

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



**Belfast  
City Council**

8th May, 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, 13th May, 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** (Pages 1 - 2)
3. **Notification of Abandonment and Extinguishment**
  - (a) Notifications from Statutory Bodies - Law Courts (Pages 3 - 4)
4. **Planning Appeals Notified** (Pages 5 - 8)
5. **Planning Decisions Issued** (Pages 9 - 32)
6. **Live Applications for Major Development** (Pages 33 - 36)
7. **Committee Decisions yet to issue** (Pages 37 - 44)

8. **Miscellaneous Items**

- (a) Advance Notice of Listed Buildings: 19 Wellington Park (Pages 45 - 50)
- (b) Local Applications subject to NI Water Objections (Pages 51 - 56)

9. **New Planning Applications**

- (a) **LA04/2024/2026/RM** - 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 - Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road (Pages 57 - 74)
- (b) **LA04/2024/1121/F** - 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. - The Kings Hall And RUAS Site South Of Upper Lisburn Road/Balmoral Avenue West Of Harberton Park And North-east Of Balmoral Golf Club (Pages 75 - 90)
- (c) **LA04/2024/0058/F** - Demolition of existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works. - 68 Fortwilliam Park (Pages 91 - 110)
- (d) **LA04/2024/1466/F** - Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear Dormer Window. Change of use of first and second floor level & part of ground floor level to 6 bed / 6 person HMO (amended description and plans).. - 41 Rosetta Road (Pages 111 - 126)
- (e) **LA04/2024/1584/F** - Subdivision of 6No. bed shared dwelling to provide 3No. self contained flats, with demolition of single storey rear return and erection of two storey rear extension to provide 1no self contained flat. - 21 Skegoneill Avenue (Pages 127 - 140)
- (f) **LA04/2024/0267/F** - Change of Use from Dwelling to 6no bed/6person HMO (amended description) - 11 Friendly Way (Pages 141 - 154)
- (g) **LA04/2024/0095/F** - Change of use from Dwelling to Short term holiday letting (retrospective) - 3 Broadway Link (Pages 155 - 164)
- (h) **WITHDRAWN:** ~~LA04/2024/1865/O - 3no. detached dwellings - Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road~~



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## Planning Committee

### PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 29th April, 2025

**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;

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin, Brooks, 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 8 Marlborough Street (12.10 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 12:15 p.m.

**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;

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin, Brooks, 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 39 Corporation Street (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 12:30 p.m.

**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; and

**LA04/2024/2026/RM** - 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. - Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin, Brooks, 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 Kings Hall (12.45 p.m.) the for the purpose of undertaking the site visit in respect of the above four applications and to allow the Members to acquaint themselves with the location and the proposals at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1 p.m.

Chief Executive's Office	
Date:	30/4/25
Noted by CX:	Y/N
Ref:	J-W 19-4
Referred to: Democratic Services	
Copy sent	Original sent
MB updated	Invite reg

An Roinn  
**Bonneagair**  
Department for  
**Infrastructure**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

Annexe 7, Block 2  
Castle Buildings  
Stormont Estate  
Upper Newtownards Road  
BELFAST  
BT4 3SQ

Telephone: 0300 200 7899

Textphone number: 028 9054 0022

Being Dealt With By: Victor Clegg

Email: [Victor.clegg@infrastructure-ni.gov.uk](mailto:Victor.clegg@infrastructure-ni.gov.uk)

Direct Line: 02890 526193

Our Ref: MD2/Z/03/1124

Date: 17 April 2025

The Chief Executive  
City Hall  
BELFAST  
BT1 5GS

DEAR SIR/ MADAM,

### ROADS (NI) ORDER 1993

### PROPOSED ABANDONMENT AT LAWS COURT, OFF NORTH STREET, BELFAST BT1 1LG.

An application has been received from Department for Communities for the abandonment of Laws Court Belfast as shown outlined in red hatched on the attached plan.

The abandonment is necessary to facilitate the redevelopment of the site.

Could you please let me have your comments on the above proposal.

A prompt response would be appreciated and I look forward to hearing from you. If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully



Victor Clegg  
Lands Section

ENC

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Notes:



Area = 232.692 Sq.m.

Map Ref :-130-13-NE3

NO. REVISION DATE

Project:

Abandonment

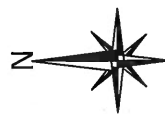
Title:

Law's Court, Belfast

FILE NO.	DESIGNED	SC	Date: 27/03/2025
DRAWN	CHECKED	INIT	Date: 00/00/00
TRACED	APPROVED	INIT	Date: 00/00/00

Dwg No. 0

Scale: 1:1250



Eastern Division

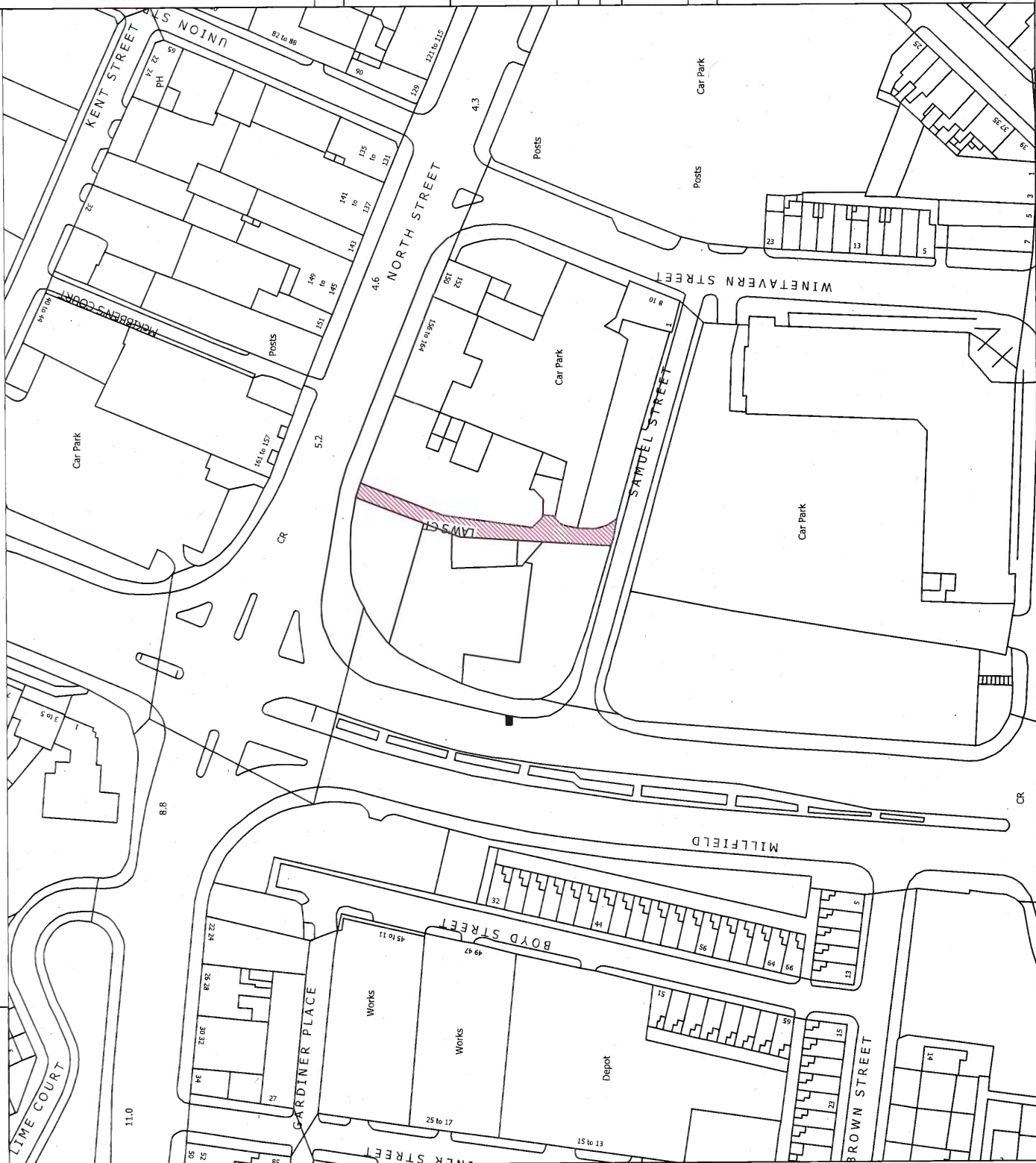
Hydebank House  
4a Hospital Road  
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Belfast  
BT8 8DL

Telephone: 028 9025 3000  
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# Agenda Item 4

## PLANNING COMMITTEE – 13 MAY 2025

### APPEALS NOTIFIED

#### COUNCIL: BELFAST

ITEM NO	1	PAC REF	2025/A0012
PLANNING REF:	LA04/2024/0966/F		
APPLICANT:	Mr S Love		
LOCATION:	28 Dunvegan Street, Belfast, BT6 8GE		
PROPOSAL:	Retrospective change of use from 3-bedroom residential dwelling (C1) to short term let (Sui Generis)		
PROCEDURE:			

ITEM NO	2	PAC REF	2025/E0002
PLANNING REF:	LA04/2023/0980/CA (EN01)		
APPLICANT:	Malachy Loughrey		
LOCATION:	Land at 7 Inver Avenue, Belfast, BT15 5DG		
PROPOSAL:	Alleged unauthorised change of use of 7 Inver Avenue, Belfast, BT15 5DG from Class C1 Dwelling houses to no class specified short term let accommodation (The Planning (Use Classes) Order (NI) 2015		
PROCEDURE:			

### APPEAL DECISIONS NOTIFIED

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

## APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	2	PAC REF:	2023/A0014
PLANNING REF:	LA04/2022/0464/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Cornerstone Telecommunications Infrastructure Ltd		
LOCATION:	On the public footpath directly adjacent to and approximately 7m from 101 Bloomfield Road, Belfast, BT5 5LS		
PROPOSAL:	The installation of a 17.5 m Apollo Street works column, 6 No antenna (3 No enclosed within a shroud), 2 No equipment cabinets, 1 No meter cabinet and ancillary development		
ITEM NO	3	PAC REF:	2024/E0001
PLANNING REF:	LA04/2022/0282/CA		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Richard Steenson		
LOCATION:	Land at 4-5 Donegall Square South, Belfast, BT1 5JA		
PROPOSAL:	Alleged unauthorised hoarding (Donegall Square South) and fencing (Donegall Square Mews) erected without the benefit of planning permission		
ITEM NO	4	PAC REF:	2024/A0045
PLANNING REF:	LA04/2023/3319/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Louise Johnson		
LOCATION:	27 Ponsonby Avenue, Belfast, BT15 2LA		
PROPOSAL:	Change of use from dwelling to 6 bed house in multiple occupation		

ITEM NO	5	PAC REF:	2024/A0087
PLANNING REF:	LA04/2024/1139/A		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Martin Heatley		
LOCATION:	Rear of 88 Great Victoria Street, Belfast, adjacent to Bruce Street car park, Belfast, BT2 7JD		
PROPOSAL:	1 Digital Advertising Sign (Retention)		

ITEM NO	6	PAC REF:	2022/A0052
PLANNING REF:	LA04/2021/2300/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Ms Claire Hamilton		
LOCATION:	25 Laganview Court, Belfast, BT5 4AR		
PROPOSAL:	Retrospective change of use application from residential to short term holiday let accommodation		

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## Planning decisions issued April 2025 - 157

<u>Application number</u>	<u>Delegated / Committee</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2022/2016/F	D	Colaiste Feirste 7 Beechview Park Gaeltacht Quarter Belfast BT127PY	Proposed 8no. 12 metre tall floodlights on existing sports pitch.	Permission Granted
LA04/2023/4202/F	D	Apartment 10, Victoria Place, 20 Wellwood Street, Belfast, BT12 5GE	Retrospective change of use from residential apartment to Short Term Let Accommodation	Permission Granted
LA04/2023/4526/F	D	Parcel of wooded land between Shore Road and Dargan Road Approx. 90m North of No. 287 Shore Road, Belfast, BT15 3QB	Installation of a 30m telecoms monopole with ground based cabinets and all other ancillary equipment. 7.5m x 9m fenced compound. New pedestrian path and gate from Shore Road.	Permission Granted
LA04/2023/4534/CLEUD	D	Apartment 6, 20 Wellwood Street, Belfast, BT12 5GE	Existing use: Short Term Let	Application Required
LA04/2023/4601/F	D	202 Ravenhill Road, Belfast, BT6 8EF	Change of use from 4-bedroom residential dwelling (C1) to a 5-bedroom/5-person HMO (Sui Generis). (Amended Description).	Permission Granted
LA04/2024/0016/F	D	2 Claremont Mews, Belfast, BT9 6AU	Change of Use / Conversion of existing vacant premises to provide 4 No. two bedroom apartments and associated works.	Permission Granted

LA04/2024/0126/F	C	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.	Permission Granted
LA04/2024/0138/LBC	C	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.	Consent Granted
LA04/2024/0105/F		98 Rosebery Road, Belfast, BT6 8JF	Retrospective change of use from 3 apartments (C1) to 3 short term lets (Sui-Generis) (amended description).	Permission Refused
LA04/2024/0158/F	D	Unit 3 252 Whitewell Road, Newtownabbey, BT36 7RW	Retrospective change of use from retail unit to gym (sui generis)	Permission Granted
LA04/2024/0178/CLEUD	D	24 Salisbury Street, Belfast, BT7 1AH	short term let	Permitted Development

LA04/2024/0779/DC	D	2-20 Beersbridge Road, Belfast, BT5 4BF	Discharge of Condition 15 on LA04/2022/0209/F Window Schedule/ Specification	Condition Not Discharged
LA04/2024/0771/F	D	Tree NI, 301-303 Donegall Road, Belfast, BT12 5NB	Community led training centre comprising of part single-storey, part two-storey building to replace existing single-storey training workshop with new training workshop, training and recreational rooms and ancillary toilet, kitchen and storage accommodation and other associated site works. (amended plans & description)	Permission Granted
LA04/2024/0825/CLOPUD	D	13 Rosetta Road, Belfast, BT6 0LQ	Single storey side and rear extension	Permitted Development
LA04/2024/0869/F	D	40 Cregagh Road, Belfast, BT6 9EQ	Retrospective: Change of use from a hot food takeaway (Sui Generis) to a Shop (Class A1). Alteration to the rear to create door opening.	Permission Granted
LA04/2024/0933/F	D	Apartment 3,123 The Mount, Belfast, BT5 4ND	Retention of change of use from apartment to short term let accommodation	Permission Granted
LA04/2024/0921/CLEUD	D	146 Joanmount Gardens, Belfast, BT14 6NZ	Existing use: short term let accommodation.	Permitted Development

LA04/2024/1021/MDPA	D	146 Parkgate Avenue, Belfast, BT4 1JD	Application for the discharge of Clause 9.1 (Landscaping) of section 76 Planning Agreement of planning permission reference LA04/2022/0118/F .	Condition Discharged
LA04/2024/1281/F	C	60 Carnanmore Park, Belfast, BT11 9YL	Construction of a new 3G football pitch on existing grass football pitches and associated site works.	Permission Granted
LA04/2024/1149/PAD	D	1 Methodist College Malone Road, Belfast, BT9 6BY	Partial demolition, extension and refurbishment of existing school meals accommodation block at Methodist College Belfast.	PAD Concluded
LA04/2024/1167/F	D	1 Bloomfield Park West, Belfast, BT5 5JX	Single storey extension and dormer window to rear of dwelling (retrospective)	Permission Granted
LA04/2024/1298/F	D	18 Knockbreda Park, Belfast, BT6 0HB	Double and single storey side and rear extension. Additional site works.	Permission Granted

LA04/2024/1322/F	D	Callender House, 60 Upper Arthur Street, Belfast, BT1 4GJ	Proposed change of use from offices to provide 18 no. short term let serviced apartments including alterations to external elevations	Permission Granted
LA04/2024/1323/DCA	D	Callender House, 60 Upper Arthur Street, Belfast, BT1 4GJ	Proposed internal and external demolition works to facilitate change of use from offices to short term let serviced apartments.	Consent Granted
LA04/2024/1458/F	C	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.	Permission Granted
LA04/2024/1439/F	D	12 Cregagh Park East, Belfast, BT6 9LG	Single storey garage extension to side. Roof Lantern to replacement rear flat roof (amended description/plans).	Permission Granted

LA04/2024/1436/F	D	Carlisle Memorial Methodist Church 88 Clifton Street, Belfast, BT13 1AD	The proposed removal and replacement of 8no. existing Antennas for 8no. proposed new Antennas, the installation of 1no. GPS Module onto existing Cabin Wall, internal Cabin refreshment, and all ancillary works thereto.	Permission Granted
LA04/2024/1445/LBC	D	Carlisle Memorial Methodist Church 88 Clifton Street, Belfast, BT13 1AD	Removal and replacement of 8no. existing Antennas with 8no. proposed new Antennas, installation of 1no. GPS Module onto existing equipment cabin Wall, internal cabin refreshment and associated works.	Consent Granted
LA04/2024/1447/F	D	9 Ardenlee Parade, Belfast, BT6 0AL	Proposed rear dormer	Permission Granted
LA04/2024/1452/A	D	92-96 Lisburn Road, Belfast, BT9 6AG.	Three signs proposed at first floor level	Consent Granted
LA04/2024/1501/A	D	19-35 Grosvenor Road, Belfast, BT12 4GR	Digital LED Sign.	Consent Refused

LA04/2024/1599/F	D	20 Lower Windsor Avenue, & Lands to the rear of 6-12 Meadowbank Street, Belfast, BT9 7DW	Car park extension to serve existing business at No's 16-18 Lower Windsor Avenue, to include partial demolition of and replacement of existing boundary wall at rear of 6-12 Meadowbank Street, reduction of in-curtilage amenity space to rear of No's 6-12 Meadowbank Street & No 20 Lower Windsor Avenue and associated site works.	Permission Granted
LA04/2024/1607/F	D	Kilbroney House Tower Block, Greenway, Belfast, BT6 0EY	Demolition of 15 storey tower block on NIHE estate lands. Temporary use of the site as open space pending potential future development.	Permission Granted
LA04/2024/1638/F	D	38 Salisbury Street, Belfast, BT7 1AH	Retrospective change of use from residential apartment (class c1) to short term let accommodation ( sui generis)	Permission Granted
LA04/2024/1661/F	D	214 Antrim Road, Belfast, BT15 2AN	Change of use from 9 bed B&B to 9 bed / 9 person HMO	Permission Granted
LA04/2024/1655/MDPA		150 Knock Road, Belfast, BT5 6QD	Details provided relating to travel plan co-ordinator, car club scheme, welcome pack and travel cards, travel card uptake, notice board and promotional activity and details of broadband provision re. home working	Condition Discharged
LA04/2024/1666/A	D	2 Boucher Crescent, Belfast, BT12 6HU	New totem with illuminated brand logo & 2No. new double sided signage walls with LED screens.	Consent Partially Granted

LA04/2024/1701/F	D	62 Kings Road, Belfast, BT5 6JL	Replacement and increase in height of roof. Two dormers to the rear. Replacement of Chimneys Single storey rear extension.(Amended decscription)	Permission Granted
LA04/2024/1736/F	D	51 Elgin Street, Ballynafoy, Belfast, BT7 3AG	Dormer to the rear of the property to allow for roofspace conversion and installation of 2 velux rooflights to the front of the dwelling.	Permission Granted
LA04/2024/1743/DC	D	Offices (gd & 1st Floor), 54 York Street, Belfast, BT15 1AS	Discharge of conditions 2,3 & 4 LA04/2022/0295/F - Elevation of flue, details of ventilation & odour abatement system etc	Condition Discharged
LA04/2024/1759/F	D	Glenalmond Gate Lodge, 62 Quarry Road, Belfast BT4 2NQ	Demolition of existing dwelling and replacement 1.5 storey dwelling with integrated garage	Permission Granted
LA04/2024/1755/DCA	D	62 Kings Road, Belfast, BT5 6JL	Demolition of existing main roof and chimneys, re-building to match.Partial demolition of roof and rear wall of existing extension. Removal of rear window, doors and stairs of existing rear extension.	Consent Granted
LA04/2024/1803/F	D	41 Abbeydale Crescent, Belfast, BT14 7HH	Two storey extension to rear and single storey side extension, raised platform to rear and fenestration changes on side and front elevations. (Amended proposal description & amended plans)	Permission Granted



LA04/2024/1835/F	D	71 Malone Road, Belfast, BT9 6SB	Addition of a new rear staircase involving minor roof alterations. Minor interior alterations to the garage, with new window and walling infill to the garage door.	Permission Granted
LA04/2024/1878/LBC	D	Galwally Lodge, 4 Saintfield Road, Belfast, BT8 6AA	Replacement gas heating system and associated works	Consent Granted
LA04/2024/1873/WPT		23 Derryvolgie Avenue, Belfast, BT9 6FN	Works to trees in a Conservation Area	Works to Trees in CA Agreed

