scheme with 1 or 2 social units remained viable. However, following further evidence of costs submitted by the applicant, ND reappraised the scheme and concluded that 1 or 2 social units was also not viable.
5.19	Having considered ND's independent appraisal, officers accept that a scheme with social housing is unviable. Furthermore, ND's independent appraisal concludes that a fully private scheme is also unviable.
5.20	<p>The Affordable Housing and Housing Mix SPG provides further guidance on alternatives to a fully compliant scheme and these are considered below:</p> <ol style="list-style-type: none"> 1. A deference in the timing of affordable housing requirements pertaining to the site (i.e. a phasing option); 2. A variation in the required mix of tenure, size or type of affordable units on the site, in accordance with the hierarchy of products outlined above; 3. A reduction in affordable units on the site; 4. Provision of the affordable housing units on an alternative site within the same local housing area; or 5. Commuted sum, equivalent to cost of constructing affordable unit(s) on site. 6. The maximum viable financial contribution in lieu of affordable provision. <p><i>Deferred Timing/Phasing:</i></p>
5.21	<p>The proposed scheme is not designed to be delivered in phases and so this is not a reasonable option.</p> <p><i>A variation in the required mix of tenure, size or type of affordable units:</i></p>
5.22	<p>The potential for the scheme to deliver intermediate housing was considered. However, the higher sales value in this area ruled out this option. A reduction in the number of affordable units was considered but was also deemed not to be viable for the reasons previously stated. Furthermore, the applicant submitted albeit limited evidence from two Housing Associations that they would be unlikely to be interested in managing two units or less within the development. A change in the size of units would also unlikely have any positive impact on the viability of the development.</p> <p><i>A reduction in affordable units on the site:</i></p>
5.23	As stated, this has been considered as part of the independent appraisal and the provision of 1 or 2 units is deemed to be unviable.

	<i>Provision of the affordable housing units on an alternative site within the same local housing area;</i>
5.24	Given the scale of the proposal which only requires 3 affordable units and that the application was submitted prior to the adoption of the Belfast Plan Strategy, it would be unreasonable to request the applicant to investigate the potential to acquire an alternative site to provide only three units.
	<i>Commuted sum, equivalent to cost of constructing affordable unit(s) on site:</i>
5.25	A commuted sum was then explored following the then further independent appraisal that a fully private would be viable. However, as stated, the applicant submitted further costs information and upon reviewing the independent appraisal concluded through an addendum report that the private scheme is unviable, resulting in negative headroom when taking into account the normal expectation of profit. It is therefore not reasonable to seek a commuted sum.
	<i>The maximum viable financial contribution in lieu of affordable provision:</i>
5.26	As stated above, the scheme is unviable and therefore a financial contribution is not viable in this case.
5.27	<p>The Development Viability SPG provides further guidance where the Council accepts that a development proposal will be unviable if full policy compliance and/or planning obligations/contributions are sought. Thee following options will be considered in order:</p> <ol style="list-style-type: none"> 1. Deferred timing or phasing: A delay in the timing or phasing the delivery of a particular requirement may enable a proposed development to remain viable. 2. Reduced level of obligations and/or contributions: Where the above option is not sufficient to secure the viability of a proposed development, then a reduction in the level of requirement may be considered. There may be potential to do this for some policy requirements that have flexibility. Any reduction would be limited to the minimum necessary for the scheme to remain viable. The Council may consider building in a review mechanism as part of a Section 76 Agreement to reassess the viability of the scheme at a set point in the future (see Section 6.4 below). Further detail on potential alternative solutions to policy requirements is outlined in the relevant SPG. 3. Waiving of requirements: Only in exceptional circumstances will the removal of requirements and/or obligations be considered, as a very last resort. The nature of the proposed development may also be taken into account, where the Council take into account the other social, community, economic or environmental benefits that would be realised in granting permission for the scheme, i.e. the planning gain arising.
5.28	As stated, deferring the timing of the affordable housing contribution would not result in the scheme being viable. The scheme is not designed to be phased. A reduced obligations scheme would also not make the proposal viable.
5.29	In terms of waiving of requirements, regard is had to the longevity of the application process which commenced before the adoption of the Belfast Plan Strategy in May 2023. The PAD was submitted in 2021 and application in May 2022. The application provides a high-quality residential scheme that would make effective use of land in a sustainable location complying with Policy HOU2. The applicant has demonstrated

	through their viability information that an affordable housing contribution would not be viable. Having due regard to these factors the waiving of requirements is deemed acceptable in the planning balance.
5.30	<p>While Policy HOU5 is not met, the applicant has demonstrated the inclusion of affordable housing is not viable. The applicant has agreed to a Viability Review mechanism through a Section 76 planning agreement, whereby the applicant will be required to undertake a fresh Viability Assessment prior to commencement of development to establish whether the economic conditions have sufficiently changed to enable affordable housing provision or contribution to be made.</p> <p><u>Demolition of Existing Building</u></p>
5.31	Policy ENV2 states that development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused.
5.32	<p>The applicant submitted a Demolition Justification Statement following the adoption of the Plan Strategy. The applicant states that the reuse, renovation and/or retrofit of the existing building was not possible with redevelopment the only viable option. It states that a number of options were explored to retain the building such as a single family dwelling, apartments, and other uses such as short term let accommodation and office uses but all were deemed unviable. The following issues were put forward within the Demolition Justification Statement to support this case:</p> <ul style="list-style-type: none"> • The existing structure and gardens were deemed too large to be viable as a single family dwelling and would not be in keeping with the residential density of the surrounding context. • Subdividing the existing layout would lead to disjointed layouts of apartments with split levels and an unbalanced plan arrangement. • The existing access to the third storey has insufficient head room to be developed in line with Building Regulations. The structural alterations required to correct this would not be financially viable. • The location of the existing building is problematic for vehicular access to the rear of the site. • To achieve a reasonable density and layout extensive demolition was unavoidable, front façade retention was considered and not deemed feasible.
5.33	While the applicant states demolition is unavoidable, it is proposed that the redevelopment will incorporate reclaimed building materials into the new building while the demolition waste will be recycled where possible and rubble will form aggregates for use during construction.
5.34	The Plans and Policy Team were consulted in regards to the proposed demolition and consideration of the climate change policies. The response concludes that the justification of the demolition is generally accepted given the nature and quantum of the proposed development and refers to the number of options explored by the applicant. The commitment to reuse and recycle is noted and should be conditioned.
5.35	The demolition of the existing building also has to be balanced against the benefits of the proposal which would result in high density housing that would make effective use of land in a sustainable location.

5.36	Objections have been received regarding the demolition of the building, citing its architectural merits and concerns that demolition of the building is not sustainable. However, officers advise that the building is not afforded any protection from demolition, either from being Listed or within a designated area such as a Conservation Area or Area of Townscape Character.
5.37	Notwithstanding this, officers recognise the architectural merits of the building. Advice was sought from DfC HED at the Pre-Application Discussion stage. HED did not indicate that the building was suitable for Listing. It stated: ' <i>...the existing building, Busy Bees, contributes significant character to Annadale Avenue and HED advises that it is a prime candidate for local listing.</i> ' However, there is currently no process within the Council to identify buildings identified as an important part of their heritage, due to its local architectural or historic significance and no policy provisions to protect such buildings outside of designated areas for their architectural interest.
5.38	Regard should also be had to the longevity of the application, which was submitted in May 2022 with a PAD submitted in February 2021, significantly pre-dating adoption of the Plan Strategy in May 2023.
5.39	Having regard to the above assessment, demolition of the existing building is considered acceptable, having regard to Policy ENV2.
	<u>Housing density</u>
5.40	Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.
5.41	The proposal is located in outer Belfast for which the average density should be between 25 and 125 dwellings per hectare (ha). The site area is 0.21 ha and so the proposal equates to a density of 66 dwellings per ha, compliant with Policy HOU6.
	<u>Housing mix</u>
5.42	The proposal is for 9 x two bedroom apartments and 5 x two bedroom dwellings. Policy HOU6 requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of: <ul style="list-style-type: none"> • Up to date analysis of prevailing housing need in the area; • The location and size of the site; • Specific characteristics of the development; and • The creation of balanced and sustainable communities.
5.43	The Plans and Policy Team were consulted regarding the proposed Housing Mix and state that there is no specific evidence available to consider how the mix relates to housing need in this location and the lack of variety in the size of units proposed. The response states that to help aid choice some smaller (1 bedroom) or larger units (3 bedroom) should be considered.
5.44	In response, the applicant refers to the NIHE Strategic Housing Market Analysis for the Belfast Metropolitan Area which states Belfast will continue to be shaped by demographic trends and an ageing population leading to the majority living in properties that are under-occupied. This suggests a need to downsize and the proposed development will address those needs. The applicant also states that the majority of

	apartment developments in the Annadale area are 2 and 3 bedrooms and that given the highly accessible location the area is attractive for young professionals and the older population alike and that demand is high and increasing for 2-bedroom apartments. Paragraph 7.1.43 emphasises a need for smaller household types and apartments and terraces being the most popular types
5.45	The original application proposed 3-bedroom dwellings, however, concerns were raised by officers regarding the space standards and garden sizes, and these were subsequently reduced to two bedrooms to address other policy requirements. Regard is also had to the longevity of the application which pre-dates the adoption of the Plan Strategy.
5.46	While the proposal does not comply with Policy HOU6, having regard to the above considerations, it is on balance considered acceptable.
	<u>Adaptable and Accessible Accommodation</u>
5.47	Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments of 10 units or more to be wheelchair accessible and provides an additional nine criteria (g. to o.) which these units must meet.
5.48	The applicant has provided evidence to demonstrate that the proposal is in accordance with criteria a. to f. The proposal includes 14.2% wheelchair units by providing two wheelchair accessible units. The Plan and Policy Team were consulted and considered the proposal complied with Policy HOU7.
	<u>Design and Placemaking</u>
5.49	The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1 and RD1 of the Plan Strategy. 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.
	<i>Design, Layout, Scale, Height and Massing:</i>
5.50	Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, a. to k.
5.51	The design of the proposed building is a modern take of the traditional design of the existing building and character of the surrounding area. The main building fronting Annadale Avenue and containing the apartments will have a pitched roof intersected with two projecting bays. The materials are to be red brick, similar to the existing. The height of the building is to be 12.9m which matches that of No. 16 Annadale Avenue next door. Whilst an increase in height when compared to the existing building, it is not considered out of character with the surrounding area given it will tie in with surrounding buildings. The rear return is set down to two stories and comprises of five terrace dwellings. It is considered subservient to the main block housing the apartments and is a common arrangement within the surrounding area such as seen at Nos. 16 and 20 Annadale Avenue.

5.52	Given the quality of the existing building, it is important that the replacement is of high quality. Further detailing was requested from the applicant and a drawing showing the façade articulation has been provided. The front elevation shows high quality architectural details such as full brick windows reveals, decorative brick panels between windows, soldier course arches above the third storey windows, sandstone cills and brick capping detail vertical headers. This level of detail ensures the proposed building is of a high quality design and architectural quality to sit sympathetically within the surrounding street-scene.
5.53	Objections have been raised that the proposed design is overbearing, there is a lack of architectural detail and the building line is moved closer to the road resulting in the building appearing visually imposing. It is considered the scale and massing of the proposal is comparable to the surrounding apartment buildings and is not therefore overbearing or visually dominant. Following amendments, officers consider there is a high level of architectural detail to ensure the design is sympathetic to the character of the area and the replacement of the existing building is of high quality. In terms of the building line, any movement closer to the road is minor and will not be visually discernible or harmful to the street-scene.
5.54	The design, layout, scale, height and massing are considered to respond positively to the local context and character through architecture and urban form through addressing matters such as height, scale, massing, proportion, plot width, building lines, rhythm, roofscape and materials.
5.55	The proposal is considered to accord with Policies DES1 and RD1 and relevant provisions of the SPPS.
	<i>Landscaping and Trees</i>
5.56	The scheme includes a Landscape Plan accompanied by a Landscape Management and Maintenance Plan. The proposal includes replacing an area of hardstanding to the front with a landscaped amenity area as well as private gardens for dwellings and a high level of planting in terms of trees. The parking areas are proposed to be grasscrete to ensure there will not be large areas of hard standing.
5.57	Policy TRE1 seeks to protect existing trees from new development and there will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment and amenity.
5.58	<p>The application includes a Tree Survey Report as well as a Landscape Masterplan and Planting Schedule. The Tree Officer was consulted and welcomes the mixed species of planting proposed and the addition of the grasscrete. However, the Tree Officer also raises the following concerns:</p> <ul style="list-style-type: none"> • The proposed end terrace dwelling would be sited too close to a Lime Tree on adjacent lands which result in an unacceptable level of overshadowing to the private amenity area. • The self-seeded Oak and Beech Trees along the front boundary should be retained. • Additional planting should be considered to rear gardens of dwellings which will act as a natural screen.

5.59	The proposed end terrace has been amended to be moved away from the existing lime tree. This has resulted in a garden to the south and west of the building of 116sqm in size. Given the size of the garden and the dual orientation it is not considered the existing tree will result in unacceptable overshadowing. The amenity benefits of being within close proximity of an established tree must also be considered.
5.60	The trees within the front boundary are shown to be retained on the existing proposed block plan.
5.61	It is not considered necessary to request additional planting to the rear gardens of the proposed dwellings to achieve further screening given they face onto an area of hardstanding serving the neighbouring apartment development. The existing boundary hedge is considered sufficient to provide suitable screening.
5.62	Objections have been received with concerns about the impact on trees, shrubs and hedgerows. Objections also state that the tree survey is inaccurate and an objection was received to the removal of the Cherry Tree.
5.63	The proposal retains the majority of trees within the site and the proposed tree planting results in a net gain within the site. The Tree Officer did not raise concerns regarding the accuracy of the Tree Survey nor question the conclusion that the Cherry Tree has suspected internal decay and should be felled for site safety.
5.64	The proposal is considered to accord with Policy TRE1.
	<u>Impact on Heritage Assets</u>
6.65	In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council must have special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.
5.66	There are a number of Listed Buildings in the vicinity of the site, including: <ul style="list-style-type: none"> • HB26 01 038 Gordon House, 11 Annadale Avenue, Belfast Grade B1 • HB26 01 040 A 25-25A Annadale Avenue, Belfast Grade B • HB26 01 040 B 27 Annadale Avenue, Belfast Grade B1 • HB26 01 081 Church of Jesus Christ of Latter Day Saints Grade B2
5.67	Policy BH1 of the Belfast Plan Strategy contains five criteria to be met when considering the impact of new development on the setting of Listed Buildings.
5.68	DfC Historic Environment Division (HED) was consulted and acknowledge that the closest listed building is Gordon House. HED acknowledges that Gordon House and its direct setting has been altered and that the building is set back within its own curtilage and relatively well screened by mature trees and planting along the Annadale Avenue boundary. HED concludes that the application will not significantly affect the understanding or experience of the listed building to harm its essential character, including setting.
5.69	Objections raise concerns that the proposal would impact on Listed Buildings, however, the proposed development is considered to be sympathetic to the essential characteristics of surrounding Listed buildings and their setting, and HED do not raised any concerns.