LA04/2024/1890/NMC		<p>Lands: To The East Of The Westlink (A12); South Of (Nos.127-9) And Including Grosvenor Road; At Intersection Of Grosvenor Road And Stanley Street; At The Intersection Of Durham Street And Grosvenor Road; At The Intersection Of Fisherwick Place And Howard Street; At Great Victoria Street (between Nos. 1-3 To 27-45); At Glengall Street (between Nos. 3-21); At The Junction Of Hope Street, Bruce Street And Great Victoria Street; At The Junction Of Durham Street, Linfield Road, Sandy Row And Hope Street; At Sandy Row From 2 Hurst Park To 85-87 Sandy Row, Gilpins Site; To North Of Former Whitehall Tobacco Works At Linfield Road, Weavers Court Business Park/ Linfield Industrial Estate, Blythefield Primary School And Charter Youth Club; At Weavers Court Business Park And Railway Track Lands Surrounding Arellian Nursery And Bounded By Utility Street/Bentham Drive/Egmont</p>	<p>Proposed changes to the Site Layout Plan to Planning Approval LA04/2017/1388/F</p>	Non Material Change Granted
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LA04/2024/1900/NMC	D	Block B 100 Kings Road, Belfast, BT5 7BW	Non-material changes to planning permission Z/2006/0017/F. Non-material change to the internal layout and external design of Block B including elevational changes involving the relocation and introduction of doors and windows and changes to materials. (Retrospective)	Non Material Change Granted
LA04/2024/1941/DCA	D	142 Malone Road, Belfast, BT9 5LH	Removal of chimney on roof of rear elevation	Consent Refused
LA04/2024/1975/F	D	31 Castlereagh Street, Belfast, BT5 4NE	Change of use from 4-bed dwelling to 5-bed/5-person HMO	Permission Granted
LA04/2024/1977/F	D	136 Woodstock Road, Belfast, BT6 8AF	Change of use from 2 bed dwelling (Class C1) to 3 bed/ 3 person HMO (House in Multiple Occupation) (sui generis)	Permission Granted
LA04/2024/1984/F	D	19 Windsor Avenue, Belfast, BT9 6EE	Proposed variation of conditions 2 (provision of hard surfaces), 3 (provision of vehicular access) and 4 (landscaping details) of planning approval LA04/2020/0040/F (Retrospective)	Permission Granted
LA04/2024/2022/F	D	76 Cheviot Avenue, Belfast, BT4 3AH	Change of use from 3 bed dwelling to 4 bed / 4 person HMO	Permission Granted

LA04/2024/2014/F	D	1-5 Cheviot Avenue, Belfast, BT4 3AG	Change of use from offices to 7-bed/7-person HMO including part demolition of ground floor office and fenestration changes.	Permission Granted
LA04/2024/2015/F	D	73 Sandhurst Drive, Belfast, BT9 5AZ	First floor rear extension over existing ground floor	Permission Granted
LA04/2024/2046/DC	D	10 Christ The Redeemer Church Hall Lagmore Drive, Belfast, BT17 0TG	Discharge Condition 8 LA04/2023/2890/F- Boundary details.	Condition Discharged
LA04/2024/2068/DC	D	29 Castlereagh Place, Belfast, BT5 4NN	Discharge of condition 2 LA04/2019/2407/F property management plan	Condition Discharged
LA04/2024/2066/NMC	D	17 Lower Courtyard, Belfast, BT7 3LH	Omission of dormer and substitute with 2 x rooflight windows	Non Material Change Granted
LA04/2024/2098/F	D	Lands approx. 77m North West of 35 Hampton Park, BT7 3JP and 167m South West of 7 Mornington, Belfast BT7 3JS	Erection of 1no. dwelling (change of house type to site no.4b of Planning approval LA04/2023/2840/F) and all associated site works	Permission Granted
LA04/2024/2102/F	D	122 Earlswood Road, Belfast, BT4 3EB	(Amended Description) Addition of two single storey side extensions to the rear of the house. Partial demolition of existing kitchen walls and doors.	Permission Granted

LA04/2024/2100/F	D	Lands approx. 92m North West of 35 Hampton Park BT7 3JP and 107m South West of 7 Mornington, Belfast BT7 3JS	Erection of 1no. dwelling (change of house type to site no.6 of Planning approval LA04/2023/2840/F) and all associated site works	Permission Granted
LA04/2024/2101/F	D	Lands approx. 109m North West of 35 Hampton Park BT7 3JP and 109m South West of 7 Mornington, Belfast BT7 3JS	Erection of 1no. dwelling (change of house type to site no.5b of Planning approval LA04/2023/2840/F) and all associated site works	Permission Granted
LA04/2024/2099/F	D	Lands approx. 119m North West of 35 Hampton Park BT7 3JP and 80m South West of 7 Mornington, Belfast BT7 3JS	Erection of 1no. dwelling (change of house type to site no.7a of Planning approval LA04/2023/2840/F) and all associated site works	Permission Granted
LA04/2024/2114/F	D	125 Harberton Park, Malone Upper, Belfast, BT9 6TX	Single Storey Extension to Rear and Side of Existing Dwelling to Provide Ancillary Accommodation	Permission Granted
LA04/2025/0057/F	D	35 Cranmore Gardens, Belfast, BT9 6JL.	Removal and replacement of existing roofs of dwelling	Permission Granted
LA04/2025/0014/F	D	85 Willowvale Avenue, Belfast, BT11 9JY	Two storey side and rear extension and detached garden room/home gym with outdoor barrel sauna	Permission Granted
LA04/2025/0039/F	D	5 Nendrum Gardens, Belfast, BT5 5LZ	Removal of existing shed and lean to structure to accommodate a single storey extension to rear.	Permission Granted

LA04/2025/0021/F	D	13 Castlegowan Place, Belfast, BT5 7WH	Single storey side extension with associated fenestration changes, creation of additional window on first floor.	Permission Granted
LA04/2025/0031/F	D	3B Gransha Gardens, Belfast, BT11 8AP	Rear dormer	Permission Granted
LA04/2025/0025/F	D	34 Lancefield Road, Belfast, BT9 6LL	First floor extension over existing single storey rear extension.	Permission Granted
LA04/2025/0026/F	D	30 Lancefield Road, Belfast, BT9 6LL	First floor extension over existing single storey rear extension	Permission Granted
LA04/2025/0041/F	D	52 Shandon Park, Belfast, BT5 6NY	Single storey rear extension, demolition of existing utility room.	Permission Granted
LA04/2025/0050/F	D	71 Vernon Street, Belfast, BT7 1EW	2 storey side extension	Permission Granted
LA04/2025/0072/F	D	209 Shankill Road, Belfast, BT13 1FQ	Change of use of first floor office to 2 bedroom apartment	Permission Granted
LA04/2025/0070/F	D	561 Donegall Road, Belfast, BT12 6DX	Single storey extension to rear of dwelling	Permission Granted
LA04/2025/0077/F	D	22 Knutsford Drive, Belfast, BT14 6LZ	Removal of existing conservatory and construction of a single storey extension to rear of dwelling	Permission Granted
LA04/2025/0074/F	D	105 Falls Road, Belfast, BT12 4PE	Change of use from hot food storage space to offices at first and second floor level. Alterations to ground floor façade to accommodate new entrance. (Amended Description)	Permission Granted

LA04/2025/0098/F	D	29 Broughton Gardens, Ballynafoy, Belfast, BT6 0BB	Single Storey Rear Extension and Two Storey Rear/Side Extension and fenestration changes	Permission Granted
LA04/2025/0103/DC	D	213, 1st & 2nd Floor Templemore Avenue, Belfast, BT5 4FS	Discharge condition 3 of LA04/2023/2601F- Property Management Plan	Condition Discharged
LA04/2025/0113/LBC	D	26-50 Mount Charles, Belfast, BT7 1NZ	Internal alterations and refurbishment of accomodation, external repair and maintenance to the building and upgrade to external communal amenity space.	Consent Granted
LA04/2025/0132/F	D	74 Pommern Parade, Belfast, BT6 9FY	Single story extension, loft conversion and rear dormer window.	Permission Granted
LA04/2025/0114/DC	D	Stranmillis University College Campus Stranmillis Road, Belfast, BT9 5DY	Discharge of Condition 13 LA04/2019/1614/F- Construction Environmental Management Plan (CEMP) document	Condition Discharged
LA04/2025/0140/LBC	C	Belfast City Hall, 2 Donegall Square, Belfast, BT1 5GS	Installation of new stained glass window within City Hall	Consent Granted
LA04/2025/0141/A	D	60 Berry Street, Belfast, Belfast BT1 1HH	Illuminated Fascia Sign and Projecting Sign	Consent Granted
LA04/2025/0142/DC	D	213, Ground Floor Templemore Avenue, Belfast, BT5 4FS	Discharge condition 2 of LA04/2024/1521/F -Management plan	Condition Discharged

LA04/2025/0146/F	D	51 Carlingford Street, Belfast, BT6 8NE	Single storey extension to rear and side	Permission Granted
LA04/2025/0164/F	D	88 Ardenlee Avenue, Belfast, BT6 0AB	Partial demolition of rear and side wall of existing single storey extension, door and roof to facilitate new window and door openings, internal reconfigurations.	Permission Granted
LA04/2025/0215/A	D	16 metres North of No. 192-212 Shankill Rd, Belfast BT13 2BJ	Bus Shelter Advertisement	Consent Granted
LA04/2025/0216/A	D	16 metres South West of No.403 Shankill Rd, Belfast	Bus Shelter Advertisement	Consent Granted
LA04/2025/0219/A		16 metres west of No. 51 Woodvale Road, BELFAST, BT13 3BN	Bus Shelter Advertisement	Consent Granted
LA04/2025/0208/A	D	19 metres North of No. 164 Woodvale Road, Belfast, BT13 3BX	Bus Shelter Advertisement	Consent Granted
LA04/2025/0218/A	D	Directly outside No. 143 North Street Belfast.	Bus Shelter Advertisement	Consent Granted
LA04/2025/0207/A	D	6 metres South of No. 28 Lime Ct, Belfast BT13 1BA	Bus Shelter Advertisement	Consent Granted
LA04/2025/0210/A	D	Public footpath directly outside No. 65 Shankill Rd, Belfast BT13 1FD	Bus Shelter Advertisement	Consent Granted
LA04/2025/0220/A	D	22 metres east of No. 111 Shankill Road Belfast on the public footpath.	Bus Shelter Advertisement	Consent Granted



LA04/2025/0217/A	D	Public footpath directly outside No.185-189 Shankill Road Belfast, Antrim BT13 1FH	Bus Shelter Advertisement	Consent Granted
LA04/2025/0212/A	D	5 metres South East of No. 371 Shankill Rd, Belfast BT13 3AF	Bus Shelter Advertisement	Consent Granted
LA04/2025/0209/A	D	5metres South West on Public Footpath outside No. 434 Crumlin Rd, Belfast BT14 7GE	Bus Shelter Advertisement	Consent Granted
LA04/2025/0214/A	D	Public Footpath 8 metres West of No. 106 Woodvale Road, Belfast.	Bus shelter advertisement	Consent Granted
LA04/2025/0186/F	D	25 Ebrington Gardens, Ballyhackamore, Belfast, BT4 3BY	Attic conversion to provide a Master Bedroom / Ensuite with new dormer windows and rooflight.	Permission Granted
LA04/2025/0197/F	D	7 Colindale Park, Belfast, BT17 0QE	Dormer to rear elevation.	Permission Granted
LA04/2025/0225/LBC	D	Belfast Orange Hall Clifton Street, Belfast, BT13 1AB	Alterations and refurbishment to existing Orange Hall	Consent Granted
LA04/2025/0224/DC	D	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 2 LA04/2024/0026/F - weather protected cycle parking	Application Withdrawn
LA04/2025/0204/DC	D	1 Hospital Road, Belfast, BT8 8JP	Discharge of condition 10 & 12 LA04/2024/0026/F- Remediation measures and verification report.	Application Withdrawn
LA04/2025/0235/F	D	41 Ardmore Avenue, Finaghy, Belfast, BT10 0JP	Two storey side and rear extension including detached garden room and bay window.	Permission Granted

LA04/2025/0276/DC	D	St Gerard's Roman Catholic Church 722 Antrim Road Green Castle Belfast BT36 7PG	Provision of Landsape Management and Maintenance plan for Discharge of condition 4 of LA04/2023/4271/F	Condition Discharged
LA04/2025/0257/A	D	69-73 Glenmachan Street, Belfast, BT12 6JB	Retention of 2 no Internally Illuminated Verical standing totem signs displaying brand vehicle details	Consent Granted
LA04/2025/0280/DC		722 St Gerards Roman Catholic Church Antrim Road, Newtownabbey, BT36 7PG	provision of signed landscape management covenant to allow the discharge of condition 5 of LA04/2023/4271/F	Condition Discharged
LA04/2025/0268/CLEUD	D	142 My Ladys Road, Belfast, BT6 8FD	House in multiple occupation (HMO Existing Use)	Permitted Development
LA04/2025/0290/LBC	D	14 Arthur Street Belfast, Belfast, BT1 4GD	Internal and external alterations for redecoration works, new shop fit out, and new fascia sign.	Consent Granted
LA04/2025/0285/A	D	14 Arthur Street, Belfast, BT1 4GD.	New fascia sign and projecting sign.	Consent Granted
LA04/2025/0293/CLEUD	D	53 Palestine Street, Belfast, BT7 1QJ	House in Multiple Occupation (HMO)	Permitted Development

LA04/2025/0333/NMC	D	3-19 (Former Warehouse) Rydalmere Street Belfast, Belfast, BT12 6GF	Reduction from 57 units to 54 units to meet housing association requirements. Reduced Lower Ground Floor level of block 1 and 2 to circa 900mm below previous approved floor level. This allows for 2.4m floor to ceiling heights in apartments which is a design guide requirement from the housing association. Fenestration treatment to elevations updated. Removal of glass block. Internal apartment layouts to all floor levels and blocks changed to comply with housing association guidelines. Roof layouts updated. Lift overrun to block 1 updated. New location on plan. Removals of external bridges in internal courtyard. 1 bridge remains to connect block 1 and block 2 at first floor level. External balcony/walkway access now provided at first floor level for blocks 1 & 2. (recessed within the existing block footprints.) External first floor walkway to Block 4 updated. External lift door opening to gable elevation of Block 1 added. Minor changes to window depths to Ground floor windows of block 2 (Empire Street elevation)	Non Material Change Granted
LA04/2025/0302/F	D	97 Deerpark Road Belfast, Belfast, BT14 7PX	Single storey rear extension with access ramp.	Permission Granted
LA04/2025/0315/DC	D	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge condition 22 of LA04/2022/1206F- Details of conservation professional.	Condition Discharged

LA04/2025/0344/F	D	Land approximately 27m south-east of No.6 Knockcastle Drive, Knock Road Junction with Kensington Road, Belfast, BT5 6BL	Erection of a 20m telecommunication pole with 6no. antennas, 3no. RRU's & 1no. dish. Installation of 3no. Cabinets and ancillary works.	Application Withdrawn
LA04/2025/0355/A	D	Queen's University Belfast, 97 Lisburn Road, Malone Lower, Belfast, BT9 7BL	Building name sign	Consent Granted
LA04/2025/0359/F	D	39 Orpen Road Belfast, Belfast, BT10 0BP	Detached single storey domestic outbuilding in rear garden.	Permission Granted
LA04/2025/0345/NMC	D	Spirit AeroSystems, Airport Road West, Belfast, BT3 9ED	A minor adjustment to the construction sequencing within Phase 1, dividing it into two sub-phases (Phase 1a and Phase 1b) with a temporary pause in construction between them.	Non Material Change Granted
LA04/2025/0384/A	D	25-29, Donegall Place, Belfast, BT1 5AB	1 Projecting sign, 2 Shop sign	Consent Granted
LA04/2025/0372/F	D	18 Harberton Drive, Belfast, BT9 6PF	Roof alterations to existing dwelling and garage	Permission Granted
LA04/2025/0392/DCA	D	18 Harberton Drive, Belfast, BT9 6PF	Roof alterations to existing dwelling and garage	Consent Granted
LA04/2025/0362/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.	Permission Granted
LA04/2025/0366/LBC	D	25-27 Donegall Place Belfast, Belfast, BT1 5AB	Works to listed building; projecting and fascia signage and facade uplighting, replacment of Queen's Arcade lighting	Consent Granted

LA04/2025/0414/F	D	Clarence House, 4-10 May Street, Belfast, BT1 4NJ	Change of use from office (Use Class B1(a)) to consulate building (sui generis). No external or internal works proposed. (Retrospective)	Permission Granted
LA04/2025/0385/CLEUD	D	31 Elgin Street Belfast, Ballynafoy, Belfast, BT7 3AG	Existing House of multiple occupation (HMO)	Permitted Development
LA04/2025/0386/CLEUD	D	Flat 3, 13 Lawrence Street, Belfast, BT7 1LE	Change of use to house in multiple occupation (HMO).	Permitted Development
LA04/2025/0390/WPT	D	11 Wellington Park Terrace, Belfast, BT9 6DR	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0411/CLEUD	D	32 Sandymount Street Belfast, Belfast, BT9 5DP	Change of use to House in Multiple Occupation (HMO).	Permitted Development
LA04/2025/0418/F	D	37 Bristow Park, Belfast, BT9 6TG	Demolition of existing garage, 2 storey side and rear extensions	Permission Granted
LA04/2025/0449/DC	D	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast.	Discharge of condition 16 LA04/2022/0209/F - Alternative means of ventilation specification.	Condition Discharged
LA04/2025/0440/CLEUD	D	25 Fitzroy Avenue Belfast, Belfast, BT7 1HS	Change of Use to House in Multiple Occupation (HMO)	Permitted Development
LA04/2025/0466/DC	D	1 Hospital Road, Belfast, BT8 8JP	Discharge of Condition 6 LA04/2024/0026/F - Final Drainage Assessment Report	Condition Discharged
LA04/2025/0491/F	D	2 Sharman Gardens, Belfast, BT9 5GE	Two Storey side extension	Permission Granted
LA04/2025/0484/F	D	2 Malone Court, Belfast, BT9 6PA	Proposed first floor rear and double storey rear extension alongside single storey side extension.	Permission Granted
LA04/2025/0481/WPT	D	15 Fortwilliam Demesne, Belfast, BT15 4FD	Works to TPO protected trees	Works to TPO Granted

LA04/2025/0526/F	D	Apartment 2 The Grange 49 Upper Lisburn Road, Finaghy, Belfast, BT10 0GX	Single storey rear extension following replacement of existing sunroom	Permission Granted
LA04/2025/0506/WPT	D	35 Osborne Park, Belfast, BT9 6JP	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0517/DC		1 Beechlands, Belfast, BT9 5HU	Discharge of Condition 3 LA04/2024/0517/DCA - Signed agreement from client and contractor	Condition Discharged
LA04/2025/0510/DC	D	1 Beechlands, Belfast, BT9 5HU	Discharge of Condition 8 LA04/2024/0805/F - Photographs of fencing	Condition Discharged
LA04/2025/0536/CLEUD	D	3 Wellington Park Avenue, Belfast, BT9 6DT	Existing Use as 5 bed 5 person House of Multiple Occupancy (HMO)	Permitted Development
LA04/2025/0519/WPT	D	8 Malone Park, Belfast, BT9 6NH	As per attached Tree Survey Report	Works to TPO Granted
LA04/2025/0520/WPT	D	38 Cleaver Park, Belfast, BT9 5HY	As per attached Tree Survey Report	Works to Trees in CA Agreed
LA04/2025/0522/WPT	D	11 Malone Park, Belfast, BT9 6NH	As per attached Tree Survey Report	Works to TPO Granted
LA04/2025/0527/DC	D	Lands at the Gasworks Northern Fringe site; bounded to the north by McAuley Street Stewart Street and Raphael Street; Cromac Street to the west; the River Lagan and Belfast-Newry railway line to the east; and the Gasworks Business Park to the south.	Discharge of Condition 28 LA04/2021/1672/O : Archaeological Evaluation Report	Condition Discharged
LA04/2025/0545/WPT	D	66A Kings Road, Belfast, BT5 6JL	Pollard mature sycamore tree - crown height and volume to make tree safe and manageable, while maintaining long-term health.	Works to TPO Granted

LA04/2025/0546/WPT	D	56 Maryville Park, Belfast, BT9 6LP	Tree 1 is owned by Michael O'Neill, tree 2 is owned by Andrew Harris who lives behind in Osborne Park. 1. Height reduction by approximately 3m. 2. Reduction in height in line with hedge	Works to TPO Granted
LA04/2025/0553/CLEUD	D	32 (2) Candahar Street, Belfast, BT7 3AQ	House Multiple Occupancy (HMO)	Permitted Development
LA04/2025/0563/CLEUD	D	11 Abercorn Street, Belfast, BT9 6AS	House in Multiple Occupation (HMO)	Permitted Development
LA04/2025/0562/CLEUD	D	18 Ava Street, Belfast, BT7 3BS	Change of Use to House in Multiple Occupation (HMO)	Permitted Development
LA04/2025/0558/CLEUD	D	3 (Flat 2) Fountainville Avenue, Belfast, BT9 6AN	House Multiple Occupation (HMO)	Permitted Development
LA04/2025/0554/CLEUD	D	1 Fountainville Avenue, Belfast, BT9 6AN	House Multiple Occupancy (HMO)	Permitted Development
LA04/2025/0559/CLEUD	D	66 Surrey Street, Belfast, BT9 7FS	House Multiple Occupation (HMO)	Permitted Development
LA04/2025/0565/CLEUD	D	38 Runnymede Parade, Belfast, BT12 6NF	House in Multiple Occupation (HMO)	Permitted Development
LA04/2025/0608/A	D	Units 26, 27 and 28 Ground floor, Victoria Square, Belfast, BT1 4JW	Two replacement shop signs	Consent Granted
LA04/2025/0661/NMC	D	29 Parkside Gardens, Belfast, BT15 3AW	NMC to LA04/2021/2285/F- Change window frame colour from grey/ black to white.	Non Material Change Granted
LA04/2025/0644/WPT	D	5A Cadogan Park, Malone Lower, Belfast, BT9 6HG	Works to trees in a Conservation Area	Works to TPO Granted
				<b><u>Total Decisions 157</u></b>