5.70	<p>The proposed development is considered to be sympathetic to the essential characteristics of the surrounding listed buildings. The height, scale, massing and design reflects the surrounding character and the residential use respects the character and setting of the listed buildings and surrounding area which is residential in nature. Given the separation distance from the listed buildings the proposal will not disrupt key views of the listed buildings or result in a detrimental impact. It is considered that the proposal accords with Policy BH1 and relevant provisions of the SPPS.</p> <p><u>Climate Change</u></p>
5.71	<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.</p>
5.72	<p>The applicant has provided satisfactory details of sustainable design features, including architectural salvage, orientation of the building to achieve solar gain, permeable paving, high insulation and cycle facilities.</p>
5.73	<p>Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal includes soft landscaping to the front replacing an area of hardstanding while permeable grasscrete is proposed in the parking area. The landscaping and planting will aid to reduce flood risk and the application is supported by a Drainage Assessment.</p> <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 applicant has demonstrated the proposal will include SuDS measures such as permeable grasscrete parking areas, permeable paving and soft landscaping and tree planting.</p>
5.74	<p>The Plan and Policy Team were consulted and considered the proposal complies with Policies ENV2, ENV3 and ENV5.</p> <p><u>Residential Quality and Impact on Amenity</u></p>
5.75	<p>Policies DES1 and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments. Policy OS3 required proposals make appropriate provision for open space.</p>
5.76	<p>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.</p>
5.77	<p><i>Creating Places</i> advocates external private amenity space of between 10 and 30 sqm per residential unit for apartments. The guidance states back garden provision should be calculated as an average space standard for the development as a whole and should be around 70sqm or greater, the guidance goes on to stipulate that smaller areas are more appropriate for houses with 1 or 2 bedrooms and for any individual house an area less than 40sqm will be unacceptable.</p>

5.78	The 5 proposed dwellings contain a minimum of 47sqm of private amenity space, given the dwellings are 2 bedrooms rather than typical family home this is considered appropriate.
5.79	Of the 9 proposed apartments, four have some form of private amenity space either in the form of a small garden space or a balcony. Two apartments in the ground floor contain 19sqm of a private garden while two apartments on the second floor contain 6sqm of balcony space.
5.80	To the front of the apartment building is an area of communal space which contains high quality landscaping and totals 169sqm. The range of amenity space therefore provided for the apartments ranges from 18.9sqm to 37.8sqm which adheres to the guidance provided in Creating Places.
5.81	In terms of Policy OS3, the proposal provides a total of 518sqm of private and communal open space which is 24% of the site area. The proposal includes ancillary equipment and facilities in the form of a communal garden with appropriate furniture and therefore complies with Policy OS3.
5.82	The proposal does not impact on the available amenity space to the apartments at No. 18A Annadale Avenue as the land to its rear did not form part of its original planning permission.
5.83	Objections referred to the impact on their amenity by way of loss of light and overlooking. The proposal is not considered to unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing or dominance. The scale and massing of the proposed building conforms to the character of the surrounding area and will not dominate existing buildings.
5.84	The proposal forms a similar relationship to the existing building on site and the neighbouring apartment developments. The scale and massing of the building is not considered to exacerbate any overshadowing over the existing building to an unacceptable degree. Due to the orientation of the building, apartment windows on the east gable of No. 20 Annadale Avenue may be in shadow for a longer period in the mornings due to the deeper three storey nature of the proposed building, but this is limited to the morning and will not impact the building for the remainder of the day.
5.85	The proposed separation distances along with obscure glazing mitigation measures are sufficient to ensure there is no harmful overlooking from either the apartments or the dwellings. The separation distance between the building within No. 18A Annadale Avenue and the proposed building is increased from a minimum of 4.9m to 6.4m and there would be a not dissimilar relationship between the properties.
5.86	While the separation distance between the proposed building and No. 20 Annadale Avenue is decreased from 13.9m to 9.4m, this is considered an acceptable relationship given that the proposed side facing windows would be fitted with obscure glazing.
5.87	The proposed dwellings have a separation distance of 19.1m from the dwellings at No. 20 Annadale Avenue while Plot 10 is the only dwelling unit which faces the gable of No. 18A and is set back further from the apartment block to form a minimum separation distance of 7.9m. Again, this is not dissimilar to the current separation of the wider buildings. Units 11 and 12 face the communal rear amenity space of No. 18A and have a separation distance from the boundary of 5.4m. The existing mature boundary hedge and vegetation will provide some screening of the amenity space and is considered

	<p>acceptable in view of the communal nature of the space and character of the broader area, including relationship with No. 16 Annadale Avenue.</p> <p><i>Space Standards:</i></p>
5.88	<p>The proposal comprises of two-bedroom apartments and dwellings. The proposed units are in accordance with the minimum space standards as set out in Appendix C of the Plan Strategy.</p> <p><u>Access and transport</u></p>
5.89	<p>The site is an accessible location within close proximity to the Ormeau Road which is a designated city corridor and provides access to the city centre. It is within cycling distance of the city centre and its shops, services, leisure and employment opportunities. The site is on the national cycling network. Provision is made for sheltered and secure cycle parking. The proposal accords with Policy TRAN1.</p>
5.90	<p>The proposal includes 18 in curtilage parking spaces including 2 disabled parking spaces. The application is accompanied by a Travel Plan which includes a number of measures to encourage residents to travel by public transport such as appointing a travel co-ordinator and a Residential Travel Card Scheme. The Travel Plan will be secured by condition.</p>
5.91	<p>In considering the sustainable location within close proximity to a city corridor, the parking provision is considered acceptable. DFI Roads were consulted and no objections with conditions.</p>
5.92	<p>Objections were received regarding access and transport with the following issues raised:</p> <ul style="list-style-type: none"> • Insufficient parking provision • No disabled spaces provided. • Access road too narrow and when car park is full delivery vans will not be able to turn. • Increased traffic flow • Traffic caused by construction
5.93	<p>As mentioned, the proposed parking provision is considered acceptable having regard to the sustainable location and measures included within the Travel Plan. Two disabled spaces have been provided within the proposal. A tracking plan has been provided which demonstrates there is sufficient room for vehicles to turn. It would not be considered that the proposal would increase traffic flow on Annadale Avenue to an unacceptable degree; the traffic flow may decrease given the previous use as a nursery. Traffic caused by construction will be temporary and is not a material consideration.</p>
5.94	<p>The proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9.</p>

	<p><u>Environmental protection</u></p>
5.95	<p>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><u>Contaminated land</u></p>
5.96	<p>Environmental Health (EH) records do not indicate potential land contamination associated with past land use or in close proximity to the development. The proposal is therefore considered to accord with Policy ENV1.</p> <p><u>Air quality</u></p>
5.97	<p>EH states that the proposed development does not lie in or is adjacent to an Air Quality Management Area. It is noted that no information regarding heating and hot water provision has been provided and consequently a condition for an Air Quality Impact Assessment to be submitted in the event that any centralised combustion sources are proposed. The proposal is therefore considered to accord with Policy ENV1.</p> <p><u>Noise and vibration</u></p>
5.98	<p>Having considered the applicant's noise impact assessment, EH is content that the proposal is acceptable subject to conditions. The proposal is therefore considered to accord with Policy ENV1.</p> <p><u>Flood risk and Drainage</u></p>
5.99	<p>A Drainage Assessment has been submitted in accordance with paragraph 6.114 of the SPPS. DFI Rivers were consulted and referred to the NI Water response which states there is no commitment that the proposed works will take place and no storm sewer is available to serve the proposal. DFI Rivers objected to the proposal on the basis that a safe point of discharge is currently not available.</p>
5.100	<p>Since this response, the applicant has received a conditional approval for a storm requisition to serve the proposal. The Drainage Assessment is currently being updated to reflect this and delegated authority is requested to deal with the re-consultation with DFI Rivers.</p> <p><u>Waste-water Infrastructure</u></p>
5.101	<p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water state a solution is yet to be agreed between the developer and NI Water. The submitted Pre-Development Enquiry (PDE) states that the sewer network is at capacity. NIW's response was received in August 2022 and an updated position has been requested.</p>
5.102	<p>Notwithstanding, 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</p>

	grounds and the proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.
5.103	It has recommended a condition to require details of foul and surface water drainage to be agreed prior to commencement of development.
	<u>Natural Heritage</u>
5.104	Policy NH1 relates to the protection of natural heritage resources.
5.105	DAERA were consulted and Natural Environment Division (NED) requested a Bat Survey on the basis that the existing building was identified as having a moderate bat roosting potential. Following submission of a Bat Survey, NED advised that it has no concerns subject to conditions regarding bat roosts.
5.106	Objections were raised that the removal of the existing garden would decrease biodiversity and potential ecological impacts, namely badgers. While the existing garden is being replaced by a car park the use of grasscrete will soften this impact, there are also large areas of hardstanding within the site that will be replaced by garden and amenity areas. There is a net gain in soft landscaping when compared to the existing site. In terms of ecological impacts and impacts on badgers, DAERA were consulted and did not raise concerns of any impacts on badger setts within the site or other ecological impacts.
5.107	The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the Strategic Planning Policy Statement.
	<u>Waste Management</u>
5.108	In accordance with Policy RD1, new residential development should be provided with adequate space for daily segregation of recyclable materials and waste before it is moved to the communal waste storage area. The application is supported by a Refuse Storage Plan which outlines the operational waste management measures. A communal waste storage area is proposed for the development at the southern end of the site adjacent to the parking area and meets the size and design requirements.
5.109	The proposed waste management plan and arrangements are considered acceptable.
	<u>Section 76 Planning Agreement</u>
5.110	A Section 76 planning agreement is recommended to secure a Viability Review prior to commencement of development. This will ascertain whether the economic conditions have sufficiently changed to allow an affordable housing Developer Contribution to be provided. Legal Services has confirmed that the planning agreement has been agreed in principle with the applicant.

<p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions and a Section 76 planning agreement.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the further consultation with DFI Rivers and any other issues that may arise, provided that they are not substantive.</p>
<p>7.0</p>	<p>DRAFT CONDITIONS</p> <p>22. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>23. 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.</p> <p>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials.</p> <p>Reason: In the interests of the character and appearance of the development.</p> <p>24. The depth and detailing of the window recesses and reveals shall be as shown on the approved drawings.</p> <p>Reason: In the interests of the character and appearance of the development.</p> <p>25. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any Order revoking and/or re-enacting that order), the [TO BE SPECIFIED] windows shall be obscure glazed to at least Privacy Level 3 (or equivalent) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the floor that the window serves:</p> <p>Reason: To safeguard the privacy of adjacent properties.</p> <p>26. The development hereby approved shall not be occupied until the communal open space and private gardens have been provided in accordance with the approved plans. The open space shall be retained as such at all times.</p> <p>Reason: To ensure that appropriate provision is made for open space.</p> <p>27. The proposed open space and landscaping shall be managed and maintained in accordance with the approved management plan at all times.</p> <p>Reason: To ensure that the open space and play equipment are properly managed and maintained.</p>

	<p>28. The development hereby approved shall not be occupied unless the sustainable development measures have been implemented in accordance with the Plan Strategy Statement uploaded to the Planning Portal on 23rd June 2023. The climate change measures shall be retained in accordance with the approved details at all times.</p> <p>Reason: To mitigate and/or adapt to climate change.</p> <p>29. No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>30. No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. The parking areas shall be permanently retained.</p> <p>Reason: To ensure acceptable parking facilities on the site.</p> <p>31. 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.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>32. The development shall not be occupied unless in accordance with the approved Travel Plan.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p> <p>33. No windows shall be installed unless a final window schedule detailing the sound reduction specification has been submitted to and approved in writing by the Council. The windows shall be designed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023. The windows shall not be installed unless in accordance with the details so approved.</p> <p>Reason: In the interests of residential amenity.</p> <p>34. Prior to occupation of the development hereby permitted, a Verification Report that demonstrates that the windows have been installed as required by condition 12 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the windows confirming that the alternative means of ventilation have been installed as approved.</p> <p>Reason: In the interests of residential amenity.</p>
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	<p>35. Prior to installation of any alternative means of ventilation, the sound reduction specification of the alternative means of ventilation shall be submitted to and approved in writing by the Council. The specification shall demonstrate that internal noise levels in habitable rooms will be achieved in line with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The means of ventilation shall be installed in accordance with the approved details and retained as such at all times.</p> <p>Reason: In the interests of residential amenity.</p> <p>36. Prior to occupation of the development hereby permitted, a Verification Report that verifies that demonstrates that the alternative means of ventilation has been installed in line with details approved pursuant to condition 14 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the alternative means of ventilation confirming that the alternative means of ventilation have been installed as approved.</p> <p>Reason: In the interests of residential amenity.</p> <p>37. Prior to occupation of the development hereby permitted, a Verification Report that verifies that an acoustic fence has been constructed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023 shall be submitted to and approved in writing by the Council. The acoustic fence shall be permanently retained in accordance with the approved details at all times.</p> <p>Reason: In the interests of residential amenity.</p> <p>38. 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.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>39. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p>
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40. 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.

41. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.

Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

INFORMATIVES

NOT04 Section 76 planning agreement

This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which secures a Viability Review mechanism.

NOT02 Compliance with planning permission

Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.

NOT03 Discharge of condition(s)

This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.

NOT05 Non-planning requirements

The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.

	<p>NOT06 Protected Species</p> <p>The applicant or developer's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence to:</p> <ul style="list-style-type: none"> a) Deliberately capture, injure or kill a wild animal including a European protected species, which includes all species of bat; b) Deliberately disturb such an animal while it is occupying a structure or place which it uses for shelter or protection; c) Deliberately disturb such an animal in such a way as to be likely to: <ul style="list-style-type: none"> (i) affect the local distribution or abundance of the species to which it belongs; (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or (iii) Impair its ability to hibernate or migrate; d) Deliberately obstruct access to a breeding site or resting place of such an animal; or e) To damage or destroy a breeding site or resting place of such an animal. <p>If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.</p>
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Committee Report

Summary	
Application ID: LA04/2024/1385/F	Committee Date: 15 th April 2025
Proposal: Amendment to planning permission Z/2013/0931/F to permit occupation for Class B1(a) office and/or Class B1(c) research and development.	Location: Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: OH (Office) Developments Limited Unit 4, The Legacy Building Queens Road Belfast BT3 9DT	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Date Valid: 9 th August 2024	
Target Date: 7 th March 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer, Development Management.	
Executive Summary: Background <p>Planning permission Z/2013/0931/F was granted on 16 July 2014 for a 'high specification office building (of 6 and 7 storeys) comprising 2,970 sqm of Class B1(a) office use and 14,642 sqm of Class B1(c) research and development, basement car parking, landscaping, access and associated site works on lands east of east of Queens Road, north of PRONI and south of Belfast Metropolitan College. The construction of Olympic House was completed in 2022 and the building is classified as Grade A BREEAM Excellent.</p> <p>The applicant states that the building has been marketed for over 5 years by CBRE, however, to date the building remains entirely vacant. According to the applicant, feedback from prospective corporate occupiers is that the Use Class restrictions within the planning permission (Z/2013/0913/F) are problematic and do not provide corporate occupiers with the flexibility that they require over the course of their proposed occupation. While the extant permission allows unrestricted Class B1(a) occupation of 2,970sqm of floorspace (22% of the net lettable area), the applicant states that the restricted Class B1(c) floorspace has to date been the key barrier to securing tenants. The applicant also notes that there is decreased demand for Class B1(c) floorspace since the Coronavirus pandemic in particular.</p>	

Proposal

The proposal seeks to amend permission Z/2013/0913/F for more flexibility whereby the building can be occupied as either Class B1(a) or B1(c), or a combination of both. The applicant is willing to enter into a Section 76 planning agreement committing to provide construction employability and skills in respect of the specific occupier fit-out of the building as well as specific restrictions on the occupancy of the building to minimise the potential for impacts on the City Centre. These include, amongst others, a maximum of six occupants; occupancy of minimum floor plates; and that any lettings for Class B1(a) or B1(c) involving Foreign Direct Investment (FDI) shall be given preference. The detailed clauses to be contained in the planning agreement are set out in the main report.

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

- Principle of the proposed uses
- Environmental impacts
- Health impacts
- Climate Change
- Traffic and access
- Section 76 Planning Agreement
- Pre-Application Community Consultation

DFI Roads advises no objections. The Planning Service's Plans and Policy unit advises that the proposal is contrary to Policies EC3 and EC6 of the Plan Strategy.

Two objections and one letter of support have been received; these are summarised and considered in detail in the main report.

The applicant has stated a range of material considerations in support of the proposal, including:

- The change in market circumstances since the planning permission was submitted in 2013 and then completed in 2022.
- The failure to secure any tenancies following significant marketing of the building.
- The proximity of the site to the City Centre.
- The potential risk to investment and economic health of the city of what CBRE terms to be a short pipeline of office space.
- The high cost of retrofitting the building to a different use (e.g. residential).
- As an established mixed-use district, Titanic Quarter performs a complementary role to Belfast City Centre as recognised in the Belfast City Centre Regeneration and Investment Strategy (BCCRIS)
- The current limited availability of unrestricted Class B1(a) BREEAM Excellent Grade A office space ready for occupation in Belfast, which has been assessed by CBRE at less than a 1 year's supply.

The Planning Service also commissioned a third-party independent assessment of the applicant's case (undertaken by Naylor Devlin who have utilised Lisney, a commercial letting agent). The independent report supports many of the assertions made by the applicant and their commercial letting agent, CBRE.

Whilst officers acknowledge that the proposal does not accord with Policies EC3, EC6, RET1 and RET2, having assessed all the evidence, it is considered that material considerations exist that outweigh these policy conflicts. These include the short supply of the highest standard of office accommodation (BREEAM Excellent accredited and ESG floor space), which decreases the economic competitiveness of the city and its ability to attract new investment, including significant inward investment. This is particularly a concern given the recent "flight to quality" trend.

Moreover, given this lack of supply, companies that would be potentially interested in locating to Belfast may have to look to alternatives outside the city on the basis of insufficient ESG standard office accommodation. Therefore, there is less likelihood that the proposal, if approved, would divert new office occupiers to the city away from the City Centre. The potential for existing offices businesses in the City Centre locating to the site would also be lessened due to the proposed restrictions to the Class B1(a) floor space, including a maximum limit of six occupiers of the Class B1(a) floor space. Preference will also be given to occupation associated with inward investment, responding to one of the aims of Policy EC3 of the Plan Strategy. Regard is also had to the out of centre location of the site, approximately 175 metres from the boundary of the City Centre.

Having regard to these factors and the considerations set out in the main report, it is considered that the material considerations outweigh the policy conflict, that there will not be significant adverse impact on the city centre and that the proposal is acceptable. This is predicated on securing the restrictions by means of a planning agreement, as detailed in the main report.

Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and to deal with any other matters that may arise provided they are not substantive. Should the planning agreement not be completed by 31st May 2025, and where necessary, the application will be reported back to the Committee for reconsideration.