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Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Weeks since valid	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		158	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	112	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	82	Under Consideration
4	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	77	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	71	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	59	Under Consideration

7	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	56	Under Consideration
8	LA04/2024/0569/O	Major	STORMONT HOTEL 587 UPPER NEWTOWNARDS ROAD BALLYCLOUGHAN 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	56	Under Consideration
9	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	49	Under Consideration
10	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	44	Under Consideration
11	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) (8 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. (amended description)	20-Sep-24	18-Apr-25	32	Under Consideration
12	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	29	Under Consideration
13	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	23	Under Consideration
14	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	23	Under Consideration

15	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	19	Under Consideration
16	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	22	Under Consideration
17	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	13	Under Consideration
18	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	15	Under Consideration
19	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	29-Aug-25	13	Under Consideration
20	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	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. 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. Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir. 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. 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. 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.	20-Dec-24	18-Jul-25	19	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	19	Under Consideration
22	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	12	Under Consideration

23	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	11	Under Consideration
24	LA04/2025/0305/F	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	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.	20-Feb-25	18-Sep-25	10	Under Consideration
25	LA04/2025/0535/F	Major	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	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of LA04/2023/2390/F to remove the previously approved retaining wall at this location,, retain existing sloped ground levels and landscaping, and the removal of 31 approved dwellings at this location.				Under Consideration

# Planning Applications Discussed at Committee Between 01 Apr 2019 and 06 May 2025

(Red issued refusal decision - Amber to be issued - Green issued approval decision)

Decision Description	Totals
	25
Consent Granted	2
Consent Refused	
Permission Granted	3
Permission Refused	
Total	30

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	
Page 37	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	96	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement
	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	77	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement

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	68	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement
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	59	No Issue Date	Decision To Be Issued		06/05/2025	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	MAJ	15-Apr-22	C	18/06/2024	113	46	No Issue Date	Decision To Be Issued		06/05/2025	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	MAJ	19-Mar-24	C	15/10/2024	30	29	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement
LA04/2024/0480/D CA	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	29	No Issue Date	Decision To Be Issued		06/05/2025	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	MAJ	21-Mar-24	C	12/11/2024	33	25	No Issue Date	Decision To Be Issued		06/05/2025	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	25	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement
LA04/2024/1744/LB C	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	21	No Issue Date	Decision To Be Issued		06/05/2025	Deferred for Site Visit
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	21	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement

LA04/2024/1141/D CA	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	21	No Issue Date	Decision To Be Issued		06/05/2025	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	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	C	10/12/2024	93	21	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement
LA04/2024/0754/F  Page 40	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	LOC	26-Apr-24	C	21/01/2025	38	15	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting issuing
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	12	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting issuing
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	LOC	04-Oct-24	C	11/02/2025	18	12	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting issuing



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	MAJ	20-Sep-24	C	11/02/2025	20	12	10	Permission Granted	24 Apr 2025	06/05/2025	Permission Granted
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	7	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement
LA04/2025/0140/LB C	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	7	3	Consent Granted	09 Apr 2025	06/05/2025	Consent Granted
LA04/2024/1281/F	60 Carnanmore Park, Belfast, BT11 9YL	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	7	3	Permission Granted	11 Apr 2025	06/05/2025	Permission Granted

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	7	No Issue Date	Decision To Be Issued		06/05/2025	Dfl issued holding direction. Awaiting Section 76 Agreement
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	LOC	22-Jan-24	C	18/03/2025	60	7	4	Permission Granted	17 Apr 2025	06/05/2025	Permission Granted
LA04/2024/0138/LB C	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	7	4	Consent Granted	17 Apr 2025	06/05/2025	Consent Granted
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	LOC	04-May-22	C	15/04/2025	153	3	No Issue Date	Decision To Be Issued		06/05/2025	Deferred for additional viability information that considers options to retain existing building

LA04/2024/0675/F	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	MAJ	13-May-24	C	15/04/2025	48	3	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement
LA04/2024/1385/F	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)	MAJ	09-Aug-24	C	15/04/2025	35	3	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting Section 76 Agreement
LA04/2025/0239/F	21a Cyprus Avenue, Belfast, BT5 5NT	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.	LOC	13-Feb-25	C	15/04/2025	8	3	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting issuing
LA04/2025/0240/D CA	21a Cyprus Avenue, Belfast, BT5 5NT	Renewal of LA04/2019/2628/DCA - Demolition of existing garage, carport, porch and roof to dwelling.	LOC	11-Feb-25	C	15/04/2025	9	3	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting issuing

LA04/2025/0305/F	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	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.	MAJ	20-Feb-25	C	15/04/2025	7	3	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting issuing
LA04/2024/2131/F	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.	MAJ	31-Jan-25	C	15/04/2025	10	3	No Issue Date	Decision To Be Issued		06/05/2025	Awaiting issuing



<b>Subject:</b>	Listing of various structures
<b>Date:</b>	Tuesday, 13th May 2025
<b>Reporting Officer:</b>	Dermot O’Kane, Ext 2293
<b>Contact Officer:</b>	Mark Whittaker, Ext 2321

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of <ul style="list-style-type: none"> <li>- 19 Wellington Park, Belfast, BT9 6DJ</li> </ul>
1.2	Article 80 (3) of the Planning Act (NI) 2011 requires the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
1.3	The structures being considered are considered by HED to fall within the definition of the word ‘building’; <p><i>“Listed building” is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: “(7) In this Act “listed building” means a building which is for the time being included in a list compiled under this section.</i></p> <p><i>“Building” is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term “building” <b>includes any structure or erection</b>, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest</i></p> <p><i>80 — (1) The Department—</i></p> <p><i>(a) shall compile lists of <b>buildings (which means structure/erection)</b> of special architectural or historic interest; and</i></p> <p><i>(b) may amend any list so compiled.</i></p>

<b>2.0</b>	<b>Recommendations</b>
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2.1	<p>Committee is requested to:</p> <p>Note the contents of Appendix 1 and support the proposed listing of</p> <ul style="list-style-type: none"> <li>- 19 Wellington Park, Belfast, BT9 6DJ</li> </ul> <p>as detailed in paragraphs 3.5 of this report.</p>
<b>3.0</b>	<b>Main report</b>
3.1	The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.
3.2	<p>In considering whether to include a building/structure as Listed, the Historic Environment Division (HED) takes into account the architectural and historic interest of a structure and is also given the power to consider:</p> <ul style="list-style-type: none"> <li>• any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and</li> <li>• the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.</li> </ul>
3.3	Should the Department for Communities decide to list a property/structure, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.
3.4	The summaries set out in Appendix 1 for the proposed listings are taken from the evaluation in the consultation report and details the main features alongside the recommended class of listing. The appendix also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey.
3.5	<p>The Department based on the completion of detailed surveys, is currently considering the listing the following structures and has requested the Council's comments in relation to:</p> <ul style="list-style-type: none"> <li>- 19 Wellington Park, Belfast, BT9 6DJ</li> </ul>
3.6	<p><u>Financial &amp; Resource Implications</u></p> <p>None.</p>
3.7	<p><u>Equality or Good Relations Implications</u></p> <p>None</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<b>APPENDIX 1: Structure Evaluations</b>

## APPENDIX 1: Structure Evaluations

### Background

The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. This second survey in Belfast was due to be completed in 2017 but is ongoing.

The structures being considered are considered by HED to fall within the definition of the word 'building'.

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section. "Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

*Under section 80 Lists of buildings of special architectural or historic interest  
80—(1) The Department—*

*(a) shall compile lists of **buildings (which means structure/erection)** of special architectural or historic interest; and*

*(b) may amend any list so compiled.*

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

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

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

The summaries below are taken from the from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

## **19 Wellington Park, Belfast, BT9 6DJ**

**HB26/28/129 A**

### **Evaluation**

19 Wellington Park is a two-storey, double-fronted Victorian villa in a domestic gothic revival style, constructed in 1889/90 as one of a pair (with number 21 – HB26/28/129 B) by the builder Andrew Dempster Gibson, architect unknown. It is located on the NE side of Wellington Park, a wide avenue that runs from the Lisburn Road on the NW side to the Malone Road on the SE. Externally it retains much of its original historic character such as the double-height canted bays, decorative brickwork and historic windows as well as internally in the elaborate plaster cornicing, plaster swags and tails, woodwork and stained glass. The plan form of the house is largely intact. In relation to local interest, Nos 19 and 21 Wellington were purchased from Gibson by Samuel Hogg, Shankill Road grocer, who was resident at number 19 from at least 1894. Samuel Hogg was a relative (most likely an uncle) of the photographer, Alexander Robert Hogg, a 'major figure in the history of photography in the north of Ireland', whose collection of 5,500 glass plate negatives and lantern slides dating from c1900 to c1930 are held by the Ulster Museum. These include an image of Samuel Hogg's premises in the Shankill Road, 'The People's Tea and Coffee Warehouse'. The building is enhanced by its setting on this tree-lined avenue where dwellings with a double frontage are particularly characteristic. Its level of authenticity and group value with No.21 add to its special interest.

Proposed NIEA listing – **B1**

Extent of proposed listing – House

**Image:**





**Note:**

Listed buildings in Northern Ireland are divided into four categories:

**Grade A**

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

**Grade B+**

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

**Grade B1 and B2**

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

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<b>Subject:</b>	Delegation of Local applications with NI Water objections
<b>Date:</b>	13 <sup>th</sup> May 2025
<b>Reporting Officer(s):</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer(s):</b>	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

<b>Restricted Reports</b>	
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"/>

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

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
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 <sup>th</sup> May 2024, 27 <sup>th</sup> June 2024, 13 <sup>th</sup> August 2024 15 <sup>th</sup> October 2024 21 <sup>st</sup> January 2025 18 <sup>th</sup> March 2025 and 15 <sup>th</sup> April 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 <b>Appendix 1</b> .
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 <b>Appendix 1</b> 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.
<b>2.0</b>	<b>Recommendation</b>
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 <b>Appendix 1</b> .
<b>3.0</b>	<b>Main Report</b>
	<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 258 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"> <li>a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, <b>and/or</b></li> <li>b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, <b>and/ or</b></li> </ul>

	<p>c) There is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.</p>
3.9	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.
3.10	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.
3.11	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.
3.12	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.
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	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.
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	The further Local applications to which NI Water has objected and which delegated authority is sought to determine are listed at <b>Appendix 1</b> .

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 <b>Appendix 1</b> 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.
<b>4.0</b>	<b>Financial &amp; Resource Implications</b>
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.
<b>5.0</b>	<b>Equality or Good Relations Implications / Rural Needs Assessment</b>
5.1	No adverse impacts identified.
<b>6.0</b>	<b>Appendices – Documents Attached</b>
	<b>Appendix 1</b> – List of Local applications which are proposed to be delegated to officers to determine.

**Appendix 1 – Local applications with NIW objections  
(May 2025)**

	DEA	REFERENCE	DATE RECEIVED	PROPOSAL	ADDRESS
1		LA04/2023/2893/O		Erection of a dwelling to the rear garden of 11 Glenmachan Drive, including an amended existing access from the Glenmachan Road	11 Glenmachan Drive, Belfast, BT4 2RE
2		LA04/2023/3182/F		Residential building to accommodate 2 no. apartments	Site at no.1 Seaview Gardens (adjacent to no.3 Seaview Gardens), Belfast, BT15 3NY

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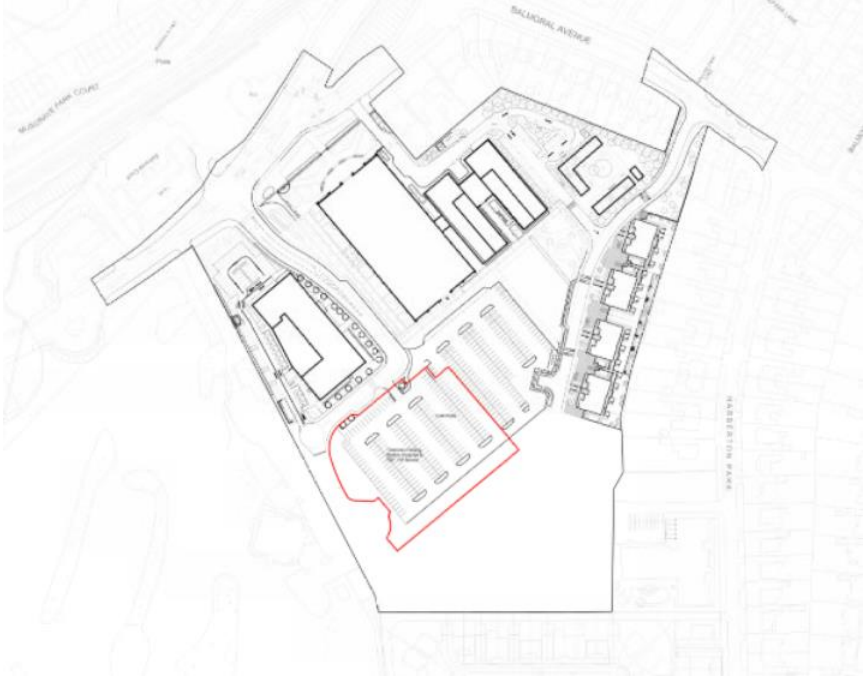


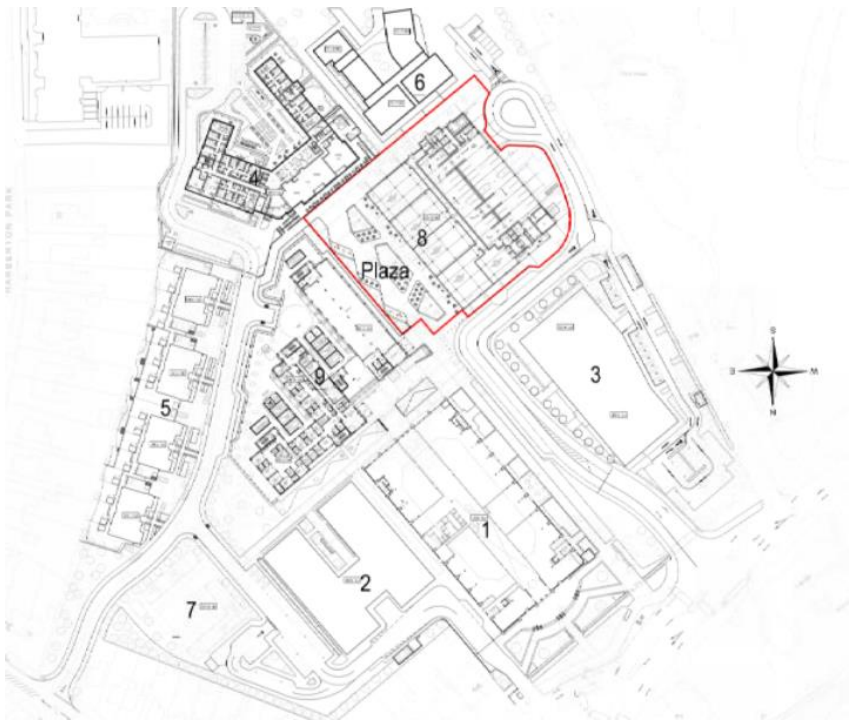
## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 13 <sup>th</sup> May 2025	
<b>Application Ref:</b> LA04/2024/2026/RM	<b>Target Date:</b>
<b>Proposal:</b> 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	<b>Location:</b> Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW
<b>Referral Route:</b> The Committee previously agreed that Reserved Matters applications pursuant to outline permission LA04/2020/0845/O would be considered by the Committee.	
<b>Recommendation:</b>	Approve subject to conditions
<b>Applicant Name and Address:</b> KH (Balmoral) Developments Ltd Crobane Enterprise Park 25 Hilltown Road Newry BT34 2LJ	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast
<b>Date Valid:</b> LA04/2024/2026/RM	
<b>Target Date:</b> 27 <sup>th</sup> June 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer	
<p><b>Executive Summary:</b></p> <p>Outline planning permission was granted in December 2021 for a mixed-use regeneration of lands at the Kings Hall (Ref: LA04/2020/0845/O). This included, amongst other wider ranging development, a multi storey car park with commercial/retail units to ground floor at plot 8 and a central plaza. This application seeks approval of the following reserved matters for Plot 8:</p> <ul style="list-style-type: none"> <li>• siting,</li> <li>• design: including height, scale, massing, form of buildings and floor plans;</li> <li>• external appearance;</li> <li>• means of access; and</li> <li>• landscaping.</li> </ul> <p>The principle of development is established by the outline planning permission and only the above issues are to be considered in the assessment of this application.</p> <p>The design of the building and plaza complies with the approved Design Code. It would be in keeping with the character and appearance of the area. The setting of the listed Kings Hall would be safeguarded. There is no objection from DfC HED.</p> <p>There are no objections from statutory and non-statutory consultees.</p> <p>No representations have been received from third parties.</p> <p><b>Recommendation</b></p>	

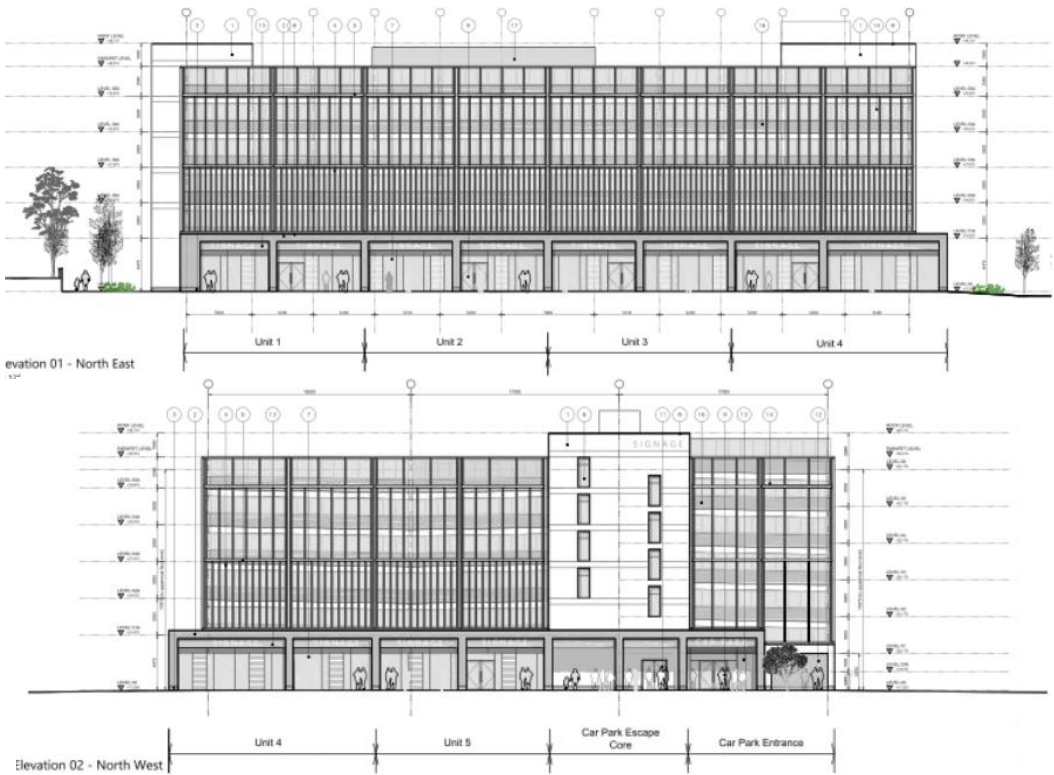
Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that the reserved matters application is granted permission subject to conditions.

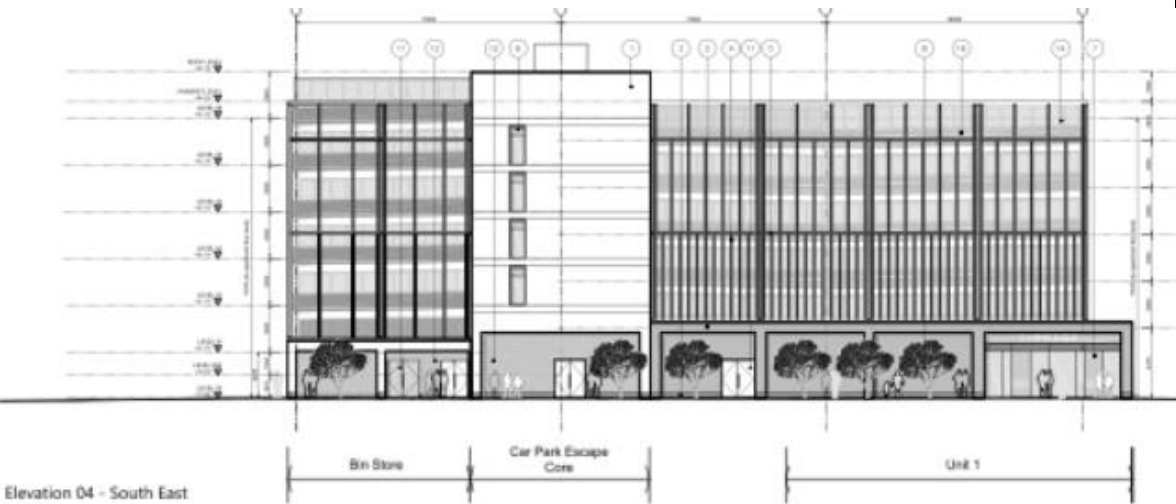
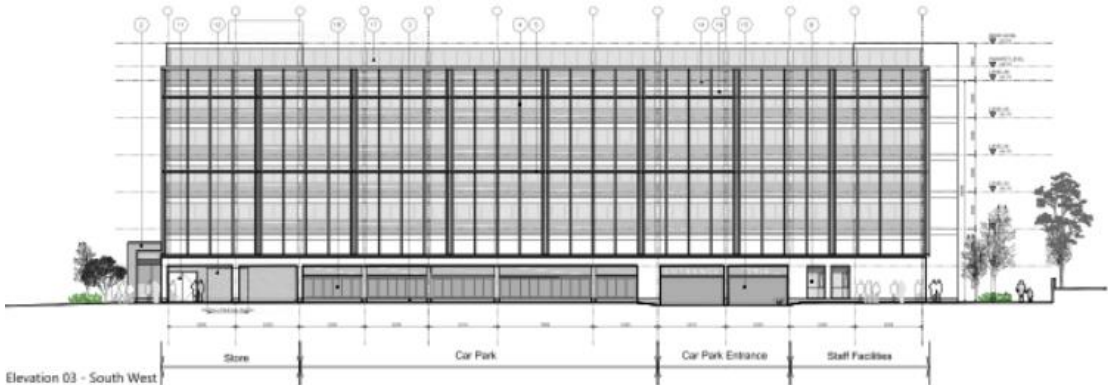
Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any issues arising from the outstanding consultee from the Environmental Health response so long as they are not substantive.

Officer Report	
1.0	Drawings
1.1	<div>Site Location Plan</div> <div></div> <div>Site Masterplan</div>



Elevations





Landscape Plan and Central Plaza



<b>2.0</b>	<b>Characteristics of the Site and Area</b>
2.1	The site is located within the King's Hall Complex and is currently vacant land to the rear of the listed King's Hall. Buildings previously located on the site have been demolished to facilitate the ongoing redevelopment of the site for a mix of uses including medical/health uses, residential and nursery uses.
2.2	Some of the adjacent plots forming part of the wider regeneration of the lands have either been constructed (Plot 1 extension to the Kings Hall; and Plot 5 - 16 Independent Living Units, Plot 7 - relocation of children's nursery, Plot 3 apartments and ground floor commercial unit), or are currently under construction (Plot 4 residential units and ground floor commercial units).
<b>3.0</b>	<b>Description of Proposal</b>
3.1	Outline planning permission was granted in December 2021 for a mixed use regeneration of lands at the Kings Hall (Ref: LA04/2020/0845/O). This included, amongst other wider ranging development, multi storey car parking with ground floor commercial units at Plot 8. The outline approval included a Section 76 Planning Agreement.
3.2	This application seeks approval of the reserved matters for the multi storey car park at Plot 8, including layout, scale, appearance, access and landscaping. The number of

	parking spaces included within the outline application was 540. This has now increased to 552.
<b>4.0</b>	<b>Planning Policy and Other Material Considerations</b>
4.1	<p><b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035</p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP4 – community cohesion and good relations Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development</p> <p>Policy BH1 – Listed Buildings Policy HC1 – Promoting healthy communities Policy CI1 – Community infrastructure</p> <p>Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN6 – Access to public roads Policy TRAN8 – 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 GB1 – Green and blue infrastructure network Policy OS3 – Ancillary open space</p> <p>Policy TRE1 – Trees</p>
4.2	<p><b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) Belfast City Council Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (Belfast City Council) Strategic Planning Policy Statement for Northern Ireland (Belfast City Council)</p>
4.4	<p><b>Other Policies</b> Developer Contribution Framework (Belfast City Council) Creating Places (DfI)</p>
4.5	<p><b>Material Considerations</b> Belfast Agenda (Community Plan)</p>

4.6

**Relevant Planning History***Application Site:*

**LA04/2020/0845/O** – Outline planning permission for a mixed use regeneration proposal with all matters reserved for retirement living at plot 6, medical or health services at plot 9, multi storey car park, local retail uses, restaurant and cafe uses, leisure and gym facilities at plot 8, associated internal access roads, associated new public realm and amenity open space including central plaza and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F); and no matters reserved for residential development (81 apartments) at plot 3 with ground floor local retail use/restaurant and cafe uses/leisure and gym facilities, associated landscaping, car parking and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F) and reconfiguration of temporary car park to the rear of King's Hall (approved under LA04/2018/0040/F). Further information and amended drawings received including addendum to Environmental Statement. Amendments include temporary parking arrangements adjacent to the southern boundary with Harberton Crescent and part of the south western boundary with Balmoral Golf Club, Land at 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. Permission granted 02.12.21

*Adjacent Land (within the King's Hall complex):*

**LA04/2024/0007/F** – Application for the reconfiguration of ground floor to facilitate a maxillofacial surgery (Use Class D1), reduction in local retail/restaurant/leisure unit floorspace, replacement of residential plant and store rooms with local retail/restaurant/leisure floorspace with associated roof plant and ground floor fenestration changes. Permission granted 09/07/24.

**LA04/2023/2430/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 at Plot 9. Permission granted 15.08.23.

**LA04/2023/2401/F** – Full planning application for temporary approval of decked car park on lands forming Plot 6 of outline planning approval LA04/2020/0845/O for the provision of 210 parking spaces at ground and first floor level, including means of access and boundary treatment, for provision of parking until car parking on Plot 8 is operational, The Kings Hall, 488-516 Lisburn Road, Malone Upper, Belfast, Antrim, BT9 6 GW. Under Consideration.

**LA04/2022/0311/F** – Erection of 40 no. residential units and 2 no. commercial units with associated car parking, cycle storage servicing, landscaping with access off Balmoral Avenue, 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. Permission Granted 28.04.23

**LA04/2019/2989/F** – Erection of a care home with associated car parking, servicing, landscape and access off Balmoral Avenue, 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. Permission granted 20.1.21.



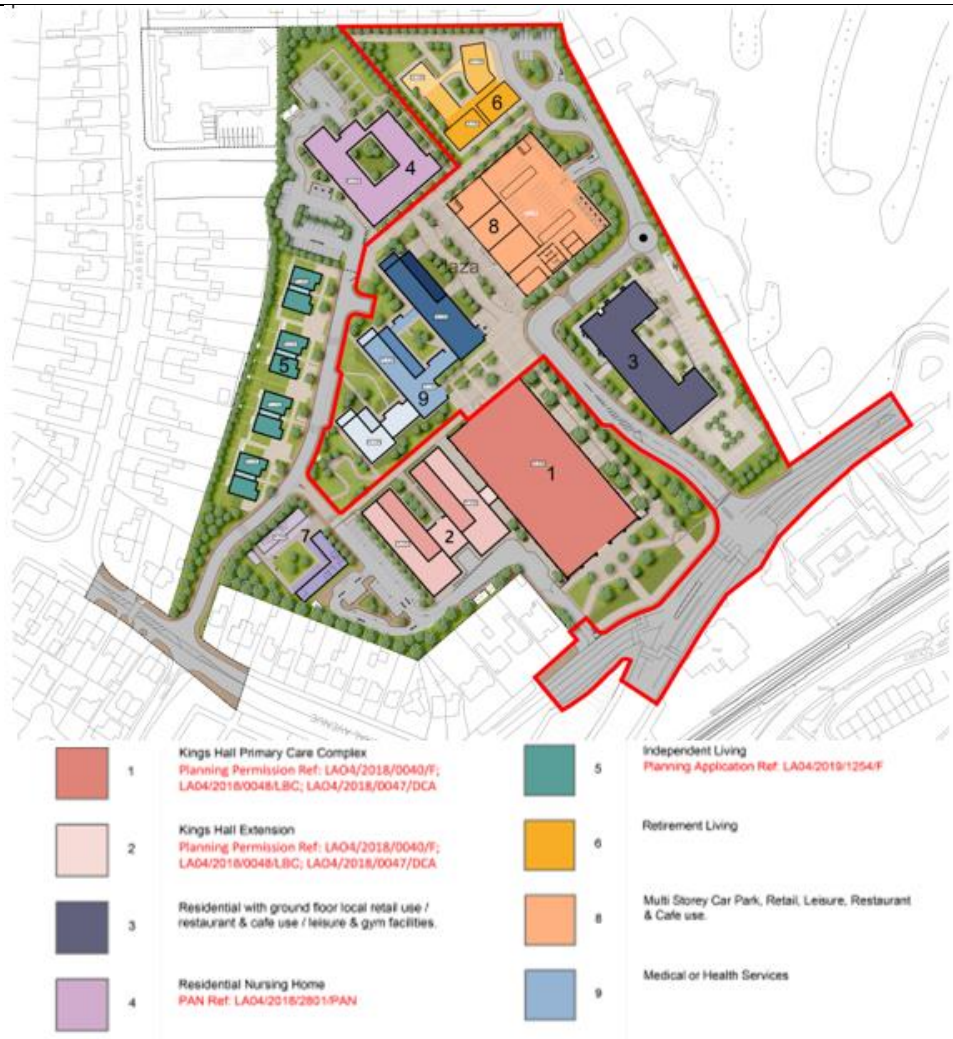
	<p><b>LA04/2019/1254/F</b> – Erection of independent living complex 16No. units with associated landscaping, parking and access off Balmoral Avenue, Land at former Kings Hall and RUAS Complex, located to the east of the King's Hall and to the rear of Nos. 7-23 Harberton Park, Belfast, BT9 6GW. Permission granted 18.09.20</p> <p><b>LA04/2019/2848/F</b> – Construction of day nursery/playschool facility to replace existing temporary day care nursery and reconfiguration of car park approved under LA04/2018/0040/F with associated landscaping and access works, Lands at Kings Hall Complex, Lisburn Road, Balmoral Belfast, BT9 6GW. Permission granted 29.06.20.</p> <p><b>LA04/2020/0747/F</b> – Application under section 54 of the Planning Act (Belfast City Council) 2011 in respect of planning approval LA04/2018/0040/F seeking to vary condition No. 39 to amend the approved layout Drawing No.38 Road layout geometry and levels Phase 1 to reflect the amended layout, 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. Permission granted 29.06.20.</p> <p><b>LA0420211753F</b> – Retrospective application for minimal change of elevational treatment and position from original planning approval of Family Room, Kings Hall Complex, Belfast, BT9 6GW. Permission Granted 02.02.22.</p> <p><b>LA04/2018/0040/F</b> – Demolition of 29 Balmoral Avenue, demolition of existing non-listed building on site (including conference facility, showgrounds and stables). Refurbishment, creation of new floorspace and change of use from King's Hall venue to primary health care centre (including ancillary retailing and cafe). Erection of 2 storey side extension, repositioned access to Upper Lisburn Road, alterations to existing Balmoral Avenue access, internal access roads, public realm and landscaping, surface level car parks and associated site works including boundary treatments, 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. Permission granted 16.04.2019</p> <p><b>LA04/2018/0047/DCA</b> – Demolition of 29 Balmoral Avenue, 29 Balmoral Avenue, Belfast. Consent granted 16.04.2019.</p> <p><b>LA04/2018/0048/Belfast City Council</b> – Conversion of, alterations to and side extension to King's Hall to accommodate Primary Health Care Centre, demolition of existing extensions to King's Hall and relocation and restoration of existing railings and pillars to the front of King's Hall, 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. Consent granted 16.04.2019.</p>
<b>5.0</b>	<b>Consultations and Representations</b>
<b>5.1</b>	<p><b>Statutory Consultations</b></p> <p><b>DfI Roads</b> – No objection subject to conditions.  <b>DfC Historic Environment Division (Belfast City Council)</b> – No objection  <b>NIW</b> – No objection  <b>NIEA</b> – No objections</p>
<b>5.2</b>	<p><b>Non-Statutory Consultations</b></p> <p><b>Belfast City Council Environmental Health</b> – Outstanding, acceptable in principle.  <b>Belfast City Council Senior Urban Design Officer</b> – No objections.  <b>Belfast City Council Tree Officer</b> – No objection subject to conditions</p>
<b>5.3</b>	<b>Representations</b>



5.3.1	The application has been advertised and neighbours notified. The Council has received no objections.
<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
	<b>Development Plan Context</b>
6.1	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.
6.2	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.
6.3	The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.
6.4	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.5	<b>Proposals Maps</b> – 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.
6.6	<b>Background</b>
6.6.1	This reserved matters application relates to the redevelopment of the wider King's Hall complex for which an indicative masterplan was submitted under the associated outline planning application LA04/2020/0845/O (see below). This masterplan forms the basis of the outline permission. Plot 08 which is the subject of this reserved matters application is located south west within the wider King's Hall site and is coloured peach on the masterplan below.

6.7

6.7.1



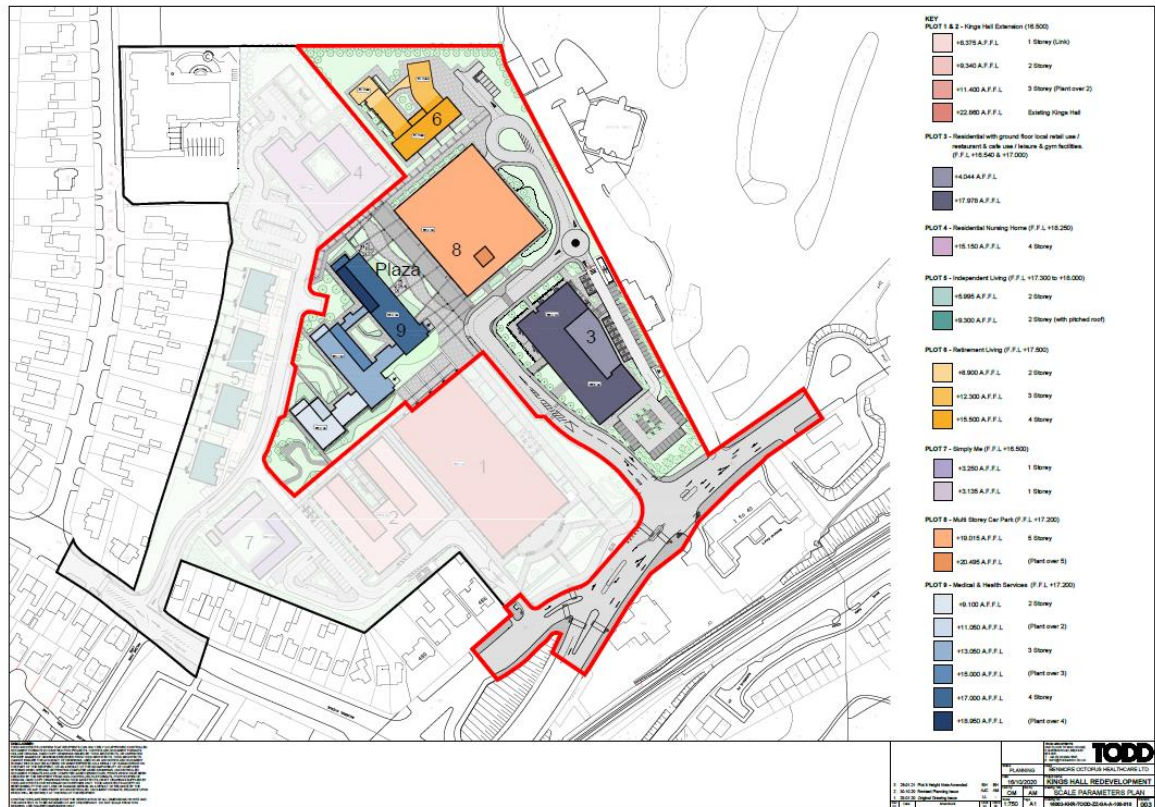
**Principle of development**

6.7.2

The application is a reserved matters application for a multi storey car park previously granted outline approval under planning application reference LA04/2020/0845/O. The principle of development for the proposed use is established. This application seeks approval of the following reserved matters and the assessment is confined to only those matters:-

- siting;
- design: including height, scale, massing, form of the building and floor plans;
- external appearance;
- means of access; and
- landscaping.

The outline approval includes a condition that states that all reserved matters shall be in general conformity with the approved design code and scale parameters plan (Drawing No. 33a of planning approval LA04/2020/0845/O – see below). The approved Design Code set out parameters for the following matters in relation to Plot 08 - use, layout, scale, open space, plant & servicing, elevations and materials. The approved scale parameter plan identified maximum building heights for each of the plots including Plot 08. The issues pertaining to the reserved matters are assessed below.



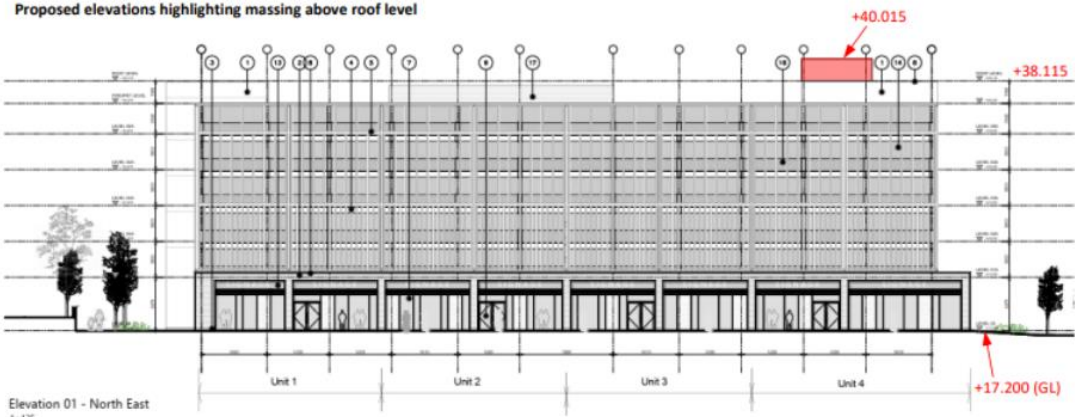
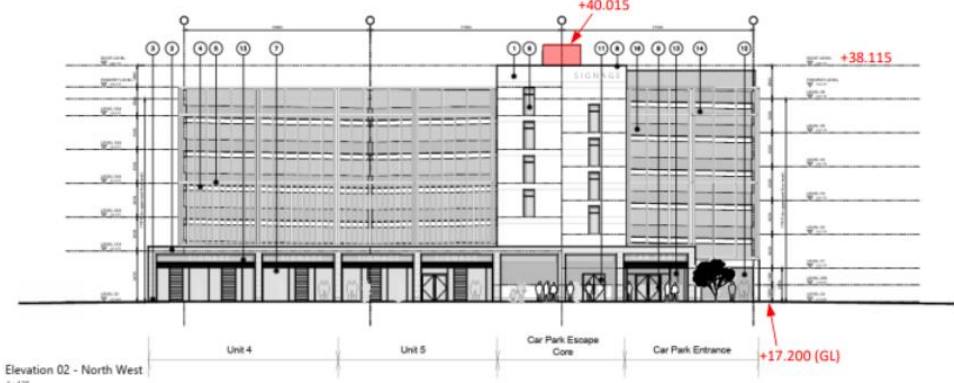
### 6.8.3

## Siting/Layout

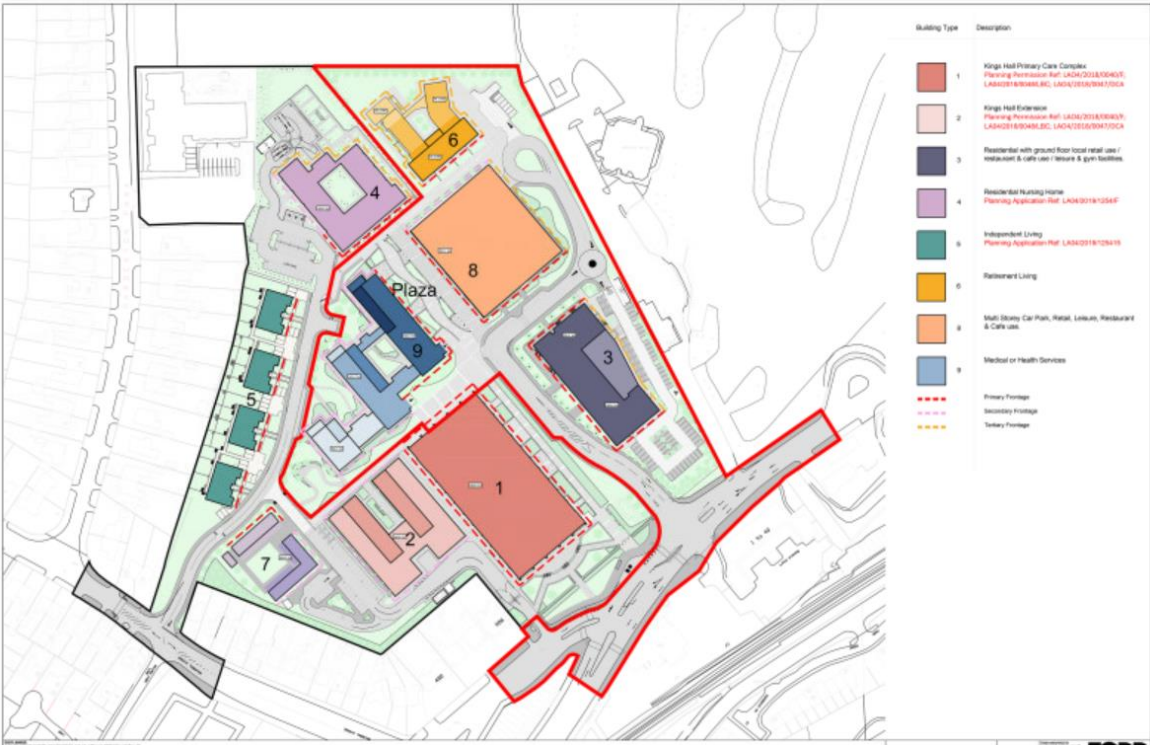
The proposed multi storey car park building will sit to the rear of the listed King's Hall and Plot 3 which is now operational. The proposed layout and footprint of the building is consistent with that shown in the masterplan and approved Design Code and Drawing 33a – Scale Parameters Plan.