<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p>	<p>Description of the Site and Proposal</p> <p><i>Characteristics of the Site and Area:</i></p> <p>Olympic House is located within Titanic Quarter, situated between the Public Records Office for Northern Ireland (PRONI) and the Belfast Metropolitan College (Belfast Met) fronting onto Queens Road. The ARC apartments are located across the road from the site to the west. The lands to the east and south-east (rear) are undeveloped.</p> <p>Olympic House was granted planning permission (Z/2013/0931/F) in July 2014 for a 'high specification office building (of 6 and 7 storeys) comprising 2,970 sq m of class B1(a) office use and 14,642 sq m of B1 (C) research and development, basement car parking, landscaping, access and associated site works. The construction of Olympic House was completed in 2022 and has not been occupied since, remaining vacant.</p> <p>Further to the north, there is ongoing construction of the "Loft Lines" development (LA04/2021/2280/F) which consists of 778 residential units with non-residential uses such as retail, shops and a creche at ground floor. In addition, the Hamilton Dock Hotel (LA04/2023/3442/F) is also proceeding at pace.</p> <p><i>Description of the proposal:</i></p> <p>The proposal seeks to amend permission Z/2013/0913/F for more flexibility whereby the building can be occupied as either Class B1(a) or B1(c), or a combination of both. The applicant is willing to enter into a Section 76 planning agreement, committing to secure specific restrictions on the occupancy of the building to minimise the potential for impacts on the City Centre. These include, amongst others, a maximum of six occupants; occupancy of minimum floor plates; and that any lettings for Class B1(a) or B1(c) involving Foreign Direct Investment (FDI) shall be given preference. The detailed clauses to be contained in the planning agreement are set out in the assessment section of this report.</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p>	<p>RELEVANT PLANNING HISTORY</p> <p>LA04/2022/1003/F - Land East of Queen's Road, North of Public Records Office of NI and South of Belfast Metropolitan College, Belfast.</p> <p>Proposal: Retention of basement associated with office development. Permission Granted: 18th August 2022.</p> <p>Z/2013/0931/F - Land East of Queen's Road, North of Public Records Office of Northern Ireland and South of Belfast Metropolitan College Queen's Island, Belfast.</p> <p>Proposal: High specification office building (of 6 and 7 storeys) comprising 2,970 sq m of class B1(a) office use and 14,642 sq m of B1 (C) research and development, basement car parking, landscaping, access and associated site works. Permission Granted: 16th July 2014.</p>

2.3	<p>LA04/2024/0681/F - Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College, Belfast.</p> <p>Proposal: 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 with Hamilton Road. Permission Granted: 4th December 2024</p>
<p>3.0</p> <p>3.1</p> <p>3.2</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1 – Growth strategy Policy SP1a – Managing growth and supporting infrastructure Policy SP2 – Sustainable development Policy SP3 – Improving health and wellbeing Policy SP5 – Positive placemaking Policy SP6 – Environmental resilience Policy SP7 – Connectivity Policy SP8 – Green and blue infrastructure network</p> <p><i>Operational Policies:</i></p> <p>Policy EC1 – Delivering inclusive economic growth Policy EC3 – Major employment and strategic employment locations Policy EC6 – Office development Policy RET1 – Establishing a centre hierarchy Policy RET2 – Out of centre development</p> <p>Policy TRAN 1 – Active Travel – Walking & Cycling Policy TRAN 4 – Travel Plan Policy TRAN 8 – Car Parking and Servicing arrangements</p> <p>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)</p> <p>Policy HC1 – Promoting Healthy Communities</p> <p>Supplementary Planning Guidance Retail and Main Town Centre Uses SPG</p>

3.3	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)
3.4	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.5	Other Material Considerations Developer Contribution Framework (2020) Belfast Agenda (Community Plan)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<u>Statutory Consultees</u> DfI Roads – no objection.
4.2	<u>Non-Statutory Consultees</u> Belfast City Council – Planning Service Plans and Policy unit – advises that the proposal is contrary to Policies EC3 and EC6 of the Plan Strategy. <u>Representations</u>
4.3	The application has been advertised in the newspaper and neighbours notified.
4.4	Four objections have been received. Two objections have been received from planning consultants on behalf of their clients. A further two objections were received from members of the public. The issues raised are summarised below. <ul style="list-style-type: none"> • The site is located outside the City Centre; offices in this location would be contrary to regional and local planning policies. • There is a significant level of available office space within the City Centre • Approval of the proposal would have a '<i>catastrophic impact on future regeneration projects in the City Centre</i>'. • Environmental and sustainability credentials are not listed within policy documents as considerations that could override the presumption of offices outside the city centre. • Approval of the proposal would create a damaging precedent for offices outside the City Centre. • Approval of the proposal would more than treble the office space permitted by the Titanic Quarter Framework for Phase II. • No evidence that significant inward investment would be lost if the proposal was not approved. • Querying why the B1(a) portion of the office space has not been implemented • The proposal is contrary to Policies EC3 and EC6.
4.5	The issues raised are considered in the main assessment section of this report.

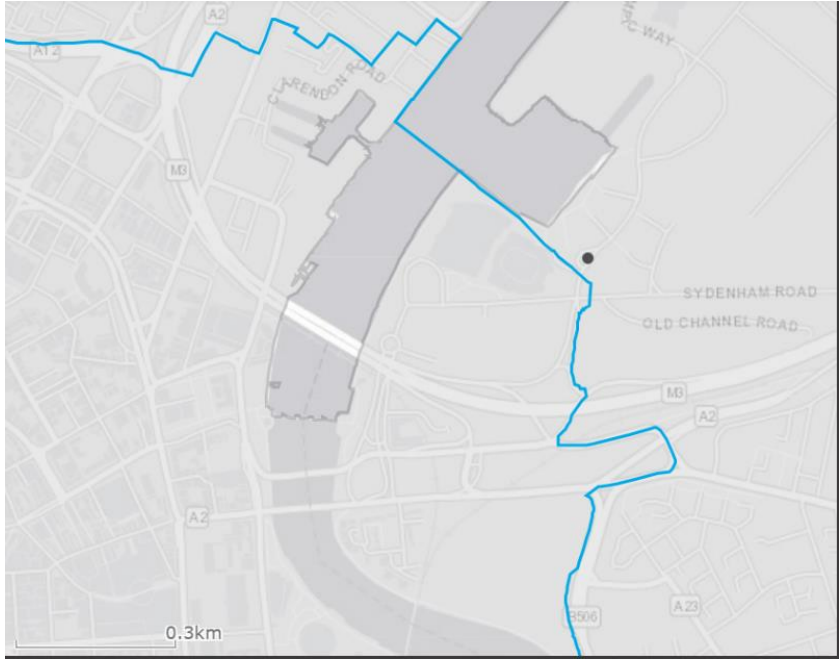
4.6	<p>Other issues raised in the objections include:</p> <ul style="list-style-type: none"> • Incorrect neighbour notification letter – officers advise that correct neighbour notification letters were re-issued. • Any research and development use should exclude chemicals and heavy machinery – officers advise that the building already benefits from planning permission for research and development uses, the definition for which is those uses that can occur without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. • Personal security on the Glider services should be addressed by the travel plan – officers advise that this is not a land-use planning matter relevant to consideration of the travel plan.
4.7	<p>A letter of support was received from the Belfast Chamber, stating that:</p> <ul style="list-style-type: none"> • There is a marked scarcity of Environmental, Social and Governance (ESG) compliant office space in Belfast. Currently, Belfast has only 251,000 sq ft of available, high-quality, ESG-compliant office space, which represents less than a year's supply according to CBRE assessments. • The current approval's restriction is unique to Olympic House and not found in other cities across the UK or further afield whom Belfast is competing with to attract and retain corporate investment. • The current planning permission (Z/2013/0913/F), which restricts usage to Class B1(c) research and development, has been a deterrent for potential corporate occupiers. Belfast Chamber maintains that proper application of Policy EC3 of the Plan Strategy is essential to support the investments made in Olympic House by Belfast Harbour and Titanic Quarter. This will help Belfast to retain and grow employment in the near term. • No other speculative office developments have commenced within the city, as a result of rising constructions costs, and none are likely to start in 2024. Consequently, Belfast is at least three years away from having any further significant high-quality and ESG compliant office space, ready for occupation. • Approving this change will significantly enhance Belfast's attractiveness to potential occupiers, aligning with the Belfast Agenda goal of 'Growing the Economy' by offering best-in-class office space. • As a well-established mixed-use district, Titanic Quarter complements Belfast City Centre. This is recognized in the Belfast City Centre Regeneration and Investment Strategy (BCCRIS), with prior approvals for Class B1(a) office space in the area under the draft Belfast Metropolitan Area Plan 2015 (dBMAP).
4.8	<p>Following additional information, the application was re-advertised and neighbours reconsulted in March 2025. To date, no further representations have been received.</p>
5.0	<p>PLANNING ASSESSMENT</p> <p>Development Plan Context</p>
5.1	<p>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>
5.2	<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>

5.3	<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 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.4	<p><u>Operational Policies</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p>
5.5	<p><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>
5.6	<p>In the Belfast Urban Area Plan 2001 (BUAP), the site is located with the Inner City Priority Area for environmental improvement.</p>
5.7	<p>In the draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015), the site is located within Titanic Quarter (TQ) and within Belfast Harbour Major Employment Location. The adopted Plan Strategy recognises the contribution of TQ, including its role as part of the Belfast Harbour Major Employment Location (MEL), and retains the dBMAP approach. Policy EC6 of the Plan Strategy only permits Class B1(a) general office development where it cannot be accommodated in the city centre and it would otherwise result in the loss of significant inward investment.</p>
5.8	<p>Zoning BHA01 of dBMAP 2015 (v2004) allocates 5,000 sqm of general office floor space to TQ, later increased to 15,000 sqm in dBMAP 2015 (v2014) following the independent inquiry, consistent with the area’s Regional Development Strategy (RDS) designation as a MEL. Similar to Policy EC6, the Key Site Requirements (KSR) of the zoning also provide for the scenario where a business use exceeding 5,000 sqm can be permitted at TQ where it can be demonstrated that the proposal cannot be accommodated within the City Centre. It is considered that the quantum of general office floorspace in TQ has been exhausted via other approvals, with the 2,970 sqm permitted under the original approval for Olympic House being the last of that quantum.</p>

	<p>Main Issues</p>
5.9	<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 uses • Environmental impacts • Health impacts • Climate Change • Traffic and access • Section 76 Planning Agreement • Pre-Application Community Consultation <p>Principle of the proposed uses</p> <p><i>Policy context:</i></p>
5.10	<p>The relevant policies for assessing the proposal are Policies EC3 (Major employment and strategic employment locations) and EC6 (Office development) of the Plan Strategy. Both policies state that Class B1(a) shall only be permitted in a major or strategic employment location where it cannot be accommodated in a city centre location and it would otherwise result in the loss of significant inward investment.</p>
5.11	<p>Policies RET1 (Establishing a centre hierarchy) and RET2 (Out of centre development) are also relevant. RET2 refers to proposals for main town centre uses outside of existing centres including retail, leisure, entertainment, business, cultural and community uses. Para 8.1.39 of the policy amplification of Policy EC6 clarifies that proposals for office development outside designated centres or other specified areas will be required to comply with the sequential and impact tests set out in Policy RET2.</p>
5.12	<p>The city centre first approach is reinforced by regional policy set out in the Regional Development Strategy 2035 (Policy SFG 3) and SPPS (paragraph 6.284 to 6.292).</p>
5.13	<p>The Planning Service's Plans and Policy team advises that the proposal is contrary to Policies EC3 and EC6, noting the primacy of the City Centre as a key consideration, and that offices are a city centre use. It has assessed both the applicant's case and figures provided by CBRE and considered the independent assessment commissioned by the Planning Service from Naylor Devlin. The Plans and Policy unit states that the pipeline of available office space is far larger if all extant approvals and all grades of office space are included.</p>
5.14	<p>It further notes that there is no factual evidence relating to the demand for Class B1(c) space in Belfast. It expresses concern that the proposed increase in Class B1(a) at Olympic House could further erode any existing pipeline supply, as developers fail to implement extant permissions within the City Centre.</p> <p><i>The applicant's case:</i></p>
5.15	<p>The applicant states that there are a unique set of circumstances which justify the proposal, as summarised below:</p>

	<ul style="list-style-type: none"> • At the time of the original application, market testing indicated a demand for Classes B1(a) and B1(c). • Prior to and since completion, the building has been actively marketed for the approved uses, however, no tenancies have been secured. • Commercially, there is a distinct lack of appetite from prospective tenants for floorspace that is restricted to Class B1(c); occupiers are instead looking for premises that allow them to grow and diversify where needed. Many companies perform both functions interchangeably with no distinction in floorspace terms. • Key transactors of Class B1(c) focused accommodation have embraced hybrid/working from home more than any other office-based sector. • Of relevance is the so-called 'flight to quality' – a well-documented trend in commercial lettings where companies are prioritising, as part of their business models, a requirement for buildings and premises with at least an EPC grading of B and minimum of BREEAM Excellent standard. An example given is that since 2024, 72% of office space transactions in Dublin have been in ESG accredited accommodation, demonstrating a clear preference by corporate employers. • Policy EC3 was underpinned by 2018 research and could not have foreseen the evolving occupier requirements and preference for ESG accredited floorspace, or widespread hybrid working that has become common in the past 5 years. • Therefore, Belfast has a comparatively short pipeline of office space which meets these requirements and this could result in loss of inward investment or loss of current occupiers within the city. • A documented downturn in the office sector, making speculative office schemes with extant permissions less likely to proceed to construction and market. • A relatively small pipeline of high-quality office space could be damaging to inward investment in all sectors. • The scenario of an already complete building, restricted to Class B1(c) in a Major Employment Location is highly unusual and therefore the change of use, if permitted, would not set a harmful precedent. • The CBRE Belfast Office Market Statement confirms that 55 of the 65 lettings in 2024 were under 10,000 sq ft and the majority (73%) of these lettings were below 5,000 sq ft. The configuration of Olympic House will not therefore suit the majority of city centre office occupiers, reinforcing the target market towards major corporate employers requiring large lettings of accommodation with ESG credentials. • Olympic House is situated just 175 metres from the City Centre boundary as defined within dBMAP 2015. The complementary role which Titanic Quarter plays to the City Centre is clearly articulated in the Council's Belfast City Centre Regeneration and Investment Strategy (BCCRIS). • Olympic House holds the highest sustainability credentials of any office building in the city. A flexible Class B1(a) / B1(c) Olympic House will not cause any harm to the interests of acknowledged importance, in this case the City Centre, rather will support a critical gap in supply of Grade A, BREEAM 'Excellent', ESG compliant accommodation therein supporting the city's ability to attract and retain new and existing investment in the near term and secure and grow jobs within the city consistent with the ambitions of BCCRIS and the Belfast Agenda. • That the location of Olympic House is comparable in terms of walking time to the Primary Retail Core (PRS) as other locations within the city centre boundary such as Shaftsbury Square and the Gasworks for example. • Viability of speculative development in Belfast is challenging due to inflated build costs and finance costs, in addition to the availability of suitable land.
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<p>5.16</p>	<p><i>Independent assessment:</i></p> <p>In assessing the proposal, officers note the policy concerns raised by the Planning Service's Plans and Policy unit. To help test and assess the arguments put forward by the applicant, officers have commissioned an independent assessment of the applicant's case. This was facilitated by Naylor Devlin whom in turn have utilised the expertise of Lisney, a commercial letting agent.</p> <p>The "Naylor Devlin/Lisney" report corroborates the office needs assessment submitted by the applicant, concluding that:</p> <ul style="list-style-type: none"> • As prevailing levels of demand for space are seemingly on the rise, primarily within Grade A buildings that offer strong sustainability credentials to occupiers, it is likely that we will see a sharp fall in the availability of such space towards the end of 2025 / beginning of 2026. • A large proportion (over two-thirds) of the total available office space in Belfast as at the end of 2024 can broadly be categorised as mid to lower-tier stock that, without substantial refurbishment works being undertaken, does not suitably meet the ever-increasing demand from occupiers for high-quality, sustainable spaces. • The proposal would not have a negative impact on Belfast's office market. In fact, we would be more concerned by the very real threat that the diminishing availability of Grade A office space poses on Belfast's competitiveness as a business destination relative to other large cities across the wider UK and Ireland, as it could well lead to occupiers (existing and potentially future) shifting their attention elsewhere if their space requirements cannot be satisfactorily provided for within the city. • In Q3 2020, a significant amendment was made to the Town and Country Planning (Use Classes) Order in England, with the principal aim being to provide enhanced flexibility of use for many commercial premises by removing unnecessary red tape. Part of the changes included the introduction of a new broader 'commercial, business and service' use class (Class E), which amalgamated several previously separate uses, including B1(a) (Offices) and B1(b) (R&D). The outbreak of COVID-19 escalated the need for such flexibility and the changes introduced have made it easier for businesses to respond and adapt to changing circumstances and associated prevailing demand levels. Whilst this clearly doesn't apply to Belfast, it shows that other parts of the UK are reacting to evolving market dynamics. <p><i>Sequential test:</i></p> <p>5.17 Policy EC6 states that office development of more than 400 sqm will only be permitted in a major or strategic employment location where it cannot be accommodated in a city centre location and it would otherwise result in the loss of significant inward investment. As the building has already been constructed, the traditional sequential test cannot be applied, however, the principles of Policies RET1 and RET 2 underpin the primacy of the city centre and therefore the sequential approach is still relevant. The application does not demonstrate that the level of Class B1(a) office space cannot be provided in the City Centre and the sequential test is not satisfied, contrary to Policies RET1 and RET2 of the Plan Strategy. Nevertheless, the applicant is advancing other arguments which they state are important material considerations that should be weighed against the conflict with planning policy in the planning balance. These are explored below.</p>
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5.18	<p>Para 8.2.7 of the Plan Strategy states that <i>'preference will be given to edge of centre land before considering an out of centre site'</i>. The proposal is approximately 175m from the City Centre boundary and therefore qualifies as an edge of centre site. Para 8.2.8 states that the policy seeks to <i>'address social exclusion and support equitable growth by ensuring residents have easy access to key facilities, local services and local employment opportunities and by promoting land use integration.'</i></p>
	 <p>Map showing the City Centre boundary in blue and the proposal site as the black circle.</p>
5.19	<p>The applicant makes reference to the Council's Belfast City Centre Regeneration and Investment Strategy (BCCRIS), which states that other cities have successfully accommodated a dispersed office development pattern with complementary office districts outside their city centres. Whilst Para 8.1.3 of the Plan Strategy states that it will build on the objectives and priorities set out in the Belfast Agenda and BCCRIS, it should be noted that BCCRIS is not a statutory planning document. The Local Policies Plan (LPP) will be the stage at any amendments to the City Centre boundary or spatial zonings shall come forward.</p> <p><i>Demand for Class B1(c) research and development:</i></p>
5.20	<p>The applicant states that despite commercial demand for Class B1(c) at the time that the original application for Olympic House was made, market requirements have changed significantly in the intervening time period with tenants wishing to secure space with maximum flexibility and environmental credentials. They state that despite marketing the building for over 5 years, the restrictions of the Class B1(c) element of the building have proven prohibitive. Evidence is provided by CBRE in support of this point.</p>
5.21	<p>The Naylor Devlin/Lisney report states that Research and Development (R&D) businesses which are most likely to seek Class B1(c) space tend to be <i>'those active within the IT, innovation and research sectors'</i>. They note that these sectors have <i>'embraced and implemented flexible working practices more eagerly'</i> than other sectors following the pandemic which have <i>'impacted heavily on their space requirements, particularly with regards to location, size and need for flexibility'</i>. The Naylor Devlin/Lisney report goes on to state that <i>'prevailing demand levels from R&D occupiers remains limited in Belfast and is not expected to increase in the short to mid-term'</i> and</p>