The building is arranged in the form of one single block forming a 6 storey building. The ground floor of the building will also include 5 retail/commercial uses which was approved at outline stage. An area of public realm/open space (Plaza) will be formed to the side of the building in between the medical facility at plot 9 providing permeability and ease of movement along with an appropriate treatment to the setting of the buildings.

The siting and layout of Plot 08 is compliant with the design code and parameters plan and is considered acceptable. The height and massing are considered further below.

6.9	<div><p>Proposed elevations highlighting massing above roof level</p><p>Elevation 01 - North East 1:125</p><p>Elevation 02 - North West 1:125</p><p><b>Design and External Appearance</b></p><p>The approved Design Code set out a hierarchy of elevations reflecting the visual prominence of the elevations within the site (as shown on the plan below). The primary elevations face directly onto the plaza which are active frontages to increase vibrancy and turn the prominent corner of the building at the end of the plaza to address views from both approaches from the Lisburn Road and Balmoral Avenue while addressing the listed Kings Hall diagonally opposite.</p><p>The reserved matters application includes details of the height, scale, massing form and floor plans. As set out in the approved Drawing No. 33a – Scale Parameters Plan above, parameters were agreed at outline stage regarding the height, scale and massing of the proposed building on Plot 08. The approved height parameters ranged from 19.015m to 20.495m (including plant) 5 storeys. The reserved matters details indicates that the height of the building is above the approved parameters plan.</p><p>As highlighted within the urban design officers report the agent has stated the difference between the outline and proposal only amounts to an increase of 0.22m to the max plant/lift overrun height, required to provide a lift overrun and sufficient clearance for each car parking floor. According to the submitted elevations, the height of the building to roof level is +38.115 which equates to a building height of 20.915m (GF+17.200m). However, it is noted that an additional element extends further above roof level height and while no measurement is included on the elevation this equates to an additional 1.9m (+40.015) and an overall building height of 22.815m.</p></div>
6.9.1	
6.9.2	
6.9.3	



6.9.4	<p>This would therefore amount to a net increase of 1.9m to the upper height of the building and not the 0.22m referred to by the agent in the recent email.</p>
6.9.5	
6.9.6	
6.9.10	 <p>The image is a site plan of the Kings Hall development. It shows a central 'Plaza' surrounded by nine numbered plots. Plot 1 is a large red building at the bottom. Plot 2 is a pink building to its left. Plot 3 is a dark blue building to the right. Plot 4 is a purple building at the top left. Plot 5 is a green building to the left of the plaza. Plot 6 is a yellow building at the top. Plot 7 is a purple building at the bottom left. Plot 8 is a large orange building in the center. Plot 9 is a blue building to the left of the plaza. A legend on the right lists building types and descriptions: 1. Kings Hall Primary Care Complex, 2. Kings Hall Extension, 3. Residential with ground floor local retail use, 4. Residential Nursing Home, 5. Independent Living, 6. Retirement Living, 7. Multi Storey Car Park, Retail, Lounge, Restaurant &amp; Cafe use, 8. Medical or Health Services. It also includes symbols for Primary, Secondary, and Tertiary Frontage.</p>
6.10	<p>During the assessment of the outline application, it was agreed that Plot 8 should include a degree of vertical emphasis in its articulation through the definition of a series of bays in reference to the extruded structural buttresses of the listed Kings Hall. This rhythmic pattern as advocated in the Design Code has been used to break down the larger elevations into their constituent parts to achieve a more human scale and proportion to the building, which is welcomed.</p>
6.10.1	
6.10.2	<p>The proposed palette comprises a mix of light grey/blue facing brick at ground floor, alongside a PPC aluminium curtain walling system which contains a series of vertical and horizontal PPC aluminium fins and louvres with a rendered finish applied to external core elevations. This arrangement will help to visually screen the cars on the upper decks of the multi storey car park from views from the plaza while the brick base frames and differentiates the ground floor commercial units.</p>
6.11	<p>While the proposed building is marginally higher than that shown in the approved elevation, given the attention to detail provided across what is essentially a six-storey car park, particularly along the active ground floor edges, the height, scale and massing of the building is therefore considered compliant with the outline approval.</p>
6.11.1	<p>DfC HED has considered the proposed design and the impacts on the setting of the listed King’s Hall and advises that it considers the proposal complies with the SPPS and Policy BH1 (Listed Buildings) of the Plan Strategy 2035.</p> <p><b>Access</b></p> <p>Although reserved, the principle of the access from Lisburn Road was established through the masterplan for the wider site which forms part of the approved Design Code at the outline stage. DfI Roads has no objection to the proposed access arrangements, which are considered satisfactory and compliant with Policy TRAN6 of the Plan Strategy.</p>

6.11.2	Travel Plan and Car cub across the site have been secured through the section 76 agreement associated with the outline permission, there is no conflict between these clauses and the reserved matters application.
6.12	With Policy Tran8 states that, 'Consideration should also be given to parking provision for electric vehicles with access to charging points in development proposals where appropriate.' In consideration of this parking provision for electric vehicles should be included and this is dealt with by an appropriate condition included with this permission.
6.12.1	
	<b>Landscaping</b>
6.13	The proposed development includes hard and soft landscaped areas in the form of public realm. The public realm proposed will connect with the wider public realm scheme throughout the site providing connectivity ease of pedestrian movements throughout the site and is in accordance with the outline approval and Design Code. The Tree Officer has considered the proposed landscaping plans and has no objection subject to conditions. The proposed landscaping will contribute to appropriate SuDS measures satisfying policy ENV5. Furthermore, the management of the open space throughout the site has been secured through the section 76 agreement associated with the outline permission, there is no conflict between these clauses and the reserved matters application
6.13.1	
	In summary the matters reserved as set out above comply with the outline planning approval LA04/2020/0845/O and associated Design Code and Scale Parameters Plan. The landscaping proposals are considered acceptable.
	<b>Noise/Odour/Lighting</b>
	A Noise impact assessment was submitted in support of the proposal in accordance with condition 22 of the outline planning approval. Since noise impacts are related to the design of the building, this information can be considered as part of the assessment of this Reserved Matters application. Environmental Health (EHO) has considered the details and have requested further information on noise, odour and lighting. No significant issues have been raised to date and a response from EHO has yet to be received. However, delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any issues arising from this consultee if necessary.
	<b>Other issues</b>
	NIEA have raised the point of conditions from the previous outline approval that address contamination. However, these are separate matters to the Reserved Matters application and will be subject of separate applications to discharge conditions.
<b>7.0</b>	<b>Recommendation</b>
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that the reserved matters are approved subject to conditions as set out below.
7.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise si land as they are not substantive, including the outstanding EHO response..

**DRAFT CONDITIONS:**

1. No external finishes shall be 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 finishes.

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

2. All landscaping works shall be carried out in accordance with the approved details on drawing no. 16a (Landscape Plan, received 18/03/25) and thereafter retained in accordance with the approved details. The works shall be carried out prior to the occupation of the development unless otherwise agreed in writing by the Council. Any trees or 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.

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

3. Prior to any work commencing all tree protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. Please notify council when the fencing is erected for a site visit to confirm the fencing is installed in the correct locations.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

4. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires shall take place within the Root Protection Areas of the trees within the site and adjacent lands during the construction period.

Reason: To safeguard existing trees.

5. Each phase of the development hereby approved shall not be occupied or operated unless covered bicycle storage has been provided in accordance with the approved details. The covered bicycle storage shall be retained in accordance with the approved details at all times.

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

6. Each of phase of the development shall not be occupied unless in accordance with the Service Management Plan received 29/11/24.

Reason: In the interests of road safety and the convenience of road users.

7. Prior to occupation of the development, electric vehicle charging facilities shall be installed within the boundary of the application site, unless otherwise agreed in writing with the Council.

Reason: To promote sustainable travel and reduced emissions.

8. No development shall commence for Plot 8 until a waste management plan for each plot has been submitted to and approved in writing by the Council prior to occupation of any part of the phase. The waste management plan shall be carried out as approved unless the Council gives its written consent to any variation.

Reason: To ensure satisfactory waste storage and collection arrangements.

9. No development shall commence on Plot 8, until a plot and development specific Remediation Strategy for each plot has been submitted to and agreed in writing by the Council. This Remediation Strategy should be in line with Environment Agency guidance, and must demonstrate how the pollutant linkages identified in the Ashfield Solutions Ltd report entitled 'Contaminated Land Risk Assessment, Kings Hall Primary Care Complex, Upper Lisburn Road, Belfast, Benmore Octopus Healthcare Developments (KH) Ltd' (dated 17/11/2017 and referenced 59716-S12 within application LA04/2020/0845/O), are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

In particular, the Remediation Strategy must clearly detail:

- The remedial measures to be adopted in all gardens and/or soft landscaping areas of the site.
- The gas protection measures to be incorporated in all proposed buildings, commensurate with the Characteristic Situation 2 classification of the site (as defined by BS 8485:2015+A1:2019).

All construction thereafter must be in accordance with the approved Remediation Strategy.

Reason: Protection of human health

10. Prior to the occupation/operation of Plot 8, in order to demonstrate that the required remedial measures have been incorporated within the plot, a Verification Report shall be submitted to and agreed in writing by the Council. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health.

Reason: Protection of human health.

11. Prior to commencement of development of Plot 08, the applicant shall construct a noise barrier or hoarding around the boundary with Harberton Crescent in accordance with details which shall have first been submitted to and approved in writing by the Council.

Reason: protection of residential amenity against adverse noise impact during construction.

12. Prior to the commencement of development of Plot 08, an Environmental Noise Management Plan (ENMP) shall be submitted to and approved in writing by the Council.



The ENMP shall demonstrate how the effects of noise, dust and vibration will be controlled and managed through the employment of best practicable means (BPM) on site to protect nearby sensitive premises during construction and operational phases. The plan shall identify an appropriate location for the parking of HGVs and contractor's vehicles and a suitable point for potential loading /unloading such that there is sufficient separation distance to reduce noise impact on nearby houses on Harberton Crescent. The ENMP shall have due regard to the good practice advice contained within BS5228-1:2009 and BS5228-2:2009 +A1:2014 Code of Practice for Control of Noise and Vibration on construction and open sites. The development shall not be carried out unless in accordance with the approved details.

Reason: Protection of residential amenity against adverse noise impact during construction

13. No development shall commence on either Plot 08 until specification details of the kitchen extraction and odour abatement systems proposed to be installed within any cafe/restaurant units for that plot have been submitted to and agreed in writing by the Council. The applicant is directed to the following guidance document for advice in determining a suitable fit-for-purpose system: Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems published by the Department for Environment, Food and Rural Affairs (Defra); updated by EMAQ+ on 5/9/18. Each plot shall not be occupied until the approved kitchen extraction and odour abatement systems are in place in accordance with the approved details.

14.

Reason: Protection of residential amenity.

**Environmental Health conditions to be added on receipt of consultation response.**

**DRAFT INFORMATIVES:**

1. This decision notice should be read in conjunction with the decision notice for associated outline approval LA04/2020/0845/O dated 2<sup>nd</sup> December 2021 and its associated Section 76 planning agreement.
2. 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](mailto:planning@belfastcity.gov.uk).
3. 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.
4. The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other 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.

ANNEX	
Date Valid	29.11.24
Date First Advertised	03.01.25
Date Last Advertised	N/A

## Committee Report

Development Management Report	
<b>Date of Committee:</b> 13 <sup>th</sup> May 2025	
<b>Application ID:</b> LA04/2024/1121/F & LA04/2024/1122/LBC	
<b>Proposal:</b> <b>LA04/2024/1121/F</b> - 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. <b>LA04/2024/1121/LBC</b> - Application for Listed Building Consent for the conversion of and alterations to King's Hall to accommodate Primary Health Care and Medical Diagnostic Centre, comprising amendments to extant Listed Building Consent reference LA04/2018/0048/LBC.	<b>Location:</b> Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW
<b>Referral Route:</b> Section 54 application to vary of condition to previous major application. Associated LBC application included.	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> KH (Balmoral) Developments Ltd Crobane Enterprise Park 25 Hilltown Road Newry BT34 2LJ	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast
<b>Date Valid:</b> 26 <sup>th</sup> June 2024	
<b>Target Date:</b> 22 <sup>nd</sup> January 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer	
<b>Executive Summary:</b> Planning approval was previously granted for Phase 1 of the King's Hall redevelopment under, Ref: LA04/2018/0040/F - Demolition of 29 Balmoral Avenue, demolition of existing non-listed building on site (including conference facility, showgrounds and stables). Refurbishment, creation of new floorspace and change of use from King's Hall venue to primary health care centre (including ancillary retailing and cafe). Erection of 2 storey side extension, repositioned access to Upper Lisburn Road, alterations to existing Balmoral Avenue access, internal access roads, public realm and landscaping, surface level car parks and associated site works including boundary treatments.  Planning approval LA04/2020/0747/F granted permission to vary condition 39 of application LA044/2018/0040/F to allow a reconfiguration of approved car parks for Phase 1 of the King's Hall redevelopment one of which is for a temporary car park, to facilitate further development on the site.  This application seeks planning permission to vary conditions 6 and 7 of LA04/2020/0747/F to amend the approved drawings to reflect design changes for the Kings Hall building and extend the	

period for delivery of renovations to the external elevations, to match that of the roof renovation. The associated LA04/2024/1122/LBC is also considered alongside.

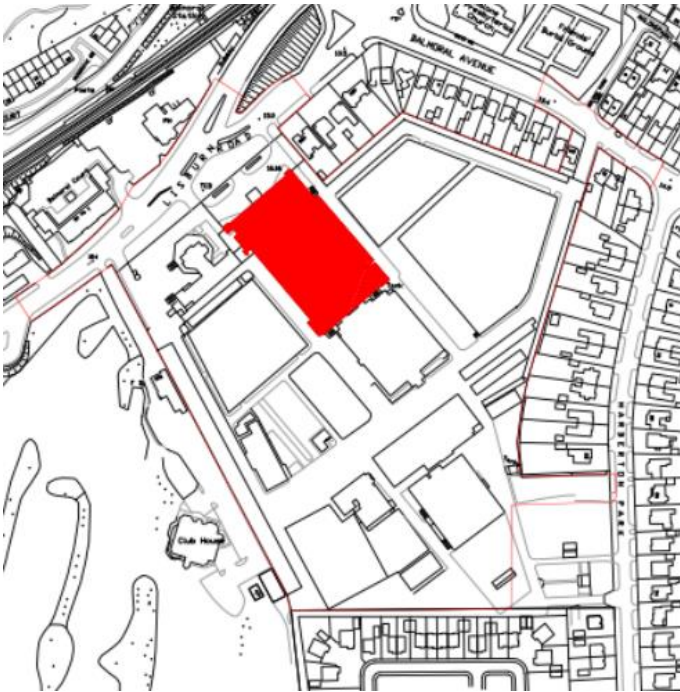
The key issues relevant to consideration of the application is:

- The principal of the alterations to the listed building from the previous approval;
  - The time period for delivery of the renovations
- HED and EHO offer no objections to the proposed variation.
- One objection has been received raising concern about the impact of visual nuisance and prolonged disrepair of the Kings Hall building on the amenity of the area.

**Recommendation**

Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the variation of condition should be approved.

Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise so long as they are not substantive.

Case Officer Report	
Site Location Plan and Site Layout	
	

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The application seeks planning permission for a variation of condition 6 and 7 of LA04/2020/0747/F.
2.2	Condition 6 of LA04/2020/0747/F states:

2.3	<p>Within 3 years of the occupation of any part of the development, the external works to the elevations of the King's Hall – 1) south western elevation facing Balmoral Golf Club, 2) south eastern elevation facing Harberton park and 3) north eastern elevation facing Balmoral Avenue identified on drawing Nos. 21b and 22b, shall be completed in accordance with the approved details</p> <p>The application requests to vary the wording of this to (changes in red): Within 5 years of the occupation of any part of the development, the external works to the elevations of the King's Hall – 1) south western elevation facing Balmoral Golf Club, 2) south eastern elevation facing Harberton park and 3) north eastern elevation facing Balmoral Avenue identified on drawing Nos. 21c and 22c, shall be completed in accordance with the approved details.</p> <p>Condition 7 of LA04/2020/0747/F states: Within 5 years of the occupation of any part of the development, the external works to the roof of the King's Hall identified on drawing Nos. 20a, 21b, 22b, 23b, 24b and the associated internal structure shall be completed in accordance with the approved details.</p> <p>The application requests to vary the wording of this to (changes in red): Within 5 years of the occupation of any part of the development, the external works to the roof of the King's Hall identified on drawing Nos. 20b, 21c, 22c, 23c, 24c and the associated internal structure shall be completed in accordance with the approved details.</p>
2.0 2.1	<p><b>Description of Site</b></p> <p>The site includes the King's Hall complex located off the Lisburn Road. Work is ongoing and the subsequent planning permission (LA04/2018/0040/F) has been implemented via the creation of accesses and road upgrades, the extension to the Kings Hall and renovations to the Lisburn Road elevation of the Kings Hall.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0 3.1	<p><b>Site History</b></p> <p>LA04/2018/0040/F - Demolition of 29 Balmoral Avenue, demolition of existing non-listed building on site (including conference facility, showgrounds and stables). Refurbishment, creation of new floorspace and change of use from King's Hall venue to primary health care centre (including ancillary retailing and café). Erection of 2 storey side extension, repositioned access to Upper Lisburn Road, alterations to existing Balmoral Avenue access, internal access roads, public realm and landscaping, surface level car parks and associated site works including boundary treatments. Amended plans and further information received. Approved 16/04/2019</p> <p>LA04/2020/0747/F – Application under section 54 of the Planning Act (NI) 2011 in respect of planning approval LA04/2018/0040/F seeking to vary condition No. 39 to amend the approved layout Drawing No.38 Road layout geometry and levels Phase 1 to reflect the amended layout. Approved 29/08/2020</p>
4.0	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001
4.2	<p>Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014)</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. DBMAP (both v2004 and v2014 versions) is a material consideration. The weight to be afforded to dBMAP is a matter of judgement for the decision maker. Given its advanced stage in the Development Plan process, it is considered that dBMAP (v2014) carries significant weight.</p>

4.3	<p><b>Belfast Local Development Plan Draft Plan Strategy</b></p> <p>The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 of the SPPS states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.</p>
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	<p>Policy BH1 – Listed Buildings</p> <p>Policy DES 1 – Principles of urban design.</p> <p>ENV 1- Environmental Quality</p>
<b>5.0</b>	<p><b>Statutory Consultees Responses</b></p> <p>Historic Environment Division - Content</p>
<b>6.0</b>	<p><b>Non Statutory Consultees Responses</b></p> <p>Environmental Health- Content with recommended conditions.</p>
<b>7.0</b>	<b>Representations for LA04/2024/1121/F</b>
7.1	The application was advertised on the 19th July 2024 and neighbour notified on the 7 <sup>th</sup> November 2024.
7.2	<p>1 objection was received. This is summarised below.</p> <ul style="list-style-type: none"> <li>Visual Nuisance and Prolonged Disrepair of the Kings Hall building has already remained in a state of partial renovation and disrepair for an extended period, which detracts from the visual amenity of the area. Extending the renovation period would be detrimental.</li> </ul> <p>Case officer response; The extension of time frames for completed works is considered acceptable. Reasons have been provided such as external changes and alterations to the roof, therefore an extension for completion would be considered appropriate.</p>
<b>9.0</b>	<b>Assessment</b>
9.1	<p><b>Principle of development</b></p> <p>The principle of development has already been established through the previous approved application LA04/2018/0040/F. It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p>
9.2	<p>The applicant in a statement accompanying the application has set out the reasons for the variations as follows:</p> <p>“Condition 6 currently requires that within 3 years of the occupation of any part of the development, the external works to the elevations of the King’s Hall (with exception of the Lisburn Road elevation, to be delivered within 1 year), must be completed. Condition 7</p>