	observe that any lettings that have been achieved have tended to be below 1,000 sq ft which are smaller than typical layouts in Olympic House.
5.22	<p>The Plans and Policy unit's response notes that no factual evidence has been provided in relation to the demand for B1(c) floorspace, however, it accepts Naylor Devlin/Lisney's report in terms of take-up levels and requirements for smaller floorplates.</p> <p><i>Supply of Class B1(a) general office floor space:</i></p>
5.23	The applicant argues that there is a distinction to be made between the pipeline of development which benefits from planning permission but is yet to be developed and a commercial pipeline of constructed and available floorspace. They state that no additional Grade A, BREEAM Excellent floorspace has commenced development since 2020.
5.24	The applicant's Office Needs Assessment carried out by CBRE contends that there is an emerging gap in both the availability of existing office stock and a sufficient development pipeline of office space in Belfast to meet future market demand and remain competitive in attracting inward investment.
5.25	The Naylor Devlin/Lisney report agrees with the assertions of the CBRE report, using a similar, market-based assessment.
5.26	The Plans and Policy unit has assessed the pipeline of available floorspace to be far in excess of that stated in the Naylor Devlin/Lisney report and clarifies that the grade of floorspace is not identified as a specific class within the Planning (Use Classes) Order (Northern Ireland) 2015. It also advises that <i>'the proposed change in use class at Olympic House could further erode any existing pipeline supply, as developers fail to implement extant permissions within the city centre. This would be at odds with the LDP's aim of ensuring that Belfast City Centre is the primary location for office development'</i> .
5.27	It further states that <i>'with regard to the supply of B1(a) office space, the BCC employment land monitor indicates circa 3,706,768 sq. ft of B1(a) office space that is either classified as "development on-going" or "not started". This would equate to a potential supply of up to 344,370 sqm of B1(a) office space in the medium to long term. 158,778 sq. ft (14,751sqm) of this having already commenced which could be considered as short to medium term pipeline supply'</i> . It summarises the total floorspace of pipeline approvals for "Grade A" office space as 637,202 sq. ft (59,198sqm). It should be noted that this potential supply includes a number of significant permissions at the Gasworks (which have expired), and the detailed office consents at Sirocco and Winetavern Street which are due to expire later this year.
5.28	Both the CBRE and Naylor Devlin/Lisney reports attach much weight to the grade and environmental credentials of the floorspace available. They further delineate between extant permissions and those already available and highlight the decline in speculative developments.
5.29	The Plans and Policy unit cautions against considering differing grades of floorspace as it is not reflective of policy or use class considerations. It is correct that planning policy does not draw a distinction between the different grades of office accommodation. However, offices advise that the so-called 'Flight to Quality' is a recent, recognised trend in market forces the grade and quality of the office accommodation is a material planning consideration.

	<p><i>Fallback:</i></p>
5.30	In assessing the proposal, consideration should be given to the fallback of the current planning permission and potential impacts.
5.31	<p>The current permission permit approximately 20% Class B1(a) floorspace and the remainder as Class B1(c). As there have been no agreed tenancies within the past 5 years despite marketing, it is possible the building will continue to remain vacant. Within the 20% of floorspace that is currently approved as Class B1(a) there is no restriction on the number of tenants that could be accommodated. This could mean that smaller occupiers currently located within the City Centre could relocate to Olympic House under the current permission. There is opportunity through the current proposal to introduce additional restrictions.</p> <p><i>Protection of the vitality and viability of the City Centre:</i></p>
5.32	The overall aim of the sequential test is to take a town centre first approach to the protection of the vitality and vitality of the City Centre. An unrestricted approval for Class B1(a) floorspace could result in tenants locating to TQ rather than the City Centre, or relocating from the City Centre to TQ. The restriction offered by the applicant is a maximum of six tenants across the Class B1(a) floor space. Should six tenancies be agreed, the average floorspace for each would be just under 3,000 sqm.
5.33	It is considered that a minimum floorspace restriction is necessary for the Class B1(a) floor space to prevent occupation by smaller businesses and mitigate potential impacts on the City Centre. The minimum size would be the size of the smallest floor (i.e. 646 sqm (net) on the sixth floor).
5.34	In addition, the applicant is committed to giving 'first refusal' to foreign direct investment (FDI) and to businesses seeking Class B1(c).
5.35	The proposed detailed restrictions are set out in the Section 76 planning agreement section of the report later.
5.36	<p>It is further recommended that the duration of the time period for implementing the planning permission is reduced from the standard five years to three years given that part of the case for granting permission is to address a short to medium term lack of supply of BREAAAM Excellent and ESG standard office accommodation. A longer duration of permission could result in uncertainty for the market and result in fewer such developments coming forward in the city centre.</p> <p><i>Precedent:</i></p>
5.37	<p>Each application should be considered on its merits and on a case-by-case basis. Nevertheless, there is not a comparable scenario of a building which has been constructed which is restricted to Class B1(c) floorspace in an edge of centre location.</p> <p><i>Economic considerations:</i></p>
5.38	The proposal is considered consistent with the aim of the RDS 2035, which seeks to strengthen the role of the Belfast Metropolitan Urban Area (BMUA) as the regional economic driver. The proposal would create a range of economic benefits through increased investment opportunities.

5.39	<p>The applicant estimates that the economic benefits of the proposal would be:</p> <ul style="list-style-type: none"> • Creation of 1,362 FTE jobs • 1,535 net additional employment opportunities • £111.6m of Gross Added Value to the economy • Rates contribution of £1,143,966 / annum
5.40	<p>An Employability and Skills Developer Contribution is to be secured through a commitment to a Construction Employability and Skills Framework for the internal fit-out of the office floorspace prior to the commencement of works and this should be secured by a Section 76 planning agreement.</p>
5.41	<p>These economic benefits are material considerations that need to be weighed in the planning balance.</p> <p><i>Conclusion:</i></p>
5.42	<p>The proposal is in conflict with Policies EC3, EC6, RET1 and RET2 of the Plan Strategy as it has not been demonstrated that the level of proposed Class B1(a) floor space cannot be accommodated in a city centre location and the sequential test is not met.</p>
5.43	<p>However, there are a number of material considerations that need to be considered.</p>
5.44	<p>Whilst there is a significant supply of Grade A office floor space across the city as confirmed by the Plans and Policy unit, it is evident that there is a short supply of BREAAAM Excellent accredited and ESG floor space. This limited pipeline of the highest quality office accommodation decreases the economic competitiveness of the city and its ability to attract new investment, including significant inward investment. This is particularly a concern given the more recent “flight to quality” trend of businesses.</p>
5.45	<p>Given this lack of supply, companies potentially interested in locating to Belfast may have to look to other cities and towns on the basis of insufficient ESG standard office accommodation in Belfast City Centre or elsewhere in the city. Therefore, there is less likelihood that the proposal, if approved, would divert new office occupiers away from the City Centre. The potential for existing office businesses in the City Centre locating to the application site would also be lessened due to the proposed restrictions for Class B1(a) occupancy such as the maximum number of tenants. Moreover, preference will be given to occupancy associated with inward investment, responding to one of the aims of Policies EC3 and EC6 of the Plan Strategy. These, and other mitigation measures, would be secured through a Section 76 planning agreement. Therefore, officers advise that the proposal would unlikely result in significant adverse impact on the vitality and viability of the City Centre.</p>
5.46	<p>Regard is also had to the out of centre location of the site, approximately 175 metres from the boundary of the City Centre, and that the proposal would not set a precedent, with no other constructed but empty buildings with similar restrictions, size and location.</p>
5.47	<p>Having regard to these factors and the considerations set out in this report, it is considered that these material considerations outweigh the policy conflict, that there will not be significant adverse impact on the city centre and that the proposal is acceptable.</p>

	Environmental considerations
5.48	The proposal would have no environmental impacts over and above the current permitted uses in relation to contaminated land, noise, odour, air quality, flood risk and impacts on natural heritage.
5.49	In these regards, the proposal is considered compliant with Policies ENV1, ENV4 and NH1 of the Plan Strategy.
	Health impacts
5.50	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.
5.51	The site is very accessible and provides excellent opportunities for active travel, including walking and cycling, through excellent linkages with the City Centre and its shops, services and amenities. Active travel will be further encouraged through the proposed green travel measures.
5.52	In terms of placemaking, the building as constructed is considered to be of a high-quality design which would provide a pleasant working environment, and well as enhancing the character and appearance of the area.
5.53	The proposal is considered to satisfy the requirements of Policy HC1.
	Climate Change
5.54	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.
5.55	Olympic House has been constructed to BREEAM Excellent standard and is ESG compliant office accommodation. It uses 100% renewable electricity sources, supporting Belfast's drive towards net-zero carbon emissions goal. The building incorporates air source heat pumps, large perimeter windows PV panels, rainwater harvesting and recycling captures, daylight dimming and PIR control.
5.56	The building complies with Policies ENV2 and ENV3 of the Plan Strategy.
	Traffic and Access
5.57	Olympic House has already been considered as office development within the associated transportation analysis considered within the Titanic Quarter Transport Master Plan and the Transport Assessment Form submitted as part of the planning application for Olympic House and the Queen's Island Transport Plan. DFI Roads was consulted on this application and requested that the Transport Assessment Form and Travel Plan be updated from the current planning permission (Z/2013/0931/F) so that matters relating to trips / modal splits and the provision / contribution to more

5.58

sustainable modes of transport/travel can be considered. An updated report and form was submitted and DFI Roads, which offers no objection to the proposal.

The proposal complies with Policies TRAN1, TRAN4 and TRAN8 of the Plan Strategy.

Section 76 planning agreement

5.59

If the application is approved, it should be subject to a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable.

- **Employability and Skills** – the submission and implementation of a Construction Employability and Skills Plan.
- **No restriction on number of occupiers or minimum floorspace for B1(c) lettings** – this aspect of the use is policy compliant and no restrictions are necessary.
- **No restriction on number of occupiers or minimum floorspace for B1(a) uses where it is demonstrated to the Council’s satisfaction that the letting represents significant inward investment that cannot be accommodated within the city centre**
- **Restrictions on maximum number of occupiers for B1(a) lettings** – the applicant has agreed that this is capped at no more than six occupants.
- **First refusal to tenancies which incorporate B1(c) floorspace** – this is to ensure that where there are multiple tenancies under consideration, that the applicant is showing preference to the lesser impact class.
- **First refusal to tenancies which include significant inward investment** – this is to ensure that where there are multiple tenancies under consideration, that the applicant is showing preference to the more desirable tenant, having regard to Policies EC3 and EC6.
- **Restrictions on minimum floorspace** – using a maximum number of tenants that would leave the average floorspace at approximately 2,900 sqm if the building is wholly occupied as Class B1(a). It is proposed that the minimum floorplate of any B1(a) letting accords with the table below (net floor space area). The smallest floor area is 464 sqm (sixth floor).

Sq.m					
Level	Block A1	Block A2	Block B	Block C Atrium	Total
GROUND FLOOR	821	n/a	755	350	1926
FIRST FLOOR	493	623	691	-	1807
SECOND FLOOR	615	701	801	-	2117
THIRD FLOOR	619	701	801	-	2121
FOURTH FLOOR	619	701	801	-	2121
FIFTH FLOOR	619	701	801	-	2121
SIXTH FLOOR	*464	793	-	-	1257
Total	4250	4220	4650	350	13,470

5.60	<p>The planning agreement is being finalised in view of the complex and bespoke nature of the recommended planning obligations. Delegated authority is sought to finalise the wording of the planning agreement. Should the planning agreement not be completed by 31st May 2025, and where necessary, the application will be reported back to the Committee for reconsideration.</p> <p>Pre-Application Community Consultation</p>
5.61	<p>For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application. Applicants are required to submit a 'Proposal of Application Notice' (PAN) to the Council in advance of making the application, which sets out the proposals for the pre- community consultation. A PAN was submitted in March 2024 (LA04/2024/0493/PAN) and confirmed by the Council to be acceptable.</p>
5.62	<p>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.</p>
5.63	<p>A public event was held on the 02 May 2024 within Olympic House and dedicated community consultation website setup. In total, eight individuals engaged via feedback forms, email and attend the event. Feedback was provided in relation in homeworking, traffic and job creation.</p>
5.64	<p>The PACC report is considered compliant with the legislative requirements.</p>
6.0	Recommendation
6.1	<p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.</p>
6.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, finalise the wording of the Section 76 planning agreement and deal with any issues arising so long as they are not substantive. Should the planning agreement not be completed by 31st May 2025, and where necessary, the application will be reported back to the Committee for reconsideration.</p>
7.0	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within three years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan uploaded to the Planning Portal on 10 January 2025. Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.

3. The building shall ensure a suitable internal acoustic environment of 40dB(a) as per BS 8233:1999 Sound Insulation and Noise Reduction for Buildings.

Reason: In the Interests of public amenity.

DRAFT INFORMATIVES

NOT04 Section 76 planning agreement

This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement.

NOT02 Compliance with planning permission

Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2024/2131/F	Committee Meeting Date: 15 th April 2025
Proposal: Section 54 planning application to revise the wording of the planning condition numbers 13 and 15 (Relating access gradient and visibility splays) of planning approval LA04/2023/3778/F.	Location: 38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA
Referral Route: Variation of Condition on previously approved Major approval	
Recommendation:	Approval
Applicant Name and Address: Colm Lavery Queens University Belfast Belfast	Agent Name and Address: Helen Harrison Juno Planning 409 Lisburn Road Belfast BT97EW
Date Valid: 31 st January 2025	
Target Date: 29 th August 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>This application seeks planning permission for the variation of conditions 13 and 15 of planning approval LA04/2023/2131/F. Condition 13 relates to the access gradients and seeks to alter the maximum permitted gradient from 4% over the first 10m outside the road boundary to 4% over the first 10m outside the carriageway. Condition 15 relates to visibility splays and seeks to provide clarity on the original condition by ensuring that works including site clearance, site preparation, demolition and the formation of foundations and trenches can be carried out prior to the visibility splays being in place.</p> <p>The original planning permission was granted on 25th April 2024, for the demolition of existing Russell Court buildings and re development of existing surface car park to accommodate two new buildings (five storey and four storey) for the QUB Institute of Research Excellence for Advanced Clinical Healthcare (iREACH Health), including landscaping, parking, and servicing.</p> <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> - Acceptability of revised access gradients and works to be granted prior to providing the approved visibility splays. <p>DFI Roads have offered no objection to the amended conditions.</p> <p>None of the approved drawings, stated in original conditions, have been amended as a result of the changes.</p> <p>Statutory consultees: DFI Roads – No objection</p>	

Recommendation

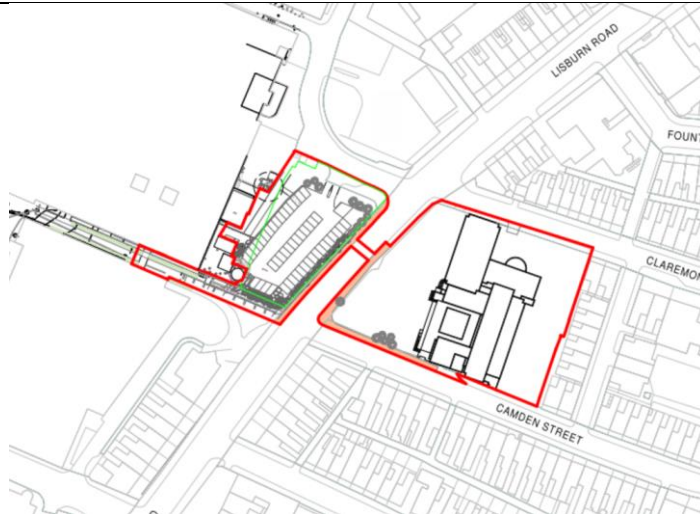
Having regard to the development plan, planning history on the site, response from DFI Roads and other material considerations, the proposed variation to conditions is considered acceptable.

It is therefore recommended that planning permission is granted and the condition is varied as proposed.

All other conditions of planning approval LA04/2023/3778/F, which have not already been discharged, still apply.

Case Officer Report

Site Location Plan



1.0 Description of Proposed Development

1.1 Section 54 planning application to revise the wording of the planning condition numbers 13 and 15 (Relating access gradient and visibility splays) of planning approval LA04/2023/3778/F.

1.2 Condition No: 13

Original condition:

The access gradients to the development hereby permitted 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.

Proposed amended condition:

The access gradients to the development hereby permitted shall not exceed 4% (1 in 25) over the first 10m outside the carriageway. 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

1.3 Condition No:15

Original Condition

No development shall commence on site (other than that required to fulfil this condition) unless the visibility splays have been provided in accordance with the approved plans. Within the visibility splays, there shall at no time be obstruction to visibility above 250mm as measured from ground level.