	<p>requires the external works to the roof to be completed within 5 years of occupation. The development was first occupied in August 2021, and as such, the external elevations must be completed in August 2024 as per the current condition wording. This application seeks to vary Condition 6 to amend the period for completion of the external elevations from 3 years to 5 years. There are two reasons for this. Firstly, the developer has sought a suitable operator for the Kings Hall. An operator has now been identified, who require some design changes to the external elevations and the roof. It will not be possible to secure planning permission for these changes and then implement the works by August 2024. The developer has not yet completed all of the works in order to avoid renovation works which may then need to be replaced to meet operator requirements. Now that new operator requirements are known and designed, the developer will be in a position to implement the renovation works. Secondly, works to renovate the roof would likely cause some level of damage to the external elevations. From a practical construction point of view, works to the remaining elevations and the roof should be delivered in tandem, to: - Limit noise and other disturbance during construction; and - Avoid duplication of work, and subsequently, waste.”</p>
9.3	<p>The applications were submitted in June 2024 prior to the August 2024 condition expiry and the work is now proposed to be completed by August 2026. Officers have no reason to dispute the requirement of the applicants and consider it reasonable in principle to agree to vary these conditions.</p>
9.4	<p><b>Impact on the character and appearance of the Listed Building</b> The drawings to be updated under the application consists of minor alterations to the external and internal areas of the existing permission. An associated LBC application (ref: LA04/2024/1122/LBC) has been submitted to which the alterations have been assessed against policy BH1.</p>
9.5	<p>The existing curved form of the roof structure will remain as is, faithfully following the line of the arches to express these externally. To echo the original form of the roof, a new central section will be added as a new structure inserted on top of the arches to recreate the top element of the original stepped profile.</p>
9.6	<p>This element will alter the side profiles, to be more in line with the original concept, addressing the skyline between the gable ends and will introduce light down into the building’s interior to the central atrium.</p>
9.7	<p>There will be a number of plant spaces located on the roof, both in open ‘wells’, (concealing the plant in order that it does not project above the curve of the roof) and covered with a step, in a dormer arrangement, allowing for vertical louvers to encourage air flow into the spaces.</p>
9.8	<p>There are to be new window openings made to facilitate Ground and First Floor accommodation and these will follow the rhythm and proportions of the windows below.</p>
9.9	<p>HED have been consulted and have concluded that they have no objection to the variation of conditions or the proposed alterations under the listed building consent. Therefore, the proposal is in compliant with Policy BH1 and DES1.</p>
9.10	<p><b>Impact on amenity against adverse noise from the associated plant</b> Given the relocation of plant any addition to plant noise is a material consideration. Environmental Health have considered the NIA and concluded that they are content with the proposal subject to conditions.</p> <p>The proposal is therefore compliant with Policy DES 1 and ENV 1.</p>

9.11	<p><b>Preapplication Community Consultation</b></p> <p>Given that this variation of condition is to a previously approved major application, the applicant can rely on the pre-application community consultation that was submitted alongside application LA04/2018/0040/F.</p>
9.6	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p>
10.0	<p><b>Summary of Recommendation:</b></p>
10.1	<p>Having regard to BCC LDP Plan Strategy and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended. This will create a standalone permission and as such all conditions from planning approval LA04/2020/0747/F must be replicated on any decision notice, albeit with conditions 6 and 7 amended.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.</p>
11.0	<p><b>DRAFT Conditions LA04/2024/1121/F:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</li> </ol> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> <li>2. Prior to the date of first occupation, the developer shall confirm in writing the date of first occupation of any part of the development to the Council.</li> </ol> <p>Reason: To enable the Council to monitor the sequencing and timing of the proposed development.</p> <ol style="list-style-type: none"> <li>3. Prior to the occupation of any part of the development, the demolition works to the building attached and adjacent to the listed King's Hall as shown on Drawing No. 04b, shall be completed in accordance with the details hereby approved and required by conditions 21 and 22.</li> </ol> <p>Reason: In the interests of the orderly development of the site.</p> <ol style="list-style-type: none"> <li>4. Prior to commencement of the development, the applicant shall submit details of public realm improvements along the Lisburn Road frontage as highlighted in yellow on Drawing No. 36b which shall be agreed in writing with the Council and shall be carried out as agreed, prior to the occupation of the King's Hall or within 1 year of the occupation of any part of the development. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/2433/DC.</li> </ol> <p>Reason: In the interests of the orderly development of the site and to secure enhancement of the setting of the listed building.</p> <ol style="list-style-type: none"> <li>5. Within 1 year of the occupation of any part of the development, the external works to the north western (Lisburn Road) elevation of the King's Hall identified on drawing Nos. 22b and 45 shall be completed in accordance with the approved details.</li> </ol> <p>Reason: In the interests of the orderly development of the site and to secure the restoration of the listed building.</p>



6. Within 5 years of the occupation of any part of the development, the external works to the elevations of the King's Hall - 1) south western elevation facing Balmoral Golf Club, 2) south eastern elevation facing Harberton Park and 3) north eastern elevation facing Balmoral Avenue identified on drawing Nos. 21c and 22c, shall be completed in accordance with the approved details.

Reason: In the interests of the orderly development of the site and to secure the restoration of the listed building.

7. Within 5 years of the occupation of any part of the development, the external works to the roof of the King's Hall identified on drawing Nos. 20b, 21c, 22c, 23c, 24c and the associated internal structure shall be completed in accordance with the approved details.

Reason: In the interests of the orderly development of the site and to secure the restoration of the listed building.

8. Prior to commencement of development the applicant shall submit a landscape management plan which shall include long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas. The landscape management plan shall be agreed in writing by the Council and shall be carried out as approved in accordance with the approved details. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/1562/DC.

Reason: To ensure the proper management of the landscaped areas in the interests of visual amenity.

9. Prior to commencement of development on any part of the site, a planting scheme shall be submitted to and agreed in writing with the Council in conjunction with Historic Environment Division and all work shall conform to the approved details. The works shall be carried out within 12 months of the occupation of any part of the development hereby approved unless otherwise agreed in writing by the Council. Any trees or 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. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/2434/DC.

Reason: In the interests of the character and appearance of the area and to ensure that new planting is appropriate and of an acceptable quality.

10. The demolition of the stables and the retention, repair and rendering of the rear wall of the stables shall be carried out in accordance with the methodology statement received on 15 August 2018 and Drawing No. 41 received on 23 March 2018.

Reason: To protect the amenity of neighbouring residential properties.

11. Prior to commencement of demolition the applicant shall submit a Demolition Management Plan (DMP) to be agreed in writing with the Council. The DMP shall identify proposed controls and mitigation measures to control dust, noise, vibration and other nuisance during the demolition/construction phase and shall demonstrate how the implementation of the appropriate measures will mitigate

adverse impacts of the development. The DMP shall be carried out as approved. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/2670/DC.

Reason: In the interests of amenity.

12. Prior to commencement of development the applicant shall submit a Construction Management Plan (CMP) to be agreed in writing with the Council. The CMP shall identify proposed controls and mitigation measures to control dust, noise, vibration and other nuisance during the demolition/construction phase and shall demonstrate how the implementation of the appropriate measures will mitigate adverse impacts of the development. The CMP shall be carried out as approved. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/2762/DC.

Reason: In the interests of amenity.

13. Prior to the operation of the King's Hall Primary Health Care Centre building, the applicant shall provide to the Council documented evidence that any installed lift shaft pit(s) have been lined with a damp proof membrane and any new service entry points or piled penetrations have been sealed.

Reason: Protection of human health.

14. If, during the development works, new contamination or perceived risk to the water environment is encountered which have not previously been identified, works should cease, and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be submitted and agreed in writing by the Council, and subsequently implemented and verified in accordance with condition 13 to its satisfaction.

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

15. No piling work should commence on this site until a piling risk assessment has been submitted and agreed in writing with the Council. This condition only applies if a piling foundation is being used at the site. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' available at <http://publications.environmentagency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

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

17. Prior to commencement of works a 'Plan of Work' for the management of site asbestos containing materials (ACM) shall be prepared by a suitably competent person, submitted to and agreed in writing by the Council. This Plan of Work shall include details of the work and the actions to control risk and prevent harm. The Plan of Work must include the following:

- nature and expected duration of the work
- number of persons involved
- address and location of where work is to be carried out
- method for picking asbestos

- methods use to prevent, control and reduce exposure to asbestos
- air monitoring
- arrangement for disposal of asbestos waste
- type of equipment including personal protective equipment and
- work on site with asbestos containing materials must not take place unless a copy of this Plan of Work is readily available on site.

The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/1244/DC.

Reason: Protection of human health and ensure the development site is suitable for use.

18. Prior to commencement of the use of the cafe, details of the odour abatement system shall be submitted and agreed in writing with the Council should the cafe use hereby approved propose to cook/serve hot food. The odour abatement system shall be installed prior to commencement of the use and shall be maintained thereafter in accordance with the manufacturer's instructions.

Reason: Protection of amenity.

19. The Rating Level (dB LAr) of sound from all combined building services plant/equipment associated with the development shall not exceed the background sound level at the nearest sound sensitive premises (during the daytime and night time periods) when measured and determined in accordance with assessment methodology outlined in BS4142:2014 - Methods for rating and assessing industrial and commercial sound. The representative background sound level shall be taken as that measured and presented by Irwin Carr in table 3 of their Noise Impact Assessment for King's Hall Phase 1 dated 28 February 2018, report reference RP001 201606. Noise measurements shall be monitored at an appropriate location at the site boundary and corrected to establish the noise levels at the nearest sound sensitive premises. A Rating Level (dB LAr) indicative of 'low adverse impact' shall be maintained thereafter.

Reason: Protection of residential amenity.

20. No later than 6 weeks prior to commencement of works to the listed King's Hall, access to the site and buildings shall be afforded to HED to record areas that are the subject of demolitions. Access shall be agreed in writing with the Council prior to commencement. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/1114/DC.

Reason: To ensure that there is a complete record of the historic fabric.

21. No works to the listed King's Hall shall commence until a Level 2 survey as defined by Historic England's 'Understanding Historic Buildings A Guide to Good Recording Practice' of the King's Hall - including the extensions proposed for demolition has been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/1114/DC.

Reason: To ensure that there is a complete record of the historic fabric.

22. No demolition shall take place on site until a demolition method statement, detailing how the demolitions will be carried out to, and around, the listed building without adversely affecting the structural stability of the remaining historic fabric

and without damaging the historic fabric proposed for retention, has been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed method statement.

Reason: To ensure that protection and survival of the remaining historic fabric.

23. No works to the external elevations of the listed King's Hall other than repairs or demolitions, shall commence until samples of all new elements and finish materials for the walls, windows and external doors including colours/materials of all proposed finishes for the Listed King's Hall have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed samples.

The samples must include the following:

- 1) windows and doors (external)
- 2) secondary glazing system
- 3) louvres on side elevations

Reason: To ensure the protection and survival of the remaining historic fabric and to ensure that new work is appropriate and of an acceptable quality.

24. No works to the roof of the listed King's Hall shall commence until samples of all new elements and finish materials for the roof, including colours and materials have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed samples.

Reason: To ensure the protection and survival of the remaining historic fabric and to ensure that new work is appropriate and of an acceptable quality.

25. No works to the interior of the listed King's Hall other than soft strip or approved demolitions shall commence until samples of all new elements and finish materials for the wall, windows, doors and ceilings including colours and materials of all proposed finishes for the interior of the King's Hall have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed samples. The samples must include:

- 1) windows and doors (internal)
- 2) internal joinery
- 3) floor finishes
- 4) ceiling finishes

Reason: To ensure the protection and survival of the remaining historic fabric and to ensure that new work is appropriate and of an acceptable quality.

26. No works to the interior of the listed King's Hall, other than soft strip or approved demolitions, shall commence until details of the new stairs proposed for the listed King's Hall have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed drawings.

Reason: To ensure that new work is appropriate and of an acceptable quality.

27. No works to the exterior elevations of the King's Hall, other than approved demolition works or repairs, shall commence until details, at an appropriate scale, of the new covering/finish to the arches have been submitted to and agreed in

	<p>writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed drawings.</p> <p>Reason: To ensure that new work is appropriate and of an acceptable quality.</p> <p>28. No works to the exterior of the King's Hall, other than approved demolition works or repairs, shall commence until the colour of the new covering/finish to the arches have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division and all work shall conform to the agreed colour.</p> <p>Reason: To ensure that new work is appropriate and of an acceptable quality.</p> <p>29. No works to the front elevation of the King's Hall, other than approved demolition works or repairs shall commence until details, at an appropriate scale, of the new canopy have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division and all work shall conform to the agreed drawings. Drawings to include copies of the original drawings as stated in the application documents.</p> <p>Reason: To ensure that new work is appropriate and of an acceptable quality.</p> <p>30. Construction of the 2 storey extension development shall not commence until details of the external materials and finishes have been submitted and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed drawings. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/2787/DC.</p> <p>Reason: To ensure that new work is appropriate and of an acceptable quality.</p> <p>31. No work shall commence on the 2 storey extension development until details, at an appropriate scale, of the new link have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed drawings. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/1998/DC.</p> <p>Reason: To ensure that new work is appropriate and of an acceptable quality.</p> <p>32. No work shall commence on the Lisburn Road access to the King's Hall until details to describe fully the new steps, ramps and walling to the front of the King's Hall have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed drawings. The development shall be carried out in accordance with the approved details under discharge of condition application LA04/2019/0447/DC.</p> <p>Reason: To ensure that new work is appropriate and of an acceptable quality.</p> <p>33. No hard landscaping shall commence on any part of the site until samples of all hard landscaping finish materials have been submitted to and agreed in writing with the Council in conjunction with Historic Environment Division. All work shall conform to the agreed samples.</p> <p>Reason: To ensure that new work is appropriate and of an acceptable quality.</p>
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34. No part of the development hereby permitted shall become operational until the signalisation, lane re-alignment and remarking of the junction of the King's Hall Redevelopment and the Lisburn Road and of the revised access onto Balmoral Avenue, including visibility splays and any forward sight distance, have been constructed to the satisfaction of DfI - Roads. This will be generally in accordance with the approved layout. Drawing Nos. 39, 'Phase 1 Lisburn Road Junction Levels and Geometry' published by Belfast City Council Planning Office on 01 February 2018 and 40, 'Phase 1 Balmoral Avenue Road Junction Levels and Geometry' published by Belfast City Council Planning Office on 01 February 2018. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

35. No works on the adopted road network to provide the above access to the development shall commence until full details of the engineering for the signalisation, lane re-alignment and remarking of the junction of the King's Hall redevelopment and the Lisburn Road and of the revised access onto Balmoral Avenue have been submitted to and approved by the Council in conjunction with the Department For Infrastructure. All works shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including approval of the necessary Departures/ Relaxations from standard and Road Safety Audit, these being generally in accordance with Drawing Nos. 39, 'Phase 1 Lisburn Road Junction Levels and Geometry' published by Belfast City Council Planning Office on 01 February 2018 and 40, 'Phase 1 Balmoral Avenue Road Junction Levels and Geometry' published by Belfast City Council Planning Office on 01 February 2018 All works shall be completed to the satisfaction of the Department for Infrastructure.

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

36. The signalised junction shall be maintained by the operator of the site for a period of 10 years from the commencement of operations of the signals.

Reason: To ensure the cost of operations are borne by the applicant during initial operations.

37. The Private Streets (Northern Ireland) Order 1980. The Department for Infrastructure hereby determines that the width, position and arrangement of the street, and the land to be registered as being comprised in the streets, shall be as indicated on Drawing '15-031-P-105 Rev B, King's Hall - Balmoral Avenue Access Land Proposed for Adoption' published by Belfast City Council Planning Office on 21 December 2018 and bearing the Department for Infrastructure - Roads date stamp 29 January 2019 and '15-031-P-104 Rev B, King's Hall - Exit Lisburn Road Land Proposed for Adoption' published by Belfast City Council Planning Office on 21 December 2018 and bearing the Department for Infrastructure - Roads date stamp 29 January 2019. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

38. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 8687-760P3, 'Road Layout Geometry and Levels Phase 1(Revised)' published by Belfast City Council Planning Office on 30th April 2020 to provide 20 No. disabled parking spaces, 41 No. spaces reserved for essential staff, 302 No. public parking spaces and adequate facilities for servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking and servicing.

39. There shall be no vehicular through route between the Lisburn Road access and the Balmoral Avenue access except to permit servicing. The access is to be controlled by a permanent barrier under 24 hour control.

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

40. A minimum of 12 No. secure cycle parking stands shall be provided and permanently retained close to the accesses to the proposed development for use by staff and visitors to the development.

Reason: to encourage the use of alternative modes of transport for development users.

41. Any existing street furniture or landscaping obscuring visibility or located within the proposed vehicular accesses shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interests of road safety and the convenience of road users.

42. The development hereby permitted shall operate in accordance with the approved Travel Plan published by the Belfast City Council Planning Office on 05 February 2018. This shall include provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

43. The development hereby permitted shall operate in accordance with the approved Service Management Report published by the Belfast City Council Planning Office on 05 February 2018.

Reason: in the interests of road safety and the convenience of road users.

44. Prior to the installation of plant along the northeast elevation of plot 1 a noise assessment shall be submitted for review and approval by the planning authority. The noise assessment shall demonstrate that the noise rating level ( $dB_{L_{Ar,T}}$ ) from the operation of all proposed plant at plots 1 and 2 and include the cumulative impact of plant at all plots, ensuring it will not exceed the representative background sound level ( $dB_{L_{A90,T}}$ ) during the day and at night at nearby sensitive receptors. The assessment shall be conducted in accordance with BS4142:2014+A1:2019 '*Methods for rating and assessing industrial and commercial sound*'. The assessment shall also include evidence to clearly

	<p>demonstrate that there will be no tonal impact associated with lower frequency elements of the plant.</p> <p>Reason: Protection of residential amenity.</p> <p>45. All plant and equipment associated with the hereby approved development shall be installed as approved and be maintained thereafter.</p> <p>Reason: Protection of residential amenity.</p> <p><b>DRAFT Conditions LA04/2024/1122/LBC:</b></p> <p>1. Prior to commencement of relevant works provide a detailed section at 1:20 scale be approved in writing by the Council through the SW wall indicating roof build-up, eaves, windows/cills, internal /external finishes and detail at the base of the building illustrating how it connects with the external landscaping.</p> <p>Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building.</p> <p>2. Rainwater downpipes shall be cast metal to match existing.</p> <p>Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building.</p> <p>3. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.</p> <p>Reason: to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building.</p>
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ANNEX	
<b>Date Valid</b>	LA04/2024/1121/F – 26/06/24 LA04/2024/1122/LBC – 26/06/24
<b>Date First Advertised</b>	LA04/2024/1121/F – 18/07/24 LA04/2024/1122/LBC – 18/07/24
<b>Date Last Advertised</b>	LA04/2024/1121/F – 18/07/24 LA04/2024/1122/LBC – 18/07/24
<b>Date of Last Neighbour Notification</b>	LA04/2024/1121/F – 07/11/24
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No





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## Development Management Report

Summary	
<b>Committee Date:</b> 13 <sup>th</sup> May 2025	
<b>Application ID:</b> LA04/2024/0058/F	
<b>Proposal:</b> Demolition of existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works.	<b>Location:</b> 68 Fortwilliam Park Belfast BT15 4AS
<b>Referral Route:</b> Residential scheme of 20 units with representations contrary to officer recommendation	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> PSC Management (NI) Ltd Unit 26, Somerton Industrial Park Belfast BT3 9JB	<b>Agent Name and Address:</b> TSA Planning 20 May Street Belfast BT1 4NL
<b>Date Valid:</b> 20 <sup>th</sup> December 2023	
<b>Target Date:</b> 3 <sup>rd</sup> April 2024	
<b>Contact Officer:</b> Lisa Walshe, Principal Planner	
<p><b>Executive Summary:</b></p> <p>The application relates to lands at Loughview Nursing Home, 68 Fortwilliam Park, Belfast. Full planning permission is sought for the demolition of the existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works.</p> <p>The application follows a detailed Pre-Application Discussion (PAD).</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of sheltered housing units in this location</li> <li>• Design and Placemaking</li> <li>• Impact on amenity</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Climate change</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Natural heritage</li> <li>• Trees and landscaping</li> <li>• Waste management</li> </ul>	

The site is a sustainable location, with access to and from Belfast City Centre via established walking, cycling and public transport connections. It is located within a residential area of mainly two storey detached dwellings.

The proposed demolition and resulting building are considered to be of a high-quality design and appropriate to its location.

NI Water object to the application on grounds of foul sewer network capacity issues; this issue is dealt with in the main report. No objections have been received from all other statutory and non-statutory consultees. A final response from BCC Waste Management is awaited.