Proposed Amended Description

No development shall commence on site (other than that required to fulfil this condition and

	including site clearance, site preparation, demolition and the formation of foundations and trenches) unless the visibility splays have been provided in accordance with the approved plans. Within the visibility splays, there shall at no time be obstruction to visibility above 250mm as measured from ground level.
2.0	Description of Site
2.1	The application site measures approximately 0.82 ha and is located at Nos. 38-52 Lisburn Road, Belfast. It is divided into two separate parts located on either side of the road, referred to as "Site A" and "Site B". Site A has a frontage to the north-west side of Lisburn Road and comprises an existing car park and forms part of the Belfast City Hospital complex with its much larger buildings behind. Site B (the larger of the two plots) has a frontage to the south east side of Lisburn Road and is located opposite. It consists of Russell Court buildings, previously used by Radius Housing Association for housing.
2.2	The elevated hard-standing car park to Site A contains tree and shrub planting along the Lisburn Road boundary, with a cluster of trees to the south-east corner beside an existing bus shelter. Site B consists of extensive hard-standing car park with limited soft landscape elements, however, there are 3 large trees to the south.
2.3	Site B is within the Lower Lisburn Road Area of Townscape Character (ATC).
2.4	The terrace properties, Nos. 77 to 95 Lisburn Road, to the south of Site A are Grade B1 Listed Buildings.
3.0	Planning History of the application site
3.1	LA04/2023/3778/F- Demolition of existing Russell Court buildings and re development of existing surface car park to accommodate two new buildings (five storey and four storey) for the QUB Institute of Research Excellence for Advanced Clinical Healthcare (iREACH Health), including landscaping, parking, and servicing. Permission Granted.
4.0	Policy Context
4.1	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.
4.2	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.
4.3	<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> <p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p>TRAN 6- Access to Public Roads</p>

	<p>Proposals Maps – 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), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), 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>Site B is located in an Area of Townscape Character within BMAP 2015 (published September 2014) and within draft BMAP (published November 2004).</p>
4.4	<p><u>Regional planning policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)</p>
4.5	<p><u>Other Relevant Policies</u> Developer Contribution Framework</p>
5.0	<p>Statutory Consultees DFI Roads- No objections</p>
6.0	<p>Non-Statutory Consultees N/A</p>
7.0	<p>Representations</p>
7.1	<p>No representations were received.</p>
8.0	<p>ASSESSMENT</p>
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> - Acceptability of revised access gradients and works to be granted prior to providing the approved visibility splays.
8.2	<p>This application seeks planning permission for the variation of conditions 13 and 15 of planning approval LA04/2023/2131/F.</p>
8.3	<p>Condition 13 relates to the access gradients and seeks to alter the maximum permitted gradient from 4% over the first 10m outside the road boundary to 4% over the first 10m outside the carriageway. To comply with the original condition planning drawings would have to amended given the topography of the site. The proposed change in wording prevents any change in approved drawings.</p>
8.4	<p>Condition 15 relates to visibility splays and seeks to provide clarity on the original condition by ensuring that works including site clearance, site preparation, demolition and the formation of foundations and trenches can be carried out prior to the visibility splays being in place.</p>
8.5	<p>DFI Roads were consulted and had no objections.</p>
10.0	<p>Recommendation</p>
10.1	<p>This application was submitted under Section 54 of the Planning Act (Northern Ireland) 2011. This applies to applications for planning permission of land without complying with conditions subject to which a previous planning permission was granted.</p>

10.2	Having regard to the development plan and other material considerations, the proposed variation of conditions is acceptable.
11.0	Draft Conditions
11.1	<p>The development hereby permitted shall be begun before the 25th April 2029.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
11.2	<p>No external brickwork, facing or cladding 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.</p> <p>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick, facing and cladding materials.</p> <p>Reason: In the interests of the character and appearance of Area of Townscape Character.</p>
11.3	<p>The development hereby approved shall not commence unless a Construction Noise Management Plan (CNMP) has been submitted to and approved in writing by the Council. The CNMP shall include a programme of works and must clearly demonstrate the mitigation measures to be put in place to minimise adverse impacts from vibration, noise and dust on nearby premises during the demolition and construction phases. No development or construction shall take place unless in accordance with the approved CNMP.</p> <p>Reason: Protection of residential amenity.</p>
11.4	<p>The Rating Level (dBL_{A,r,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'.</p> <p>Reason: Protection of residential amenity</p>
11.5	<p>Commercial deliveries and collections from the development shall not be undertaken outside the hours of 0700 to 2300.</p> <p>Reason: Protection of residential amenity.</p>
11.6	<p>In the event that any centralised combustion sources (boilers, CHP, biomass or generators) are proposed and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), an updated Air Quality Impact Assessment shall be submitted to and approved in writing by</p>

	<p>the Council prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development. No centralised combustion sources shall be erected or installed unless in accordance with the approved details.</p> <p>Reason: In the interests of air quality.</p>
11.7	<p>Dust management measures, as detailed within Chapter 7 of the submitted ARUP, Air Quality Assessment, Queen's University Belfast, June 2023 shall be implemented at all times during the construction phase of the development.</p> <p>Reason: Protection of human health and local air quality.</p>
11.8	<p>Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>
11.9	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks. In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and approved in writing by the Council, and subsequently implemented. The development shall not be occupied until a Verification Report that demonstrates that the approved remediation measures have been implemented has been submitted to and approved in writing by the Council.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.10	<p>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 by the Council under condition 11. These measures shall be implemented and a final archaeological report submitted to the Council within 12 months of the completion of archaeological site works, or such other time period to be agreed in writing by the Council provided that such approval is sought within 3 months of the completion of the archaeological site works.</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>

11.12	<p>The access gradients to the development hereby permitted shall not exceed 4% (1 in 25) over the first 10m outside the carriageway. 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</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
11.13	<p>Notwithstanding the submitted details, the development hereby permitted shall not be occupied or operated unless Pedestrian crossing points including minimum 1.2m tactile paving have been provided at all footway crossings in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces".</p> <p>Reason: In the interests of pedestrian safety.</p>
11.14	<p>No development shall commence on site (other than that required to fulfil this condition and including site clearance, site preparation, demolition and the formation of foundations and trenches) unless the visibility splays have been provided in accordance with the approved plans. Within the visibility splays, there shall at no time be obstruction to visibility above 250mm as measured from ground level.</p> <p>Reason: To ensure safe and convenient access to the development.</p>
11.15	<p>No part of the development hereby approved shall be occupied or operated unless all redundant access/es from the site to the public road have been stopped up and closed in accordance with the approved plans. The redundant access/es shall be permanently retained as such.</p> <p>Reason: In the interests of road safety and convenience of road users.</p>
11.16	<p>The development hereby approved shall not be occupied or operated until the parking and manoeuvring areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking within the site.</p>
11.17	<p>The development hereby approved shall not be occupied or operated unless covered bicycle storage has been provided in accordance with the approved plans. The covered bicycle storage shall be retained in accordance with the approved plans at all times.</p> <p>Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable travel.</p>
11.18	<p>The development hereby permitted shall not be occupied or operated unless in accordance with the Service Management Plan uploaded to the Planning Portal on 05 October 2023.</p> <p>Reason: In the interests of road safety and convenience of road users.</p>
11.19	<p>The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan uploaded to the Planning Portal on 05 October 2023.</p> <p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.</p>

12.0	Representations from elected members: N/A

ANNEX	
Date Valid	31 ST January 2025
Date First Advertised	14 th February 2025
Date Last Advertised	14 th February 2025
Date of Last Neighbour Notification	6 th February 2025

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Development Management Report	
Committee Date: 15 th April 2025	
Application ID: LA04/2024/0675/F	
Proposal: Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof.	Location: The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Linette Developments Ltd 11 Bloomfield Avenue Belfast BT5 5AA	Agent Name and Address: Gravis Planning 1 Pavilions Office Park Kinnegar Drive Holywood
Date Valid: 13 th May 2024	
Target Date: 9 th December 2024	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: The application seeks full planning permission for change of use of first and second floors from Class B1 offices to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total). The proposal also includes ancillary/associated works and solar panels on the roof. The key issues for consideration of the application are set out below. <ul style="list-style-type: none"> • Principle of residential in this location • Housing density • Affordable housing • Housing mix • Adaptable and accessible accommodation • Design and placemaking • Public realm • Impact on heritage assets • Climate change • Residential quality and impact on amenity • Open space • Impact on trees • Access and transport • Health impacts • Environmental protection 	

- Flood risk and drainage
- Natural heritage
- Section 76 planning agreement
- Pre-application Community Consultation

In the Belfast Urban Area Plan 2001, the site is zoned as an area of business development potential. The site is located within the development limit of the city and within a District Centre in the most recent version of the draft Belfast Metropolitan Area Plan 2015 (v2014). It adjoins but is not within an Area of Townscape Character.

The ground floor is to be retained as retail and as such there will be no impact on the role of the District Centre as a place for retail / commercial activity. The proposal makes good use of vacant upper floors. The site is a sustainable and suitable location for new housing.

The height, scale and massing of the proposed extensions are in keeping with the surrounding area. The character and appearance of the area would be safeguarded.

The proposal includes limited dedicated in-curtilage and off-street parking, however, the applicant has demonstrated sufficient on-street parking within the area. The site is in a highly sustainable location with access to public transport and the low level of in-curtilage parking is acceptable.

NIHE is supportive of the social housing proposals. Other than NI Water, statutory and non-statutory consultees do not raise objections to the proposal. NI Water object to the application on grounds of insufficient waste-water infrastructure; this issue is dealt with in the main report.

No third-party objections have been received.

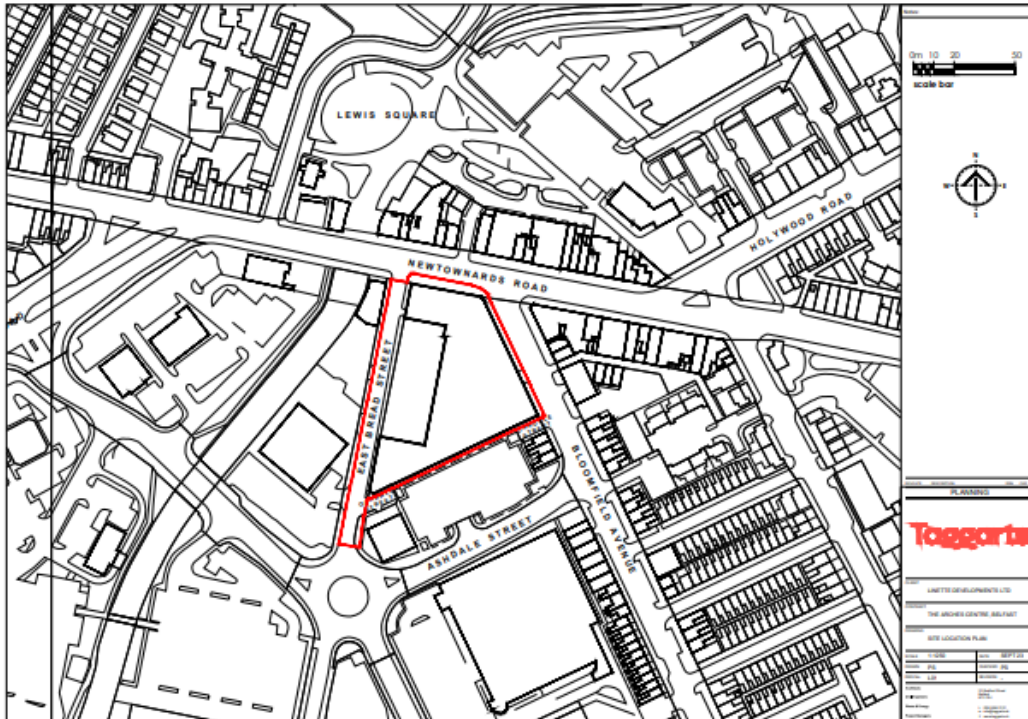
Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

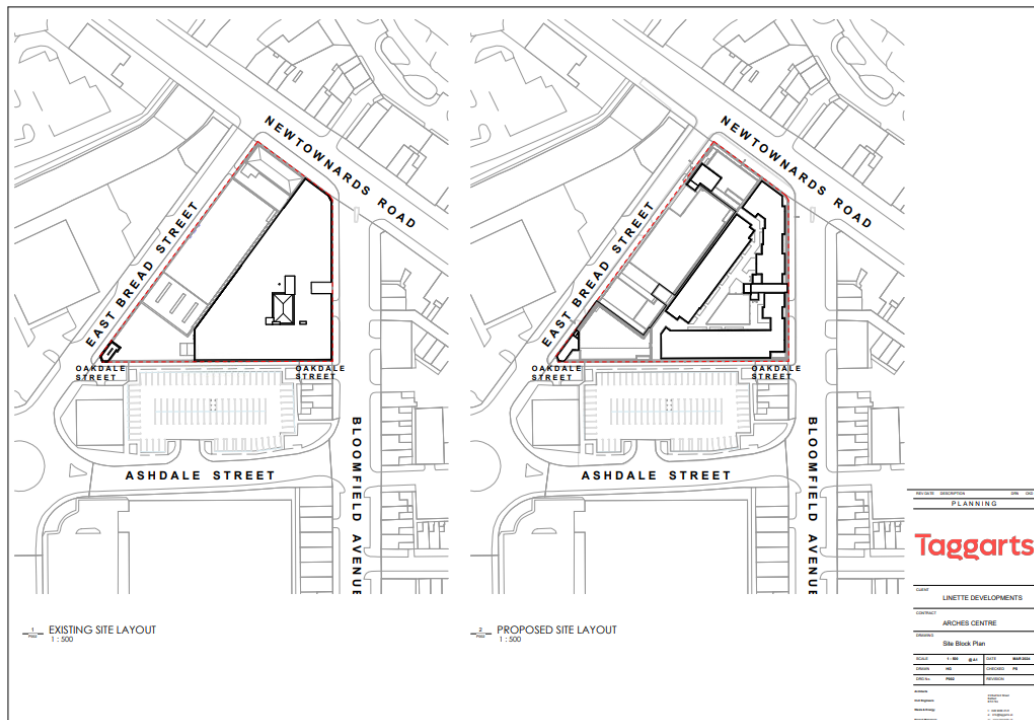
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the outstanding details that demonstrate sufficient wheelchair units and consultation response from Environmental Health, along with any other issues that arise, provided the issues are not substantive.

DRAWINGS AND IMAGERY

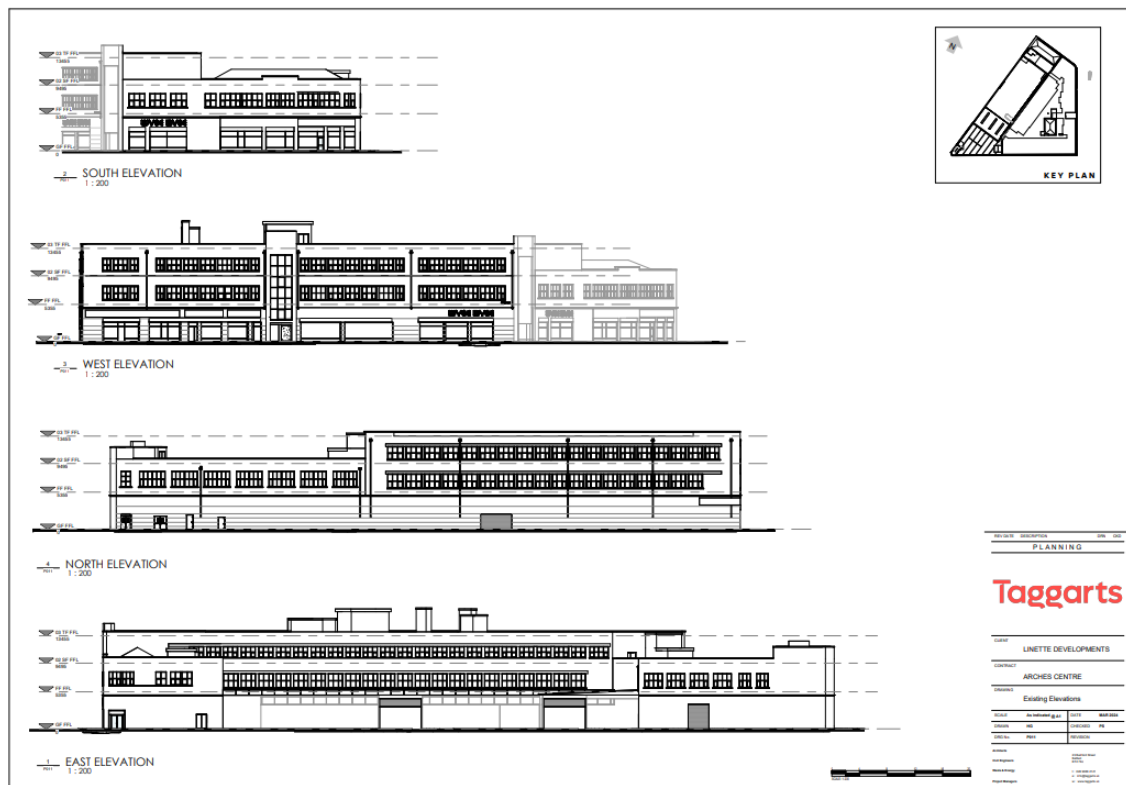
Site Location Plan:



Proposed site layout:



Existing elevations:

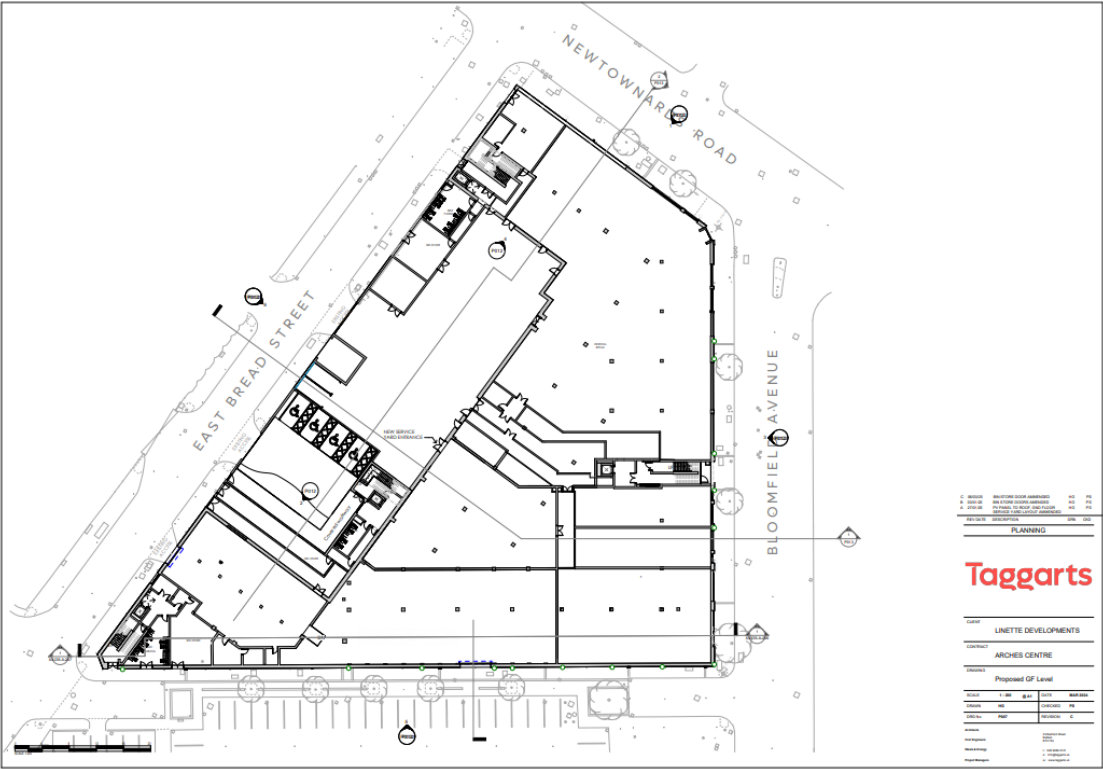


Proposed elevations:

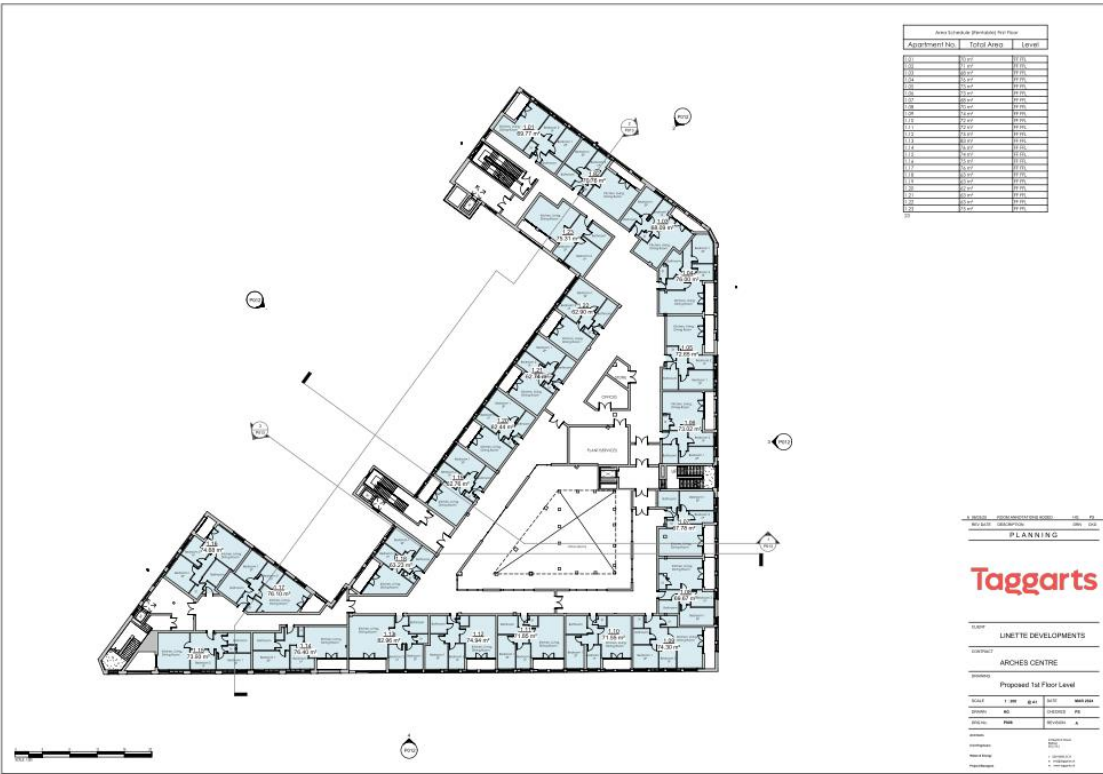


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Proposed Ground Floor Plan:



Proposed First Floor Plan:



Proposed Second Floor Plan:

Area Schedule (Rentables) Second Floor		
Apartment No.	Total Area	Level
2.01	14 m ²	22 SF PPL
2.02	15 m ²	22 SF PPL
2.03	14 m ²	22 SF PPL
2.04	15 m ²	22 SF PPL
2.05	15 m ²	22 SF PPL
2.06	15 m ²	22 SF PPL
2.07	15 m ²	22 SF PPL
2.08	15 m ²	22 SF PPL
2.09	15 m ²	22 SF PPL
2.10	15 m ²	22 SF PPL
2.11	15 m ²	22 SF PPL
2.12	15 m ²	22 SF PPL
2.13	15 m ²	22 SF PPL
2.14	15 m ²	22 SF PPL
2.15	15 m ²	22 SF PPL
2.16	15 m ²	22 SF PPL
2.17	15 m ²	22 SF PPL
2.18	15 m ²	22 SF PPL
2.19	15 m ²	22 SF PPL
2.20	15 m ²	22 SF PPL
2.21	15 m ²	22 SF PPL
2.22	15 m ²	22 SF PPL

PLANNING

Taggarts

UNETTE DEVELOPMENTS

ARCHES CENTRE

Proposed 2nd Floor Level

Area	1.00	2.00	3.00	4.00
Area	1.00	2.00	3.00	4.00
Area	1.00	2.00	3.00	4.00
Area	1.00	2.00	3.00	4.00

Proposed Third Floor Plan:

Area Schedule (Rentables) Third Floor		
Apartment No.	Total Area	Level
3.01	14 m ²	22 SF PPL
3.02	15 m ²	22 SF PPL
3.03	14 m ²	22 SF PPL
3.04	15 m ²	22 SF PPL
3.05	15 m ²	22 SF PPL
3.06	15 m ²	22 SF PPL
3.07	15 m ²	22 SF PPL
3.08	15 m ²	22 SF PPL
3.09	15 m ²	22 SF PPL
3.10	15 m ²	22 SF PPL
3.11	15 m ²	22 SF PPL
3.12	15 m ²	22 SF PPL
3.13	15 m ²	22 SF PPL
3.14	15 m ²	22 SF PPL
3.15	15 m ²	22 SF PPL
3.16	15 m ²	22 SF PPL
3.17	15 m ²	22 SF PPL
3.18	15 m ²	22 SF PPL
3.19	15 m ²	22 SF PPL
3.20	15 m ²	22 SF PPL
3.21	15 m ²	22 SF PPL
3.22	15 m ²	22 SF PPL

PLANNING

Taggarts

UNETTE DEVELOPMENTS

ARCHES CENTRE

Proposed 3rd Floor Level

Area	1.00	2.00	3.00	4.00
Area	1.00	2.00	3.00	4.00
Area	1.00	2.00	3.00	4.00
Area	1.00	2.00	3.00	4.00

1.0	Characteristics of the Site and Area
1.1	The site is occupied by a four-storey red brick building with a flat roof and a central courtyard. The ground floor is in use as retail (Wyse Byse) and the upper floors were last used as Class B1 offices but are currently vacant. The central courtyard is accessed via East Bread Street, which encloses the site to its northwest side. The site abuts the Newtownards Road on its northeast side; Bloomfield Avenue on its east side; and Ashdale Street car park to the south.
1.2	The surrounding area is characterised by commercial and residential uses in buildings of eclectic styles and sizes.
	Description of Proposed Development
1.3	The application seeks full planning permission for a change of use of first and second floors from Class B1 offices to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total). The proposal also includes ancillary/associated works and solar panels on the roof.
2.0	PLANNING HISTORY
2.1	<p>The site has no relevant planning history, however, the proposal was subject to Pre-Application Discussion (PAD) with officers and Proposal of Application Notice (PAN):</p> <p>LA04/2020/0666/PAD - Change of use/refurbishment and extension of an existing commercial building in East Belfast. The draft proposal is to retain approx. 3380sqm of retail on the ground floor, convert the existing approx. 5800sqm of commercial office space on the first and second floors into residential apartments and the erection of a new third storey /level for residential apartments. The initial scheme proposes to retain approx. 3380sqm and provide approximately 73 apartments units with 47 associated car parking spaces and landscaping.</p> <p>LA04/2023/4475/PAN - Change of use of first and second floor of The Arches Centre into 44 No. apartments and erection of additional storey (new 3rd floor) to provide 21 No. apartments and associated and ancillary development.</p>
3.0	PLANNING POLICY
	Development Plan – Plan Strategy
3.1	<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 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><i>Operational Policies:</i></p> <p>Policy HOU1 – Accommodating new homes Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU5 – Affordable housing Policy HOU6 – Housing Mix Policy HOU7 – Adaptable and accessible accommodation</p> <p>Policy DES1 – Principles of urban design Policy RD1 – New residential developments Policy RD3 – Conversion or sub-division of existing buildings for residential use Policy CI1 – Community Infrastructure Policy BH1 – Listed Buildings Policy BH5 – Archaeology Policy HC1 – Promoting healthy communities Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – 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 GB1 – Green and blue infrastructure network Policy OS3 – Ancillary open space Policy TRE1 – Trees Policy NH1 – Natural Heritage</p>
3.2	<p><u>Supplementary Planning Guidance</u></p> <p>Affordable Housing and Housing Mix Residential Design Placemaking and Urban Design Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation</p>
3.3	<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>
3.4	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.5	<p>Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)</p>

4.0	CONSULTATIONS AND REPRESENTATIONS <u>Statutory Consultees</u> 4.1 DFI Roads – No objection, subject to conditions. DFI Rivers – No objection in principle. NI Water – Objection but may change subject to approval of a waste-water impact assessment. The applicant is currently working on finalising this for submission. NIHE – Supports the proposal for social housing. <u>Non-Statutory Consultees</u> 4.2 Environmental Health – No response. BCC LDP Housing – No comment. BCC LDP Environment – No objection. BCC Trees and Landscape – No objection. <u>Representations</u> 4.3 The application has been advertised in the press and neighbours notified. No representations have been received.
5.0	PLANNING ASSESSMENT Development Plan Context 5.1 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. 5.2 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. 5.3 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. <u>Operational Policies</u> 5.4 The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at para 3.1.

	<u>Proposals Maps</u>
5.5	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.
5.6	Belfast Urban Area Plan 2001 – the site is zoned as an area of business development potential.
5.7	Belfast Metropolitan Area Plan 2015 (v2004) – the site is zoned as a District Centre within the settlement limits.
5.8	Belfast Metropolitan Area Plan 2015 (v2014) – the site is zoned as a District Centre within the settlement limits.
	<u>Environmental Impact Assessment</u>
5.9	The proposed development falls within Category 10(b) of Schedule 2 of the Planning (Environment Impact Assessment) Regulations (NI) 2017 and therefore the Council is required under Regulation 12(1) to make a determination as to whether the proposal is EIA development. The Planning Service has determined that the proposal is unlikely to have any significant environmental effects in the context of the regulations and is not EIA development. Therefore, the application does not require to be accompanied by an Environmental Statement.
	Main Issues
5.10	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of housing and community facility in this location • Housing density • Affordable housing • Housing mix • Adaptable and accessible accommodation • Design and placemaking • Public realm • Climate change • Residential quality and impact on amenity • Open space • Impact on trees • Access and transport • Health impacts • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Natural heritage • Section 76 planning agreement • Pre-application Community Consultation

	<u>Principle of housing in this location</u>
5.11	The Plan Strategy does not preclude non-commercial uses such as housing within District Centres in principle. The ground floor is being retained as retail and as such there will be no impact on the role of the District Centre as a place for retail / commercial activity. The proposal would make good use of vacant upper floors.
5.12	Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan period. This includes a total of 18,100 homes within the 'rest of Belfast city' and 2,000 windfall homes. The proposal is located within a previously developed site (windfall) within 'rest of Belfast city'.
5.13	<p>Policy HOU2 requires windfall housing to be delivered on previously developed land, such as the application site. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below.</p> <ul style="list-style-type: none"> • The site is suitable for housing – the site is a sustainable location and considered suitable in principle for housing. • The location is accessible and convenient to public transport and walking cycle infrastructure – the site is on the Glider route and close to cycling / walking routes and is highly accessible to shops, services, amenities and public transport. • Provision is made for any additional infrastructure required as a result of the development – suitable infrastructure is in place to support the proposal.
5.14	The proposal is for social housing in the form of apartments. The proposal will provide quality housing that will add to the variety of housing stock offered in this location.
5.15	The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.
	<u>Housing density</u>
5.16	Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.
5.17	The proposal is for 64 dwelling units in a location where the average density should be 75-150 dwellings per hectare (ha). The site area is 0.7 ha therefore the proposed development equates to a density of 105 dwellings per ha, compliant with Policy HOU4.
	<u>Affordable housing</u>
5.18	Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.
5.19	The proposal is for all 64 residential units to be provided as social housing, therefore, meeting the minimum requirement.
5.20	However, this also means that the proposal would provide "mono-tenure" housing. The Affordable Housing and Housing Mix Supplementary Planning Guidance (SPG) seeks to avoid mono-tenure housing in the interests of sustainable and balanced communities. Paragraph 4.4.12 of the SPG states that larger mono-tenure schemes may be considered having regard to the following considerations:

	<ul style="list-style-type: none"> • The level of social housing need in the vicinity of the site and the availability of land to address such needs; • The wider tenure and characteristics of an area, in order to minimise large areas of single tenure social housing; • Whether a scheme is proposed as 'shared housing
5.21	<p>Dealing with the first criterion, NIHE supports the application, stating the <i>proposed development is located 'within Inner East Belfast Housing Need Area which has an unmet need of 359 social housing units for the 2023-28 period. At June 2024 there were 730 households in Housing Stress.'</i> Whilst recognising that the proposal involves mono-tenure, NIHE supports 100% social housing here in view of its historic commitments to the site, which pre-date adoption of the Plan Strategy and publication of the SPG in May 2023. NIHE states that it has been aware of a proposal here since 2021 and has been in discussions with a Housing Association since 2022.</p>
5.22	<p>However, turning to the second and third criteria, there is already significant social housing in the immediate area and there is no evidence that the proposal is for shared housing. Nevertheless, regard is had to the significant level of unmet social housing need in the area, the support for the proposal from NIHE as Housing Authority and the largely supportive response from the local community for affordable housing during the pre-application community process. Having regard to the above considerations, on balance, the proposal for mono-tenure housing here is acceptable.</p> <p><u>Housing mix</u></p>
5.23	<p>Whilst Policy HOU6 does not require a mix of housing types for single apartment developments, it does require a varied mix of unit sizes. All 64 no. units will be 3-person 2-bed units with floorspace sizes between 60sq/m and 83sq/m with an average of 71sq/m. This is not considered to meet the requirements of the policy in terms of variety. However, regard is had to NIHE's support for the scheme and need for social housing units in the area. Moreover, Policy HOU6 states that provision should particularly be made for smaller homes and the proposal is consistent with this aim. On balance, the proposed tenure mix is considered acceptable.</p> <p><u>Adaptable and accessible accommodation</u></p>
5.24	<p>Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments, of 10 units or more, to be wheelchair accessible and provides an additional nine criteria (g. to o.) which these units must meet.</p>
5.25	<p>The applicant has provided evidence to demonstrate that the proposal is in accordance with criteria a. to f.</p>
5.26	<p>The proposal includes 10 units that are to be designed to be wheelchair adaptable / accessible units. Final details of these are still to be submitted and delegated authority is sought to deal with this outstanding issue. The only in-curtilage car parking that is provided for the entire scheme are four parking space and these are designed for disabled users and DfI Roads is content. These disabled parking spaces are close to the rear entrance and a covered walkway. Criterion i. states that pathways should be wide enough to accommodate a wheelchair and have a firm surface of gently sloping surface. The proposed amenity areas with associated hard surfaces are considered to</p>

	be able to accommodate wheelchairs. All surfaces are level or gently sloping. Private amenity space is level and consists of hard surfacing.
5.27	Criteria h., i. and o. of Policy HOU7 have been satisfied. Criteria g. and j. to n. will be assessed when final floor plans have been submitted. <u>Design and placemaking</u>
5.28	The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1, DES2, RD1, and RD3 of the LDP: Plan Strategy (PS). 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.
5.29	Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, (a) to (k). The proposed development is comprised of two key components: a change of use of levels 1 and 2 of an existing building whilst retaining the commercial use at ground floor; and an extension at roof level to create an additional storey. This will be slightly set back from the facades of the original building. The proposal has been designed so that the new fourth storey appears as an add-on to the original to ensure that the visual three-dimensional hierarchy of the main building is retained. The surrounding area is eclectic in character with buildings ranging from 2 storeys to 4 storeys. Any changes to the building at street level will have minimal impact on its character. The main works will be to the roof which will be mostly viewable from a distance which in the context of Connswater shopping centre and a multistorey car park to the south and commercial units adjacent to the west of the site at East Bread Street, will not have any detrimental impact on the overall existing character of the area. The Area of Townscape Character to the east of the site will not be impacted to any greater degree than it currently is by Connswater Shopping Centre and the retail park buildings
5.30	The dark coloured finished materials are completely different to the red brick of the original walls. This helps gives the impression that the additional storey is an attic. The design is therefore considered to comply with criterion a. and b. of Policy DES1 as it responds positively to the local context and character and reinforces a sense of place.
5.31	Criterion f. of Policy DES1 requires the promotion of a diversity of land uses and active frontages to ensure vibrancy throughout the day. This diversity is achieved by the reuse of the upper floors for residential whilst retaining commercial at ground floor. This will also ensure the existing active frontage along the Newtownards Road is not impacted.
5.32	The proposal is considered to satisfy the relevant criteria in Policies DES1, DES2, RD1, and RD3 of the Plan Strategy. <u>Climate change</u>
5.33	Policy ENV2 states that planning permission will be granted for development that incorporates, where feasible, measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.
5.34	The proposal retains the existing building consistent with the aim of Policy ENV2 which seeks to avoid demolition where feasible.