Three letters of objection were received raising the following issues :

- Overlooking
- Loss of trees
- Traffic
- Impact on property values
- Pollution during construction
- Disregard for planning laws
- Views of the community not taken on board

### **Recommendation**

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

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, resolve any Waste Management issues arising and deal with any other issues that arise, provided that the issues are not substantive.

## DRAWINGS AND IMAGERY

**Site Location Plan:**



**Proposed Site Layout:**



**Proposed Elevations:**



Fortwilliam Park Elevation - Option A



Side / Car Park Elevation

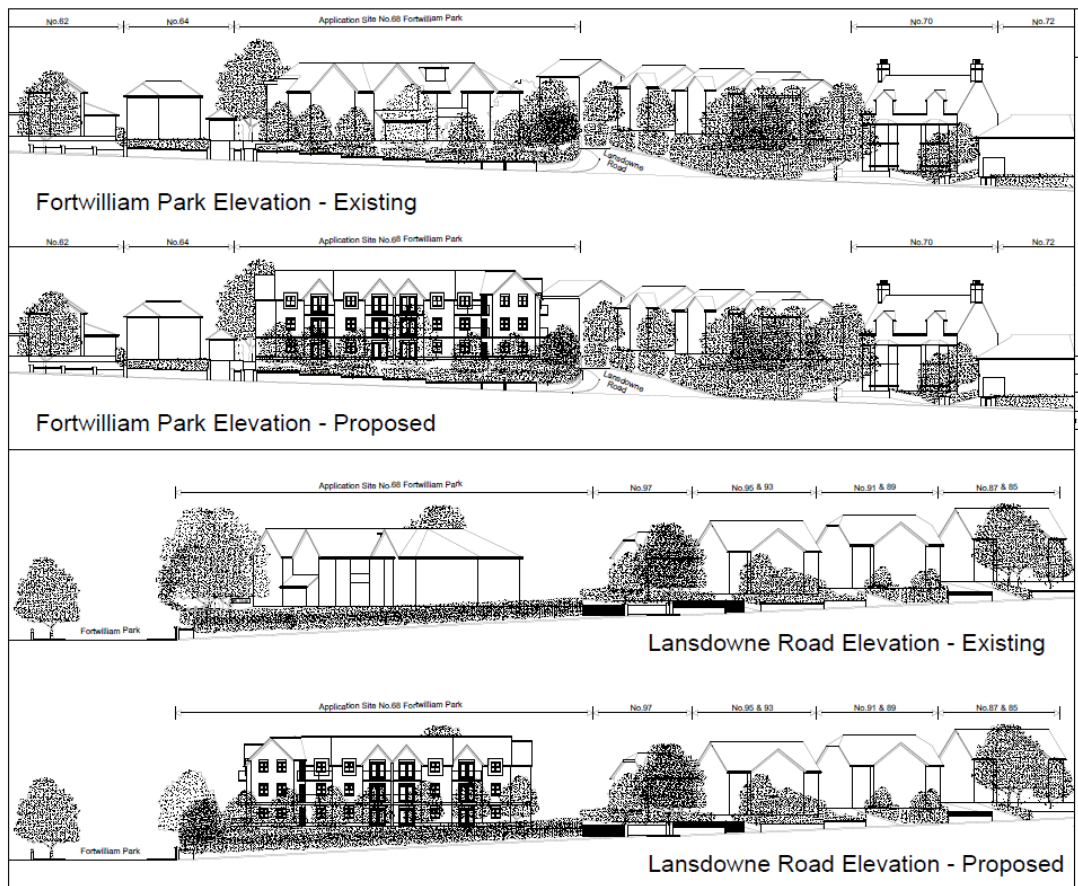


Lansdowne Road Elevation

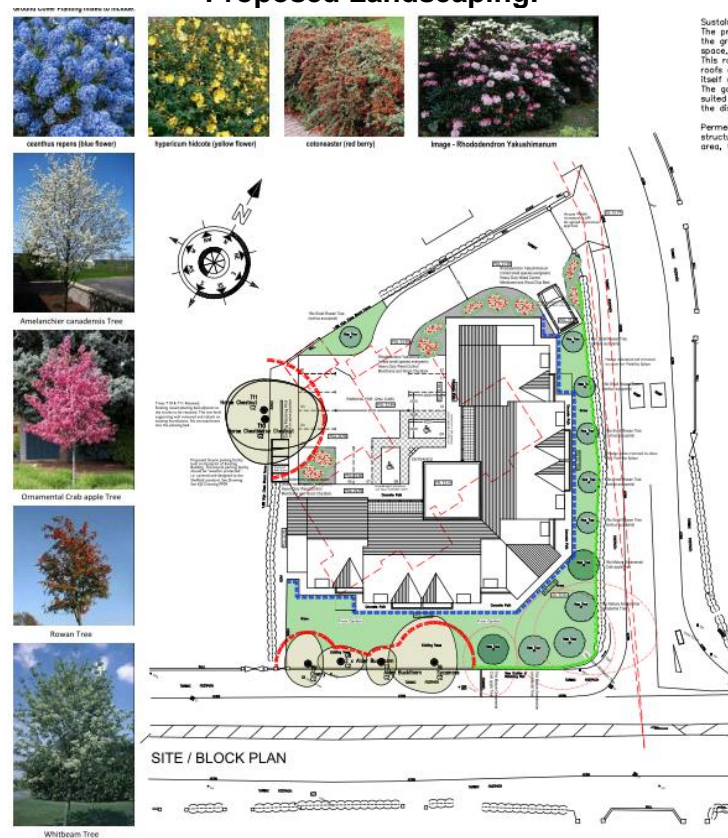


Rear / Car Park Elevation

## Contextual Elevations



### Proposed Landscaping:



<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	This application relates to the existing 2.5 storey Loughview Nursing Home, 68 Fortwilliam Park, Belfast.
1.2	The site is approximately 0.2 hectares (ha) in size and is located at the junction of Fortwilliam Park and Lansdowne Road. Residential properties abut the site to the north-west and south-west. The site is elevated and rises to the rear. It is characterised by hardstanding and green landscaped areas around the existing building. The site boundaries are defined by tall mature trees along Fortwilliam Park; mature landscaping along Lansdowne Road and the south-western boundary (though not as high in height). The north-western boundary is defined by a fence between the site and No 97 Lansdowne Road and exhibits signs of the recent tree removal. The site is accessed from Lansdowne Road, as the access from Fortwilliam Park is currently closed off.
1.3	The immediate area around the application site comprises a mix of residential dwellings, mainly large detached, along with Dominican College and Parkdean Nursing Home. Somerton Conservation Area is to the East of the site adjacent.
1.4	<b>Description of Proposed Development</b>
1.5	The application seeks full planning permission for the demolition of the existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works.
1.6	The proposed building contains dual frontage onto Lansdowne Road and Fortwilliam Park. The access remains from Lansdowne Road with the proposed car park and main entrance to the rear. The proposed building is to be three storeys, with proposed materials a mix of red brick and smooth render, with black/grey slate roof tiles.
1.7	The application was subject to a Pre-Application Discussion (PAD).
<b>2.0</b>	<b>Relevant Planning History</b>
2.1	Z/2007/2525/F – Erection of 21 no Flats – Permission Granted 12/01/99
2.2	Z/2001/1109/F - Demolition of private Nursing Home for 36 people and erection of 16 No. new build apartments & associated site works (Amended Scheme) – Permission Granted 19/02/02
<b>3.0</b>	<b>PLANNING POLICY</b>
3.1	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery  Policy SP2 – Sustainable development  Policy SP3 – Improving health and wellbeing  Policy SP5 – Positive placemaking  Policy SP6 – Environmental resilience  Policy SP7 – Connectivity</p>



	<p>Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy HOU8 – Specialist Residential Accommodation Policy RD1 – Residential developments</p> <p>Policy DES1 – Principles of urban design</p> <p>Policy TRAN1 – Active Travel – Walking and Cycling Policy TRAN2 – Creating an accessible environment Policy TRAN6 – Access to public roads Policy TRAN7 – Access to protected routes Policy TRAN8 – 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 Policy OS3 – Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p>
3.2	<p><u>Supplementary Planning Guidance</u></p> <p>Residential Design (including adaptable and accessible accommodation) Placemaking and Urban Design Sustainable Urban Drainage Systems Transportation Planning and Flood Risk</p>
3.3	<p><b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) (BUAP 2001) Draft Belfast Metropolitan Area Plan 2015 (v2004) (dBMAP v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) (dBMAP v2014)</p>
3.4	<p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.5	<p><b>Other Material Considerations</b> Belfast Agenda (Community Plan)</p>

4.0	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><b>Statutory Consultees</b></p> <p>DFI Roads – No objection subject to conditions.  NI Water – Issues raised – foul sewer network capacity issues.  DfI Rivers – No objection.  DAERA NED – No objection.  DAERA WMU – No objection subject to conditions.</p>
4.2	<p><b>Non-Statutory Consultees</b></p> <p>Environmental Health – No objection subject to conditions.  BCC Landscape and Development – No objection.  BCC Tree Officer - No objection subject to conditions.  BCC Waste Management – comments outstanding.  Northern Ireland Housing Executive – No objection.</p>
4.3	<p><b>Representations</b></p> <p>The application has been advertised in the newspaper and neighbours notified. Three representations were received.</p>
4.4	<p>The following issues were raised (summarised):</p> <ul style="list-style-type: none"> <li>• Overlooking</li> <li>• Loss of trees</li> <li>• Traffic and road safety</li> <li>• Impact on property values</li> <li>• Pollution during construction</li> <li>• Disregard for planning laws</li> <li>• Views of the community not taken on board</li> </ul>
4.5	<p>These issues will be considered within the written assessment however a number of these issues are not planning considerations and outside the remit of planning legislation and guidance. Namely impact on property values as well as the comment that community views are not taken into account. The proposal development does not fall under the category of Major development and therefore the Applicant is not under statutory duty to consult with the public prior to making any application.</p>
5.0	<b>PLANNING ASSESSMENT</b>
5.1	<p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of sheltered housing units in this location</li> <li>• Design and Placemaking</li> <li>• Impact on amenity</li> <li>• Flood risk and drainage</li> <li>• Climate change</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Waste-water infrastructure</li> </ul>

	<ul style="list-style-type: none"> <li>• Natural heritage</li> <li>• Waste management</li> </ul>
5.2	<b>Development Plan Context</b>
5.3	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.
5.4	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.
5.5	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“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>
5.6	<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>
5.7	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.8	<b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land” within the development limit.
5.9	<b>Draft Belfast Metropolitan Area Plan 2015 (2004 &amp; 2014)</b> – in dBMAP 2015 (v2004), the site is zoned for Housing under reference 03/07. In dBMAP 2015 (v2014), the site falls is zoned for Housing under reference NB 03/04. Somerton Conservation Area is to the East of the site adjacent. The proposed development falls under Class C3 Residential Institutions (a) the Planning (Use Classes) Order (NI) 2015. The existing use falls under Class C3 (b) and therefore the use remains as residential.

5.10	<b>Principle of Development</b>
5.11	The site is located within the development limit in the BUAP 2001 and both versions of dBMAP 2015. The current established use on the site is that of a Nursing Home. The proposed use is for sheltered accommodation for the elderly. The proposed development falls under Class C3 Residential Institutions (a) the Planning (Use Classes) Order (NI) 2015. The existing use falls under Class C3 (b) and therefore the use remains as residential and does not conflict with dBMAP 2015 (v2014) and most recent land-use zonings for the site. The principle of the proposed development is considered acceptable subject to further assessment as set out below.
5.12	<p>Policy HOU8 of the Plan Strategy states that planning permission will be granted for Specialised Residential Accommodation where the following criteria are met.</p> <p><i>a. The homes and/or bed spaces to be provided meet community needs demonstrated through a statement of specialist housing need;</i></p>
5.13	The Applicant submitted a statement of specialist housing need with the application. Within the statement it details how the building is no longer fit for purpose and whilst there are 31 rooms it can only accommodate a maximum of 26 residents due to families' preference for a single room with ensuite facilities. The Applicant seeks to develop a new model for accommodation for independent elderly residents on the site. The applicant has highlighted that 2021 census data demonstrates an ageing population and that demand for Specialist Residential Accommodation (SRA) will continue to increase and therefore accommodation such as this is needed.
5.14	The Plan Strategy has stated a need for an additional 820 bed spaces in residential care homes during the plan period and therefore a demonstrable need exists. NIHE confirm there is housing need in the area and that the development would increase the ability to address the housing needs of all. On balance considering the loss of the established Nursing Home on the site the proposed development is acceptable.
5.15	<p>Policy HOU8 of the Plan Strategy also states that planning permission will be granted for Specialised Residential Accommodation where</p> <p><i>b. The proposals will deliver convenient access to relevant local services and facilities, including local shops, public transport routes and health facilities.</i></p>
5.16	The proposal is located within the development limit of Belfast. Fortwilliam Park provides access to relevant local services and facilities as well as being a protected route, easily accessible to the Antrim Road and Shore Road, and main route to the City Centre. Approximately 320 metres from the proposed development site are bus stops located on the Shore Road, which is one of the main metro routes into Belfast City Centre and which is served by a high frequency public transport services Monday to Sunday. The site is within close proximity to both the City Hospital and the Royal Victoria Hospital.
5.17	Having regard to the above assessment, the proposal is considered to satisfy Policy HOU8 of the Plan Strategy.

5.18	<b><u>Design and placemaking</u></b>
5.19	The proposal has been assessed against Policies SP5, DES1, and RD1 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development. The application follows a Pre-Application Discussion (PAD) process when issues relating to scale, height, massing and architectural treatment were discussed in detail.
5.20	The proposed development takes the form an inverted 'L' shape 3 storey building, fronting onto both Lansdowne Road and Fortwilliam Park. The area to the rear of the building is the proposed car park and main entrance. Plans show soft landscaping to the dual frontages which is discussed in more detail in paragraphs 5.62 – 5.68.
5.21	The development proposal provides 20 units overall. The resultant mix of types is 18 units with 2 bedrooms and 2 units with 1 bedroom. Units range from 61 sqm to 74 sqm which is acceptable with regards to space standards laid out in Appendix C of the Plan Strategy. The proposal includes two areas of sleeping accommodation for wardens.
5.22	The orientation of fenestration to the rear and separation distances are acceptable and this is explored in more detail when assessing the impact on neighbouring amenity.
5.23	The proposed external materials include red brick and smooth render walls, man-made grey/black slates and black/grey rainwater goods which are acceptable for the site and surrounding area.
5.24	It is considered that the scale, massing and design of the building are appropriate to the site and surrounding buildings and the proposal accords with RD1 and DES1 of the Plan Strategy.
5.25	<b><u>Impact on amenity</u></b>  <i>Open space and amenity space:</i>
5.26	Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.
5.27	The proposal includes a green open amenity space to the front and side measuring approximately 424.8sqm in size. This amount of open space would result in 20% of the total site area which exceeds the 10% open space and therefore the requirement of Policy OS3 are met.
5.28	The external amenity areas would equate to an average of 21.2sqm per unit. <i>Creating Places</i> , published in 2000, recommends that private communal open space should range from 10 sqm to around 30 sqm. In a development such as that proposed there would be an expectation of a reduction in amenity space. Nevertheless, the proposed amenity provision is considered generous. There are also small balconies on some

	apartments, and shared amenity space indoors in the form of a community day room and internal streets with street furniture.
5.29	It is considered the requirements of Policy OS3 are met.
	<i>Impact on neighbouring amenity:</i>
5.30	The proposal is situated adjacent and opposite a number of residential dwellings. It is opposite two storey dwellings on Lansdowne Road and Fortwilliam Park, and adjacent to the gables of dwellings at 97 Lansdowne Road and 64 Fortwilliam Park. Whilst the proposed building is orientated slightly differently from the existing and closer to the boundary with 64 Fortwilliam Park there are no proposed windows on the closest elevation to this adjacent property. All fenestration that is orientated towards this direction relate to non habitable rooms and at a significant distance from the shared boundary. On examination of the existing and proposed streetscape plans the height of the proposed building is approximately 1m higher than that of the existing. The height, scale and massing and not significantly different from that existing and it is considered that the proposed development would not cause an unacceptable degree of overshadowing to neighbouring dwellings and due to this and the orientation would have no impact on rear gardens.
5.31	Small balconies proposed have outlooks onto Fortwilliam Park and Lansdowne Road and not on to private amenity space. An objection received from 109 Fortwilliam Park raised the issue of overlooking onto the road (a public highway) and bedrooms of 109. The front boundary of No. 109 Fortwilliam Park to the front boundary of the proposed site is approximately 18.4m, whereas the front elevation of the proposed development to the front boundary of 109 is approximately 26.1m and the separation distance between the respective elevations is even greater. A similar concern was raised by an objector at 104 Lansdowne Road. The closest elevation of the proposal is over 40m from the front elevation of No 104 with it also being over 20m from its front boundary. Given the adequate separation distances between the proposal and adjacent dwellings it is considered that the proposal would not result in any adverse impact by way of overlooking.
5.32	In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.
5.33	<b><u>Flood risk and drainage</u></b>
5.34	DfI Rivers has reviewed the Drainage Assessment, subsequent updated version and drainage layout, accepting their logic and has no reason to disagree with the conclusions. Accordingly, it offers no objection to the proposal.
5.35	The proposal complies with Policies SP1, ENV3, and ENV4 and relevant provisions of the SPPS.
5.36	<b><u>Waste-water infrastructure</u></b>
5.37	Policy SP1A requires that necessary infrastructure is in place to support new development. DAERA Water Management Unit cited concerns over the potential impact on sewage loading to the Belfast waste water treatment works. However, NI Water has confirmed that there is available capacity and as such there is no issue in this regard.

5.38	<p>NI Water did however highlight the downstream catchment is constrained by overloaded sewage infrastructure including one or more downstream Unsatisfactory Intermittent Discharges (UID's) which are causing a negative impact on the environment. These are located at Fortwilliam Park Dunlambert CSO; Shore Road Fortwilliam CSO; and Shore Road York CSO. (1,2&amp;3) Discharge to the Lagan. This part of Belfast catchment is constrained by lengths of downstream sewer operating above capacity. NI Water suggested the Applicant should liaise directly with them. DAERA WMU also highlighted concerns with respect to sewage disposal and recommended a condition to be attached to any Approval (set out below) requiring the means of sewage disposal to be agreed prior to commencement of 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 the means of sewage disposal prior to commencement of development. Notwithstanding, there is an existing established use on site connected to NI Water infrastructure and it is considered that the additional impact as a result of the proposed development would not be so significant to result in environmental harm.</p>
5.39	<p>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.</p>
5.40	<p><b><u>Climate change</u></b></p> <p><i>Demolition:</i></p>
5.41	<p>The proposal involves the demolition of the existing building to facilitate the proposal. The existing building is not listed, nor within a Conservation Area and therefore not afforded protection. 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. Development proposals should where feasible avoid demolition and reuse existing buildings and structures. A Demolition Justification Statement has been submitted and states that the existing building is not currently up to RQIA standards for residential nursing facilities. It is in such a poor state of repair that the works required to bring it up to standard, including a new roof, would be significant and result in a building still not compliant with RQIA standards. The demolition of the existing building is therefore considered acceptable.</p>
5.42	<p>Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposed development encourages passive design, utilises modern and more energy efficient building materials. Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The application proposes SuDS features such as the provision of communal green spaces, a rainwater as well as permeable paving the large parking area and surrounding the proposed building. The proposals are considered to satisfy Policies ENV5 and ENV3.</p>

5.43	<p><b><u>Access and transport</u></b></p> <p><i>Accessibility and parking:</i></p>
5.44	<p>The proposal is in an accessible location just off a protected route, near to a bus stop. A covered bike store is proposed to the rear of the site. The site is accessible and provides good opportunities for active travel, including walking and cycling, through excellent linkages with the City Centre and its shops, services and amenities. Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The proposal contains 12 parking spaces including 2 disabled spaces. There is an additional area for a ambulance/service vehicle.</p>
5.45	<p>Road safety and traffic were raised as a concern in a representation. DfI Roads Service was consulted and have raised no objection subject to conditions should approval be granted.</p>
5.46	<p>The supporting TAF advises that the access to public roads (via 1 existing pedestrian entrance and one existing vehicular access to Lansdowne Road) do not prejudice road safety or significantly inconvenience the flow of road users in accordance with Policy TRAN 6. Additionally, although the application fronts onto Fortwilliam Park, which is a protected route, the proposal continues to use the existing access onto Lansdowne Road and therefore no conflict arises with Policy TRAN 7.</p>
5.47	<p>The scale of development and transport implications of the proposal were assessed by DFI Roads and area considered to be acceptable. The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN6, TRAN7, and TRAN 8, and relevant provisions of the SPPS.</p>
5.48	<p><b><u>Health impacts</u></b></p>
5.49	<p>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.</p>
5.50	<p>The site is a sustainable location with good access to public transport. The proposed building is considered to be of a high quality design with good quality hard and soft landscaping. This will provide a pleasant and attractive environment for any employee and occupants of the building. The proposal is considered compliant with Policy HC1.</p>
5.51	<p><b><u>Environmental protection</u></b></p>
5.52	<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 contaminated land, air quality, lighting, odour and noise.</p>



	<i>Contaminated land</i>
5.53	BCC EHO confirmed records do not indicate potential land contamination associated with past land-use on or in close proximity to this proposed development.
	<i>Air quality</i>
5.54	The submitted TAF indicates the proposed development will generate less vehicle trips than the existing development on site. Therefore, the proposal is not predicted to have any detrimental impact on air quality in the local area from associated vehicle movements.
5.55	BCC EHO note a boiler room is proposed as part of the development, details of proposed heating and hot water systems are not confirmed at this stage. They have suggested a condition be included in any approval that an Air Quality Assessment be submitted and agreed in writing.
	<i>Noise</i>
5.56	The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise, vibration or odours to nearby commercial premises. BCC EHO have no concerns regarding the impact of noise.
	<i>Construction phase</i>
5.57	Pollution during the construction phase was raised as an issue in a representation objecting to the proposal. BCC EHO highlighted The Pollution Control and Local Government (NI) Order 1978 in their response and the developer's need to comply with this. Guidance was listed in relation to this including British Standard 5228-2009+A1:2014 – Code of practice for noise and vibration control on construction and open sites. BCC EHO did not object to the proposal on any issue relating to the construction phase.
5.58	The proposal is considered to accord with Policy ENV1, and relevant provisions of the SPPS.
	<b><u>Natural heritage</u></b>
5.59	Policy NH1 relates to the protection of natural heritage resources.
5.60	A Preliminary Bat Roost Assessment, as well as NI Biodiversity Checklist were submitted as part of the application. The Bat Roost Potential Survey indicated that there is no roost potential features within the building, and therefore DAERA NED are content that the building is unlikely to currently support roosting bats. However, should roosting bats be found during works, all works must stop and advice sought from NIEA Wildlife Team. NED has no objections subject to conditions having considered the impacts of the proposal on designated sites and other natural heritage interests.
5.61	The proposal is considered compliant with Policy NH1 and the relevant provisions of the SPPS.