5.35	The applicant has provided details on the various sustainable design features which will be incorporated into the development. However, they caveat these by stating that the proposal is for a change of use of an existing building and therefore it is difficult to retrofit the entire building so that fully complies with Policies ENV2, ENV3 and ENV5. It is noted that these policies state that climate change measures shall be incorporated where feasible or where appropriate.
5.36	The policy also sets out measures to maximise opportunities to incorporate sustainable design features. One of these is the provision of 'green roofs', which is included in this proposal. A further opportunity includes improvements to energy efficiency and this proposal will involve improvements to the building fabric to enhance its energy efficiency with the provision of new building insulation throughout. The proposal also includes solar panels to the roof to incorporate and maximise the use of renewable energy sources. These sustainable measures shall be secured by condition. This is compliant with Policies ENV2 and ENV3.
5.37	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. As a largely change of use application, it is proposed to retain, re-use and adapt the current drainage network on site for residential use. The applicant has stated that it not sustainable nor cost-effective to remove and replace the entire existing drainage network on site with a totally new drainage network. The applicant's Flood Risk and Drainage Assessment includes a section on surface water drainage and proposed attenuation, including SuDS measures (see section 7.5 and 7.6). The proposal includes measures to assist with the drainage system to make it more sustainable. This includes elements of a green roof and proposed landscaping. These SuDS measures are considered acceptable.
5.38	The proposal is considered acceptable having regard to Policy ENV5. <u>Residential quality and impact on amenity</u>
5.40	Policies DES1, and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments. <i>Impact on neighbour amenity:</i>
5.41	The only other residential property directly adjacent to the application site is to the south of the site at No. 23 Bloomfield Avenue, which is a first and second floor flat. The site faces onto the gable side of this property and there will be limited impact on its existing amenity in terms of overlooking, overshadowing or over-dominance. <i>Open space and amenity provision:</i>
5.42	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. The normal expectation for open space provision is at least 10% of the total site area. Furthermore, 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. Planning permission will only be granted for proposals for new residential development

	of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.
5.43	In this case, the proposed ancillary open space proposed (roof garden) is approximately 400 sqm which is approx. 5.7% of the site. However, the applicant's supporting statement addresses this deficiency by pointing out that the site is within close proximity to existing public open space areas. In particular, CS Lewis Square is less than 50m from the application site and access to both the Connswater and Comber Greenways are also a similar distance from the site, which go on to connect to larger public open space areas such as Victoria Park and Orangefield Park. Therefore, future residents will be within easy walking distance to existing public open space areas.
5.44	Policy OS3 states that where on-site provision at a rate of less than 10% of the total site area may be acceptable where the residential development is close to and would benefit from ease of access to areas of existing public open space. Given the proximity of the site to public open space and the size constraints that come with a change of use of an existing building within an inner-city area, this is deemed to be acceptable. The proposal is considered compliant with Policy OS3.
5.45	Policy RD1 criterion (d) requires new residential development to make provision for appropriate open space. The justification and amplification of this policy outlines that this may take the form of recessed balconies and roof terraces. <i>Creating Places</i> advocates external private amenity space of between 10 and 30 sqm per residential apartment unit. This is accepted in the form of private communal open space in the form of landscaped areas, courtyards or roof gardens. The appropriate level of provision should be determined by having regard to the particular context of the development and the overall design concept. Generally, developments in inner urban locations and other high-density areas will tend towards the lower figure. Each apartment will have its own private balcony ranging from 4.7sq/m to 10sq/m, while one unit would have 22sq/m. The average size of individual balconies will be 7.3sq/m. In addition to this, the proposed roof garden will provide an additional 400sq/m approx. of open space, bringing the average amenity space per apartment up to 13.8sq/m per unit. This is greater than the minimum standard of 10sq/m as per the guidance.
5.46	Each apartment would enjoy an acceptable outlook. The proposal is considered compliant with Policy RD1 (d). <i>Space standards:</i>
5.47	The proposed 3-person / 2-bedroom apartments would have an average internal space provision of 71 sqm, exceeding the minimum 60 sqm space standards set out in Appendix C of the Plan Strategy, compliant with Policy RD1 criterion f. <u>Waste Management</u>
5.48	Policy RD1 criterion I. states that planning permission will only be granted if provision is made for the disposal and storage of waste. Policy RD3 criterion b. specifically relates to conversion / sub-division of existing buildings for residential use.
5.49	The proposed bins stores are all located within the curtilage of the site and can be accessed internally within the site. They are also appropriately screened from both public and private view and will not impede rear access and will not result in the loss of any in-curtilage car parking spaces. It has also been demonstrated that there is sufficient space to accommodate the number of bins within a waste management plan

that has been submitted in support of the proposal. There are 3 no. bin stores with the following combined capacity:

Waste Type	Bin Size in Litres	Number of bins	Totals
General	1100	4	4,400
General	660	5	3,300
			7,700
Dry Recyclables	1100	8	8,800
Dry Recyclables	660	5	3,300
			12,100
Organic Waste	140	16	2,240
			2,240
All		38	Total: 22,200

5.50 The waste storage proposals accord with the standards required by the SPG which is calculated as follows: the weekly waste calculation for residential is 70L+30L per bedroom. Therefore, the weekly requirement for a 2-bed apartment is 140L+30L. So, for 64 x 2-bed units this will be $64 \times (140+30) = 10,880$. Collection is biweekly so this will be $10,880 \times 2 = 21,760L$. This leaves an excess of 440L for the existing commercial use at ground floor level.

5.51 This is further broken down into categories: 10% organic waste; 55% dry waste; and 35% general waste. The figures in the table above add up to these percentages.

5.52 The proposal is therefore considered to comply with the above criteria.

Impact on trees

5.53 The Tree Officer has been consulted and is content subject to conditions. One of their recommended conditions relates to protective fencing around street trees. These are outside the boundary of the site and as such are on lands outside the control of the applicant. As such it is recommended this condition is omitted in lieu of an informative. The proposal is compliant with Policy TRE1.

Access and transport

5.54 The site is a highly accessible location within the city having direct access to the road network and public transport including Glider. It is within short walking and cycling distance of shops, services, leisure and employment opportunities. Provision is made for sheltered and secure cycle parking within the site. The proposal accords with Policy TRAN1.

5.55 The green travel plan provided with the application will further promote active and sustainable travel. Belfast Bikes membership will be offered to each resident. Travel cards will be also offered to each residential unit for three years. The developer will also provide the tenants with promotional material advising of sustainable travel measures. These measures, together with the travel plan, would need to be secured by means of a Section 76 planning agreement.

5.56	<p>In regard to on-site parking, the proposal includes four disabled parking spaces within the courtyard. The rest of the apartments will not be afforded parking spaces. This is below the Department's parking standards. However, a parking survey found that there is sufficient on-street parking nearby that can facilitate any parking demand created by the proposal. Regard is also had to the highly sustainable location of the site with good access to shops, services and public transport, including Glider.</p> <p>DfI Roads have no objection to the parking and travel arrangement for the proposed development, subject to conditions. It has provided a condition for all existing redundant accesses to be closed off. However, no accesses are proposed to be closed off and as such it is recommended that this condition is omitted.</p>
5.57	<p>Subject to securing the green travel measures via a Section 76 planning agreement, the proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6 and TRAN 8.</p> <p><u>Health impacts</u></p>
5.58	<p>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>
5.59	<p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city and public amenity. Active travel will be further encouraged through the travel plan and green measures proposed as part of the application. The site is within short walking distance of leisure amenities, playing pitches and a public park. An outdoor gym is proposed to provide further opportunities for exercise and fitness. The proposal is considered to satisfy the requirements of Policy HC1.</p> <p><u>Environmental protection</u></p>
5.60	<p>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>
5.61	<p>Environmental Health is still finalising its formal consultation response. However, it has indicated that it is generally satisfied in respect of contaminated land, noise and odour, subject to negative conditions. It is still to provide feedback on air quality. Delegated authority is sought to deal with any issues that may be raised by Environmental Health in their final response.</p> <p><u>Flood risk and drainage</u></p>
5.62	<p>Flood Maps (NI) indicates that the site lies within the 1 in 100 year defended climate change fluvial flood plain. Policy ENV4 prohibits new development in a floodplain unless in exceptional circumstances.</p>

5.63	The SPPS and Policy ENV4 state that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). 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.
5.64	The proposal falls into Exclusion 5 of the list of exclusions outlined in the Planning and Flood Risk SPG. This states that proposals involving significant intensification of use will be considered on their merits and will be informed by Flood Risk Assessment. Given that this is a change of use of upper floors of an existing building DfI Rivers accepted the applicant's assertion that this is an exception and is content with the submitted Flood Risk Assessment.
5.65	The applicant submitted a Flood Risk Assessment as required by the policy. DfI Rivers has reviewed this and advised that it has no reason to disagree with its conclusions.
5.66	The proposal is considered compliant with Policy ENV4.
	<u>Waste-water infrastructure</u>
5.67	NI Water has objected to the proposal on the grounds of insufficient waste-water infrastructure. It has sought a Wastewater Impact Assessment (WWIA) from the applicant, which the applicant has indicated that they will submit.
5.68	Policy SP1a requires that necessary infrastructure is in place to support new development. Whilst NI Water has objected to the application, 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. A condition is recommended to secure final details of foul and surface water drainage prior to commencement of development.
5.69	For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.
	<u>Natural Heritage</u>
5.70	The site is located within a densely built-up urban area; the existing building is in part use and not derelict. An informative is recommended to remind the developer of their legislative responsibilities with regard to the protection of wildlife.
5.71	There is an adjacent watercourse (Connswater river) that is hydrologically linked to Belfast Lough which is a designated Special Protected Area (SPA). The final details of foul and surface water drainage should be required by condition prior to commencement of development to ensure no pollution of the river and Lough.
5.72	It is considered that the proposal is in compliance with Policy NH1.

	<u>Section 76 planning agreement</u>
5.73	If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable:
5.74	<ul style="list-style-type: none"> • Social housing – to ensure delivery of the 64 residential units as social rented housing; • Green travel measures – travel plan; a travel card for each apartment for 3 years; Belfast Bikes membership for each apartment for 3 years; and car club membership for 3 years; • Employability and Skills – the Council's Economic Development Unit has advised that a Construction Employability and Skills Plan is required to promote inclusive growth, consistent with the Developer Contribution Framework.
5.75	A draft Section 76 planning agreement has been agreed in principle between the applicant and Planning Service.
	<u>Pre-application Community Consultation</u>
5.76	The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation.
5.77	The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.
5.78	<p>The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> • Published a notice in the press 10 days prior to the public event to highlight information about the proposals and provide notification of the public information event; • A leaflet containing details of the public consultation event (Appendix 6) was designed and distributed to all properties within a 200m radius of the site, over one week in advance of the public event with a total of 737 neighbours receiving a leaflet; • Hosted a public exhibition event with members of the project team to assist in any questions and to allow for further feedback; • Online consultation was undertaken to provide an opportunity for the local community to view plans of the proposed development digitally, and provide feedback. This consultation ran between Monday 29th January and Friday 23rd February 2024, on a webpage within the Gravis Planning website. • Feedback from stakeholders was generally positive with no objections to the principle of the proposal.
5.79	The feedback was reviewed, and the matters were considered within the PACC report, detailing how the feedback was gathered, analysed, assessed and considered.
5.80	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>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the outstanding details that demonstrate sufficient wheelchair units and consultation response from Environmental Health, along with any other issues that arise, provided the issues are not substantive.</p>
<p>6.0</p>	<p>DRAFT CONDITIONS</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. No external facing or roofing materials shall be applied unless in accordance with a written specification of the materials, which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>3 The development hereby approved shall not be occupied unless the measures to mitigate climate change have been implemented in accordance with section 6.0 of the Planning, Design & Access Statement (Addendum), dated October 2024. The climate change measures shall be retained in accordance with the approved details at all times.</p> <p>Reason: To mitigate and/or adapt to climate change.</p> <p>4. The development hereby approved shall not be occupied until all communal and private open space areas, including roof terraces and balconies have been provided in accordance with the approved plans. The amenity areas shall be retained as such at all times.</p> <p>Reason: To ensure that a quality residential environment is provided for occupants of the approved development.</p> <p>5. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site and to safeguard to the water environment. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>

	<p>6. The development hereby approved shall not be occupied unless covered bicycle storage has been provided in accordance with the approved plans. The covered bicycle storage shall be retained in accordance with the approved plans at all times.</p> <p>Reason: To ensure adequate provision and availability of cycle parking and encourage</p> <p>7. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking within the site.</p> <p>8. The development hereby permitted shall not be occupied or operated unless in accordance with the Service Management Plan uploaded to the Planning Portal on 14 October 2024.</p> <p>Reason: In the interests of road safety and convenience of road users.</p> <p>9. All landscaping works to the roof garden areas shall be carried out in accordance with details on the approved Landscape Proposals, published to the Planning Portal on 2 September 2024. The works shall be carried out prior to the occupation of the development unless otherwise agreed in writing by the Council. Any plants indicated on the approved scheme 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.</p> <p>Reason: In the interests of residential amenity and to assist with mitigating climate change.</p> <p>10. 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.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p> <p>DRAFT INFORMATIVES</p> <p>1. This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which secures the following planning obligations: Employability and Skills; Green Travel Measures; and Social Housing.</p> <p>2. The developer has a responsibility to ensure no damage will be caused to any street trees during the construction phase.</p>
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	<p>3. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.</p> <p>4. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</p> <p>5. The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.</p> <p>6. The applicant or developer's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence to:</p> <ul style="list-style-type: none"> a) Deliberately capture, injure or kill a wild animal including a European protected species, which includes all species of bat; b) Deliberately disturb such an animal while it is occupying a structure or place which it uses for shelter or protection; c) Deliberately disturb such an animal in such a way as to be likely to: <ul style="list-style-type: none"> (i) affect the local distribution or abundance of the species to which it belongs; (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or (iii) Impair its ability to hibernate or migrate; d) Deliberately obstruct access to a breeding site or resting place of such an animal; or e) To damage or destroy a breeding site or resting place of such an animal. <p>If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.</p>
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Development Management Officer Report Committee Application

Development Management Officer Report	
Application ID: LA04/2025/0239/F & LA04/2025/0240/DCA	Committee Date: 15 th April 2025
Proposal: LA04/2025/0239/F - Renewal of LA04/2019/2651/F - Demolition of existing garage, carport, porch and roof to dwelling. Single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level and associated site works. LA04/2025/0240/DCA - Renewal of LA04/2019/2628/DCA - Demolition of existing garage, carport, porch and roof to dwelling, 21a Cyprus Avenue, Belfast, BT5 5NT.	Location: 21a Cyprus Avenue, Belfast, BT5 5NT
Referral Route: Referral to the Planning Committee under section 3.8.5 (b) of the Scheme of Delegation	
Recommendation	LA04/2025/0239/F – Approve LA04/2025/0240/DCA – Grant Consent
Applicant Name and Address: <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> 21a Cyprus Avenue, Belfast, BT5 5NT	Agent Name and Address: Micah Jones Micah T Jones Architect 42 The Brae Ballygowan Newtownards
Date Valid: 13/02/25	
Target Date: 29/05/25	
Contact Officer: Lisa Walshe, Principal Planning Officer	
Executive Summary: The application seeks full planning permission and Conservation Area Consent for the demolition of the existing garage, porch and roof of the existing dwelling to facilitate a single storey extension to the side and rear, a porch extension to the front, a new roof creating a new ridge level and associated site works. The site falls within Cyprus Avenue Conservation Area. The key considerations are: <ul style="list-style-type: none"> • Acceptability of Demolition in the Cyprus Avenue Conservation Area 	

- Design of the Proposal /Impact of new development on Cyprus Avenue Conservation Area/surrounding area
- Impact of the proposal on the amenity of neighbouring properties

BCC Conservation offer no objections to the proposed demolition and new development.

Recommendation

Having regard to the development plan, planning history on the site, response from BCC Conservation and other material considerations, the proposal is considered acceptable.

It is therefore recommended that demolition consent and planning permission are 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, provided the issues are not substantive.

Case Officer Report

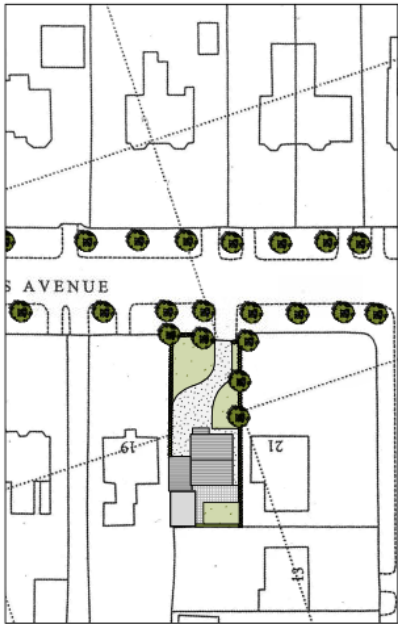
1.0 Drawings

Site Location Plan

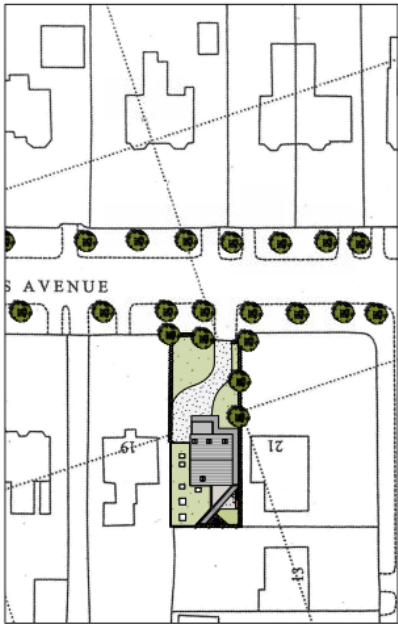


SITE LOCATION MAP 1:1250

Existing and Proposed Block Plan

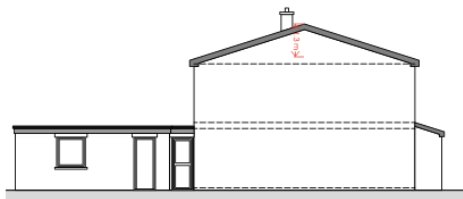


EXISTING BLOCK PLAN 1:500



PROPOSED BLOCK PLAN 1:500

Existing and Proposed Elevations & Floor plans



EXISTING EASTERN ELEVATION 1:100



EXISTING WESTERN ELEVATION 1:100



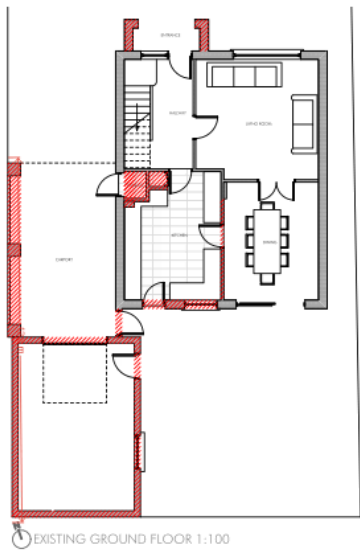
EXISTING SOUTHERN ELEVATION 1:100



EXISTING NORTHERN ELEVATION 1:100

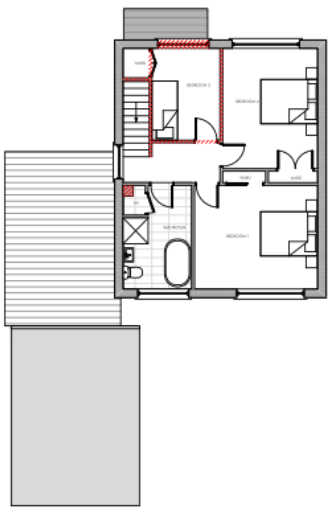
TITLE		
EXISTING ELEVATIONS		
PROJECT		
PROPOSED EXTENSION & ALTERATIONS TO 21A CYRIL AVENUE, BELFAST, BT5 9HT		
CLIENT		
LAURA HILLS		
PROJECT NO.	SCALE	DRAWN
TP_175	1:100	AKC
DATE	DWG. NO.	REV. NO.
OCT 19	03	

mtjo mitch t. jones | architect
info@mitchtjones.com T: 02897443044



EXISTING GROUND FLOOR 1:100

NEW TO BE DEMOLISHED



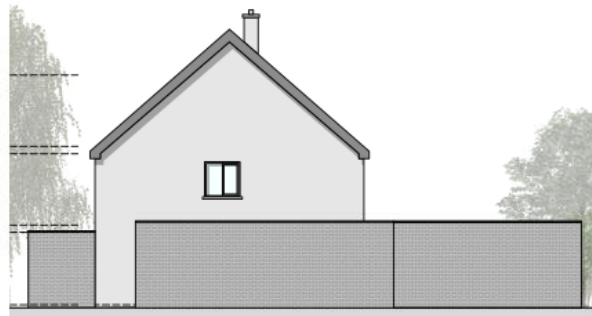
EXISTING FIRST FLOOR 1:100

TITLE	
EXISTING PLANS	
PROJECT	
PROPOSED EXT 21A CYRIL AVE	
CLIENT	
LAURA HILLS	
PROJECT NO.	
TP_175	

Proposed Elevations & Floorplans



PROPOSED EASTERN ELEVATION 1:100



PROPOSED WESTERN ELEVATION 1:100

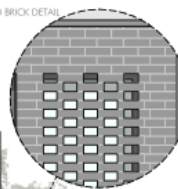


PROPOSED SOUTHERN ELEVATION 1:100



PROPOSED NORTHERN ELEVATION 1:100

PERFORATED BRICK DETAIL

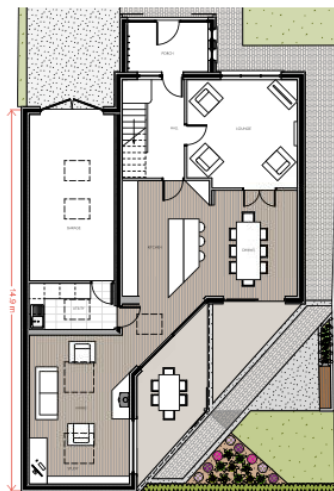


FINISHES SCHEDULE:

WALLS - GREY BRICK WHERE INDICATED, BLACK TIMBER TO EXTENSION FACING REAR GARDEN, GREY RENDER TO EXISTING DWELLING
ROOF - PITCHED - BANGOR BLUE SLATE
FLAT - TROCAL COLOUR GREY TO PORCH, SEDUM TO GARAGE AND LIVING AREA
FASCIA/ SOFFIT - ANTHRACITE GREY UPVC
RWG - ANTHRACITE GREY UPVC GUTTERS AND DOWNSPOUTS
WINDOWS & DOORS - ANTHRACITE GREY ALUMINIUM FRAMES, TIMBER FRONT & GARAGE DOOR

TITLE PROPOSED ELEVATIONS			
PROJECT PROPOSED EXTENSION & ALTERATIONS TO 21A CYPRIUS AVENUE, BELFAST, BT5 5NT			
CLIENT LAURA HILLS			
PROJECT NO.	SCALE	DRAWN	
19_175	1:100	AWC	
DATE	DRG. NO.	REV. NO.	
OCT 19	05	0	

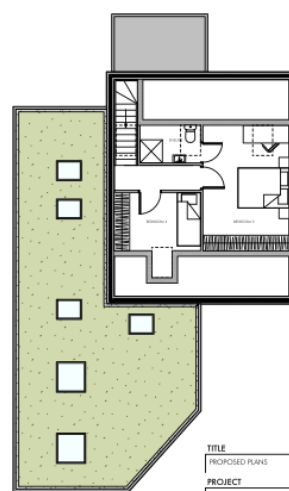
micah t. jones | architect
 info@micahjones.com T: 02897445044
 www.micahjones.com



PROPOSED GROUND FLOOR 1:100



PROPOSED FIRST FLOOR 1:100



PROPOSED SECOND FLOOR 1:100

TITLE PROPOSED PLANS			
PROJECT PROPOSED EXTENSION & ALTERATIONS TO 21A CYPRIUS AVENUE, BELFAST, BT5 5NT			
CLIENT LAURA HILLS			
PROJECT NO.	SCALE	DRAWN	
19_175	1:100	AWC	
DATE	DRG. NO.	REV. NO.	
OCT 19	04	0	



micah t. jones | architect
 info@micahjones.com T: 02897445044

Characteristics of the Site and Area	
2.0	Description of Proposed Development
2.1	LA04/2025/0239 - Demolition of existing garage, porch and roof to dwelling to facilitate a single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level and associated site works.
2.2	LA04/2025/0240/DCA - Renewal of LA04/2019/2628/DCA - Demolition of existing garage, carport, porch and roof to dwelling, 21a Cyprus Avenue, Belfast, BT5 5NT.
3.0	Description of Site and Area
3.1	The site is located at 21a Cyprus Avenue which falls within the Cyprus Avenue Conservation Area. The site comprises an existing two storey detached dwelling with a pitched roof and an attached garage and car port to the west of the site. The site has a generous front plot size with mature trees and hedges at the front of the boundary. Amenity space to the rear is bounded by mature hedges, trees and the garage.
3.2	The property is enclosed on either side by large Victorian/Edwardian properties, which make up the majority of the street. These dwellings are higher in height and are characterised by Victorian/Edwardian design features, such as stucco, panelling and bay windows.
Planning Assessment of Policy and other Material Considerations	
4.0	Planning History <ul style="list-style-type: none"> - LA04/2019/2651/F – 21a Cyprus Avenue. Demolition of existing garage, carport, porch and roof to dwelling. Single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level. Permission granted 25/02/2025. - LA04/2019/2628/DCA – 21a Cyprus Avenue. Demolition of existing garage, carport, porch and roof to dwelling. Consent granted - 25/02/2025. - Z/2010/0963/F - 21a Cyprus Avenue. - Single storey rear and side extension and front porch to dwelling. Permission granted - 21/01/2011. Surrounding Site History <ul style="list-style-type: none"> - Z/2009/0748/F – 19 Cyprus Avenue. Demolition of existing garage & games room and construction of new single storey extension to side and rear of dwelling. Permission granted 11/08/2009. - Z/2009/0943/DCA – 19 Cyprus Avenue. Demolition of poor quality single storey games room and garage and construction of new single storey extension. Consent Granted 11/08/2009.

5.0	Policy Framework
5.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan: Plan Strategy 2035</u></p> <p><i>Operational Policies</i></p> <ul style="list-style-type: none"> - Policy RD2 - Policy BH2 - ENV1 - TRE1 <p><u>Supplementary Planning Guidance</u></p> <p>Residential Extensions and Alterations Trees and Development</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 Cyprus Avenue Conservation Area</p>
6.0	<p>Statutory Consultations</p> <p>None required</p>
7.0	<p>Non-Statutory Consultations</p> <p>BCC Conservation – No objection to the proposal and associated demolition works.</p>
8.0	<p>Representations</p> <p>None received</p>
10.0	Assessment
10.1	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.
10.2	Section 45(1) of the Planning Act Northern Ireland 2011 requires regard to be had to the development plan insofar as it is material to the application and to any other material considerations. Section 6(4) states that the determination must be made in accordance with the developmental plan unless material considerations indicate otherwise.

10.3	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.
10.4	Proposals Maps – 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), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), 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.
10.5	BUAP – The site is located within the settlement development limits of Belfast.
10.6	In both versions of BMAP (BMAP 2015 (v 2004) and BMAP 2015 (v 2015)) the site is located within the settlement development limits of Belfast and is identified as falling within Cyprus Avenue Conservation Area. The key issues to be considered in the assessment of this proposal are: <ul style="list-style-type: none"> • Acceptability of Demolition in the Cyprus Avenue Conservation Area • Design of the Proposal /Impact of new development on Cyprus Avenue Conservation Area/surrounding area • Impact of the proposal on the amenity of neighbouring properties
11.0	Demolition in the Cyprus Avenue Conservation Area
11.1	Cyprus Avenue Conservation Area exhibits a very high quality standard of townscape/residential character with many distinctive period properties contributing to the special quality of the suburban setting. The existing property is not a period property and is a later addition to the conservation area. The property does not follow the streets architectural form or design. The property makes no material contribution to the character and appearance of Conservation Area. The partial demolition (garage, porch and roof) of this non-listed building is considered acceptable subject to the redevelopment proposals which are considered below. BCC Conservation was consulted as part of the proposal and offered no objection to the proposed demolition. The proposed demolition satisfies criterion j. of Policy BH2 [Conservation areas].

12.0	Design of the Proposal /Impact of new development on Cyprus Avenue Conservation Area/surrounding area
12.1	Policy RD2 of the Belfast Plan Strategy 2035 states that planning permission will be granted for extensions or alterations to an existing residential property where the scale, massing, design and external materials of the proposal are appropriate to the built form and appearance of the existing property and will not detract from the character of an established residential area.
12.2	The proposed works include a replacement roof creating a higher ridge level, a single storey side and rear extension and a new front porch and associated site works.
12.3	The Residential Extensions and Alterations supplementary planning guidance states that it is important that an extension or alteration does not upset the balance of the property, particularly the front elevation. It is also good practice to reinforce the existing form and proportions of the host building. Paragraph 4.1.8 (iii) also states that the roof of the extension should be appropriately integrated with the existing property normally by using a similar pitch on the roof of the extension. A new roof will result in an increased ridge height from 6.9m to 9.7m. A contextual elevation of adjoining properties illustrates that the existing roof height is much lower than those adjacent and the proposed new roof height will be similar in height and will not negatively impact on the character of the surrounding area. The proposed replacement roof profile is similar to that existing i.e. pitched with Bangor blue slates. BCC Conservation advise that the <i>'the proposed remodelled roof is more contextually appropriate in terms of pitch and materials'</i> .
12.4	The front porch will replace a smaller existing front porch and will extend 2.3m from the front elevation and will be 3.8m wide and 2.7m high. The porch is proposed to be finished in grey brick with a timber door. The porch will be partially screened from the street scene by mature planting at the front boundary and therefore will not detract from the character of the area. BCC Conservation consider the new porch to be consistent with the character of visually accented doorcases.
12.5	The single storey side and rear extension wraps around the side and rear of the property and is proposed to have a flat roof with a covered seating area to the rear created by the overhang of the flat roof. The existing carport and garage are located to the side of the property and will be replaced with the extension.
12.6	The proposed single storey rear extension measures 3 metres in height with a green roof with skylights and sliding glazed doors opening onto the rear amenity space. The extension is to run along the western elevation and measures a total length of 14.9m which is approximately 2 metres longer than the existing structures.
12.7	The extension is considered subordinate to the host dwelling. The extension is to be finished in grey brick which will be similar in tone to the existing on the property. Part of the rear extension is to be clad in black timber. BCC Conservation note that the space to the side of the existing dwelling is already occupied by flat roofed extensions and offers no objections to the proposal. Sufficient space will be retained at the property for amenity purposes and bin storage and access to the rear of the property is maintained.

12.8	The dwelling is well set back from the road and screened from public view by mature vegetation and the rear of the property will not be open to public views. The proposed alterations and finishes are considered in keeping with the character and appearance of the Conservation Area. The proposed extension complies with Policy RD2 (Residential extensions and alterations).
12.9	In accordance with Section 104(11) of the Planning Act (Northern Ireland) 2011 and Para 6.19 of the Strategic Planning Policy Statement, the Council has had special regard to the desirability of (a) preserving the character or appearance of the Conservation area in cases where an opportunity for enhancing its character or appearance does not arise and (b) enhancing the character or appearance of the Conservation area in cases where an opportunity to do so does arise.
12.10	In this case, the proposal does lend itself to the enhancement of the conservation area at this location and it is considered that the character and appearance is therefore considered to be enhanced. The proposal satisfies criterion k. of Policy BH2 which requires that partial demolition will only be permitted where the design quality of the proposal is considered to enhance the overall character of the conservation area.
13.0	Impact of the proposal on the amenity of neighbouring properties
13.1	As per paragraph 4.3.25 of the SPG: Residential Extensions and Alterations an angles test has been carried out, the proposal marginally breaches the angles test when applied to No. 19 Cyprus Avenue. The angles test is not a rigid test that must be met in every case and other relevant factors will also be considered including where daylight has already been impeded to an adjacent dwelling by an existing building or boundary wall. In this case the angles test is already breached by the existing garage and it is considered that the proposal would not significantly exacerbate the existing situation.
13.2	The proposed extension will not cause an acceptable level of overlooking onto the neighbouring properties. Glazing on the rear elevation will face into the applicant's gardens and the new window on the eastern elevation will serve a bedroom and face onto a neighbouring blank gable wall.
13.3	It is considered that the proposal would not have an adverse impact on adjoining residential amenity of neighbouring properties.
14.0	Landscaping/Boundary Treatments
14.1	Appropriate landscaping and boundary treatments are vital considerations in all development and should form an integral part of any proposal. The new fencing to the side elevation will be 1.7 metres in height and is considered acceptable.

15.0	<p>Recommendation</p> <p>Having regard to the development plan, planning history on the site, response from BCC Conservation and other material considerations, the proposal is considered acceptable. It is therefore recommended that demolition consent and planning permission are 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 and deal with any other issues that arise, provided the issues are not substantive.</p>
16.0	<p>Draft Conditions</p> <p>LA04/2025/0239/F</p> <ol style="list-style-type: none"> <p>The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>The existing natural screenings of this site, highlighted on drawings 05, 06 & 07, shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.</p> <p>Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.</p> <p>No external facing or roofing materials shall be applied unless in accordance with a) a written specification of the materials; and b) physical sample/s of the materials, details of which shall have been submitted to and approved in writing by the Council. The approved samples shall be retained on site and made available for inspection by the Council for the duration of the construction works.</p> <p>Reason: In the interests of the character and appearance of Cyprus Avenue Conservation Area.</p> <p>LA04/2025/0240/DCA</p> <ol style="list-style-type: none"> <p>The demolition hereby granted must be begun within five years from the date of this consent.</p> <p>Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.</p>

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