	<b><u>Trees and landscaping</u></b>
5.62	Initially most mature trees were to be retained, however BCC Tree Officers highlighted the proposed site layout plan showing insufficient separation distance between the proposal and existing trees which would fail to promote or create a harmonious relationship between enjoyable private amenity space and retained trees. On further review they stated no objection to the Ash tree (labelled T5) to the SE corner of the site being removed due to its poor health and condition, but all other mature trees including T1, T2, T3 & T4 should be retained (along Fortwilliam Park boundary).
5.63	Following the submission of an updated landscaping plan and construction management plan BCC Tree Officer further emphasised the need to retain the mature trees. They agreed that T1 & T3 could be removed, however, T2 – 1 x mature scots pine which is classed as B2 and classed as good vitality should be retained and incorporated into the scheme. They felt the tree offers public visual amenity to the streetscape with 40+ years life expectancy
5.64	Following the submission of an arboricultural impact assessment it was shown that the root systems of a number of trees to the front were impacting the retaining wall running along the Fortwilliam Park boundary at a lower level directly adjacent to the footpath. The assessment stated the wall exhibits significant vertical cracking and evidence of past repairs, indicating ongoing structural instability likely caused by root pressure from the trees. The wall's location beside a busy public footpath, which is a primary route to a nearby school, raises serious safety concerns for residents, visitors, and the public, particularly given its compromised state. The assessment went on to state “while the trees may hold some amenity value for the nursing home, they exhibit signs of wind damage and are clearly oversized for their confined planting location”
5.65	A further updated landscaping plan as well as details of construction measures to protect any retained tree roots were submitted and BCC Tree Officers responded with no objection subject to conditions. 11 x proposed trees are to be planted within the site to compensate for the tree loss comprising of rowan, whitebeam, crab apple & serviceberry. The tree officer advised that additional hedging and tree cover should be planted along the Lansdowne Road Fortwilliam Park boundaries to help promote future screening and privacy and complement the proposed planting. A final landscaping plan could be conditioned to be agreed in writing prior to commencement of development should approval be granted.
5.66	Whilst retention of all mature trees is ideal, it is not possible on the site. Furthermore, none of the trees are protected by a Tree Protection Order or afforded protection by being within a Conservation Area. The proposal is compliant with TRE1 of the Plan Strategy.
5.67	BCC Landscape Team offered no objection to the proposal, welcoming the use of gravel throughout the car park and the Landscape Management Plan.
	<b><u>Waste Management</u></b>
5.68	Bin storage is shown to the north of the building and therefore accessible for bin collections etc. The bin storage allocation should be in line with the Local Government Waste Storage Guide for NI 2010 and BS 5905:(2005). The Council’s Waste Management team has been consulted and comments are awaited. Delated authority is requested to resolve this matter.

<b>6.0</b>	<b>Recommendation</b>
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, resolve any Waste Management issues arising and deal with any other issues that arise, provided that the issues are not substantive.
<b>7.0</b>	<p><b>DRAFT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</li> <li>2. The development hereby approved shall only be used for Class C3 (a) of the Planning (Use Classes) Order (Northern Ireland) 2015 and for no other use.  Reason: Alternative use requires further consideration by the Council, having regard to the Local Development Plan and relevant material considerations.</li> <li>3. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which are removed, 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.</li> <li>4. Notwithstanding the submitted details, no development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a final soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include all trees, hedgerows and other planting which are to be proposed as part of the scheme - a planting specification to include [species, size, position and height of all new trees and shrubs].  Reason: In the interests of the character and appearance of the area</li> <li>5. 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. 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 amenity and the character and appearance of the area.</li> <li>6. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site &amp; on along the public streetscape and must be in place before any materials or</li> </ol>

	<p>machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.</p> <p>7. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices, or fires within the RPA of trees within the site and adjacent lands during the construction period.</p> <p>Reason: To avoid compaction within the RPA.</p> <p>8. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.02C uploaded to the Planning Portal 24th March 2025, prior to the occupation of any other works or other development hereby permitted.</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>9. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.</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>10. 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>11. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.04A uploaded to the Planning Portal 14th October 2024 to provide for parking and servicing within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.</p> <p>Reason: To ensure adequate provision has been made for parking and servicing within the site.</p> <p>12. The development hereby permitted shall not be occupied until sheltered cycle parking facilities have been provided in accordance with Drawing No.04A uploaded to the Planning Portal 14th October 2024.</p> <p>Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.</p>
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13. 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.

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.

14. In the event that any centralised combustion sources (boilers, CHP or biomass) 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), this Service would request that an Air Quality Impact Assessment is submitted in writing to the Planning authority for review and approval in writing. Where the Air Quality Impact Assessment indicates exceedances of air quality objectives, appropriate mitigation measures shall be presented and these mitigation measures shall be installed and retained thereafter.

Reason: Protection of human health

## **DRAFT INFORMATIVES**

### **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](mailto: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.

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## Development Management Officer Report Committee Application

Summary	
<b>Application Ref:</b> LA04/2024/1466/F	<b>Committee Meeting Date:</b> 13 <sup>th</sup> May 2025
<b>Proposal:</b> Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear dormer window. Change of use of first & second floor level & part of ground floor level to 6 bed / 6 person HMO (amended description and plans).	<b>Location:</b> 41 Rosetta Road, Belfast, BT6 0LR
<b>Referral Route:</b> Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by an Elected Member.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Hanrose Ltd 41 Rosetta Road, Belfast, BT6 0LR	<b>Agent Name and Address:</b> JWM Planning Ltd Unit 13 3-5 Woodgreen Road Ballymena
Date valid: 30 <sup>th</sup> August 2024	
Target date: 13 <sup>th</sup> December 2024	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  <p>This application seeks full planning permission for ground floor extension and alterations to provide 1 No. retail unit; two storey rear extension; rear dormer window; change of use of first and second floor level and part of ground floor level to 6 bed / 6 person HMO (amended description and plans).</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character and appearance of the Rosetta Road</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection</li> <li>• Wastewater infrastructure</li> <li>• Climate change</li> <li>• Extension of retail unit</li> </ul> <p>129 objections have been received with the issues raised addressed within the main report.</p> <p>Councillor Michael Long requested that the application is reported to the Planning Committee for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Significant public interest.</li> <li>2. Concerns relating to congestion and parking.</li> </ol>	

The proposal is compliant with Policy HOU10 in that the 10% threshold for HMOs on this stretch of the Rosetta Road has not been exceeded. The application site also has a frontage onto Wynchurch Road and for completeness a search of the number of HMOs was checked for this street which found there to be no existing HMOs.



Officers consider that the scheme will not be harmful in terms of traffic, parking and impact on the amenity of the surrounding area.

### **Recommendation**

Having regard to the development plan and other material considerations, the proposal is considered acceptable.

It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, including outstanding response from Environmental Health, provided that they are not substantive.



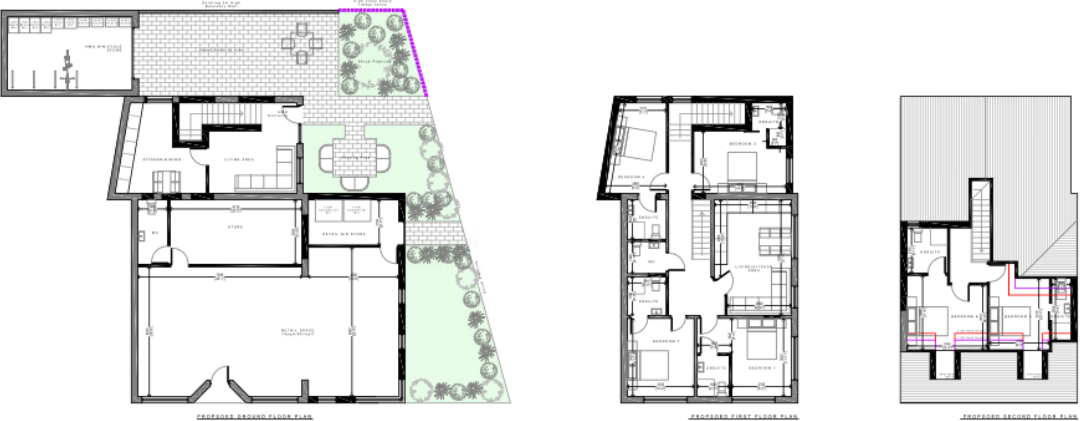
Officer Report	
1.0	DRAWINGS
1.1	Site Location Plan:  
	Proposed Site Layout:  

Existing Floor Plans and Elevations:



Proposed Elevations:



	<p><b>Proposed Floor Plans:</b></p> 
<b>.0</b>	<b>Characteristics of the Site and Area</b>
2.1	The application site is located at 41 Rosetta Road. The property is a 2-storey building with a retail unit at ground floor selling catering equipment. The first floor is currently office/storage space. The building has a hipped roof and sits on the corner of Wynchurch Road, benefiting from access from Rosetta Road and private access from Wynchurch Road.
2.2	There is a small, enclosed amenity space to the side of the building, enclosed by palisade fencing. There is also space to the rear of the property, where a detached store is situated which is proposed to be used as a bin store.
2.3	The prevailing area is a predominantly residential, however, there is a strong commercial presence on the south side of the Rosetta Road, where the site is situated.
<b>3.0</b>	<b>Description of Proposal</b>
3.1	The application is seeking full planning permission for ground floor extension and alterations to provide 1 No. retail unit; two storey rear extension; rear dormer window; change of use of first and second floor level and part of ground floor level to 6-bed HMO (amended description and plans).
<b>4.0</b>	<b>Planning Policy and Other Material Considerations</b>
4.1	<p><b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035</p>
4.2	<p><b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.4	<p><b>Relevant Planning History</b> There is no relevant planning history.</p>

<b>5.0</b>	<b>Consultations and Representations</b>
5.1	<b>Statutory Consultations</b> DfI Roads – No objection NI Water – Objection as no available capacity in the downstream Wastewater infrastructure DFI Rivers – No objection
5.2	<b>Non-Statutory Consultations</b> Environmental Health – still pending a response  <b>Representations</b>
5.3	<p>The application has been advertised and neighbours notified. The Council has received 115 letters of objection to this proposal. The issues raised in the objections are summarised as follows:</p> <ol style="list-style-type: none"> <li>1. Parking, traffic, road safety.</li> <li>2. Waste and refuse collection</li> <li>3. Adverse impact on the sewage network</li> <li>4. Anti-social behaviour/noise</li> <li>5. Adverse visual impact/anti-social behaviour/noise pollution</li> <li>6. Flooding</li> <li>7. The development is not in keeping with the local character</li> <li>8. Overcrowding</li> <li>9. Concerns regarding the actual intended 'use' of the property</li> <li>10. Devaluing property</li> <li>11. No kitchen facilities</li> <li>12. Proliferation of coffee shops in the area</li> <li>13. Not receiving letters on time</li> </ol>
5.3	Concerns raised under points 1-8 are addressed in the main body of the report. Concerns raised at points 9-11 are not relevant material planning considerations.
5.4	In respect of point 8, overcrowding, the proposal includes 6 bedrooms which meet the space standards for HMOs as set out in the Plan Strategy. An HMO at this location would require an HMO licence which whilst is outside the remit of the planning process would restrict the number of occupants.
5.5	In respect of point 12, the coffee shop element has been omitted from the scheme and the proposed ground floor extension will fully be Class A1 retail use.
5.6	The final concern regarding the delivery of neighbour notification letters not being delivered on time is an administration issue. The Council sends these via Royal Mail post and acknowledges that there can be delays, which are outside the control of the Council. However, the Council has accepted written representations well beyond the 14 days for submission that was stipulated in the letters and therefore considers no one to be prejudiced.

<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
<b>6.1</b>	<b>Development Plan Context</b>
6.1	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.
6.2	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.
6.3	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 ("Departmental Development Plan") until the Local Policies Plan is adopted.
6.4	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).
6.5	<b>Proposals Maps</b> – 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 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.
6.6	The site is located within the settlement development limit in the BUAP 2001 and is not zoned for any use. In draft BMAP 2015 (v2004) the site is located within the settlement development limits of Belfast and within a proposed Area of Townscape Character – Lower Cliftonville (Ref: BT 058). In draft BMAP 2015 (v2014) the site is also located within the settlement development limits of Belfast and within a proposed Area of Townscape Character – Lower Cliftonville (Ref: BT 041). The site is not located in a Housing Policy Area or an HMO Development Node in the Belfast HMO Subject Plan 2015.
	<b>Relevant Planning Policies</b>
6.7	The following policies in the Plan Strategy are relevant to consideration of the application. <ul style="list-style-type: none"> <li>• Policy HOU10 – Housing Management Areas</li> <li>• Policy RD1 – New residential developments</li> <li>• Policy RD3 – Conversion or subdivision of existing buildings for residential use</li> <li>• Policy TRAN8 – Car parking and servicing arrangements</li> <li>• Policy ENV1 to ENV5 – Environmental considerations</li> </ul>

	<ul style="list-style-type: none"> <li>• Policy OS3 – Ancillary open space</li> <li>• Policy DES 1 – Principles of Urban Design</li> </ul> <p><b>Key Issues</b></p>
6.8	<p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character and appearance of the Rosetta Road</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection</li> <li>• Wastewater infrastructure</li> <li>• Climate change</li> <li>• Extension of retail unit</li> </ul> <p><b>The principle of an HMO at this location</b></p>
6.9	<p>The site is outside Housing Policy Areas and development nodes as designated in the Belfast HMO Subject Plan 2015. Policy HOU10 of the Plan Strategy is applicable and states that:</p> <p><i>‘Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street’.</i></p>
6.10	<p>The justification and amplification text to Policy HOU10 confirms at paragraph 7.1.66 that the level of HMOs outside a HMA will be measured by adding together:</p> <ol style="list-style-type: none"> <li>1. The number of HMOs recorded under the HMO Licensing scheme; and</li> <li>2. The number of planning approvals for HMOs not yet licensed</li> </ol>
6.11	<p>According to the HMO Database, there are no HMOs on Rosetta Road. The site also has a frontage onto Wynchurch Road and for completeness a search of the number of HMOs was checked for this street which found there to be no existing HMOs. The proposal for a change of use to HMO would not result in an exceedance of the 10% threshold and is therefore considered compliant with Policy HOU 10 and is acceptable in principle.</p>
6.12	<p>Officers consider that this scheme is compliant with relevant policy for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.</p>
6.13	<p>Paragraph 7.1.69. of HOU10 states that in all cases, intensive forms of housing whether within or outside HMAs will still be carefully assessed against the relevant criteria set out in Policies RD1, RD2 and RD3. Policy DES1 is also relevant to the proposed extensions. The assessment of the proposal against these policies is set out below.</p> <p><b>Impact on the character and appearance of the area</b></p>
6.14	<p>The existing property is an end-of-terrace with a hipped roof. The other end of this terrace has a gable end. The proposal seeks to change the hip to a gable to match that on the opposite end of the terrace row. This is considered to be in keeping with the character of the surrounding area.</p>

6.15	The proposal also incorporates a two-storey rear extension and dormer window. The existing building has a single storey return to the rear, which projects 4.5m out from the main building. The new two storey extension will be constructed using the same footprint of this existing element. The ridgeline of the roof will be lower than the ridgeline of the main building. These dimensions will ensure the two-storey extension would be subservient to the host building. The entire building, old and new, is to be rendered so that all finish materials will match. Officers consider that these elements of the proposal would respond positively to local context and character in respect of height, form scale, massing and proportion and therefore would comply with all relevant criteria in Policy DES1.
6.16	The proposed extension to the ground floor commercial unit is to be to the side of the existing building. This is to be a single storey with a flat roof. The site has ample space to accommodate this addition. It is acknowledged that design is not in general conformity with the host building, or the surrounding area and breaches the building line on Wynchurch Avenue, however it is considered acceptable in that it will replace an existing unattractive open storage compound enclosed by a 2.5m tall steel palisade fence and would result in a visual improvement. The proposal is considered acceptable having regard to Policy DES1.
6.17	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 HMO whilst retaining commercial at ground floor. This will also ensure the existing active frontage along Rosetta Road is not impacted.
6.18	The proposal is considered to satisfy the relevant design criteria in Policies DES1, RD1, and RD3 of the Plan Strategy.
	<b>Impact on residential amenity</b>
6.19	There is ample separation distance between the proposed extensions and neighbouring residential properties. The positioning of the extension and the orientation of the site in relation to neighbouring residential properties will also ensure that there will be minimal conflict with residential amenity in respect of overshadowing, loss of light, overlooking, and dominance. This satisfies Policy DES1 criterion j. and Policy RD1 criteria a. and b.
	<i>Noise and disturbance:</i>
6.20	In respect of potential noise from the HMO, this is covered by the statutory HMO licencing scheme. This also ensures landlords are compliant with regulations, such as the number of occupants and provision of sufficient bin storage. Noise from the proposed ground floor retail unit is not considered be any greater than that of the existing commercial unit at this location as the net increase will only equate to 27 square metres.
	<i>Internal Layout:</i>
6.21	The proposal would provide a quality and sustainable residential environment in that all habitable rooms in the dwelling have access to natural light and an attractive outlook. The internal living space exceeds the requirements set out in the HMO space standards for a 6 bed HMO as set out within Appendix C of the Plan Strategy The internal spaces are set in in the following table:

	Room	Space Standards (Appendix C of Plan Strategy)	Measured floor space (excluding ensembles)
	Bedroom 1	6.5sqm	12.5sqm
	Bedroom 2	6.5sqm	11.2sqm
	Bedroom 3	6.5sqm	11.5sqm
	Bedroom 4	6.5sqm	10.5sqm
	Bedroom 5	6.5sqm	7.9sqm
	Bedroom 6	6.5sqm	10.2sqm
	Living/kitchen areas (combined)	19.5sqm	45.2sqm
6.22	The proposal is considered to satisfy the relevant criteria in Policies DES1, RD1, and RD3 of the Plan Strategy.		
	<b>Traffic, Parking and Access</b>		
6.23	The proposal does not include any in-curtilage car parking provision and third parties have raised concerns with regards to the impact of this on traffic and on street parking. DfI Roads is the statutory authority regarding parking and traffic. The Council consulted Roads on this application, and they confirmed they have no objections to the scheme. Whilst the various policy requirements of Policy HOU10 seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy.		
6.24	Policy TRAN8 – Car parking and servicing arrangements states that, ' <i>Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements</i> '. Existing Regional Planning Policy and SPG, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development.		
6.25	However, to satisfy the concerns raised in relation to parking the Planning Service requested a parking survey. The parking survey demonstrates that adequate parking is available within a radius of 100 metres walking distance from the application site to serve the proposal without detriment to the parking provision for existing residents in the area. DfI Roads were consulted on the parking survey and advised that their position of no objections is retained. The parking survey demonstrates that adequate parking is available to serve the proposal which is considered to meet Policy TRAN8. Furthermore, the site is in a sustainable location with bus services operating in close proximity and accessible to services and amenities in the local and wider area, such as the Ormeau Road and Ravenhill Road.		
	<b>Waste and Refuse Collection</b>		
6.26	Policy RD3 criterion b requires that adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.		
	The waste provision requirements as set out in the Waste Infrastructure SPG are broken down as follows:		



6.27	<p>100L per bedroom + 60L per dwelling. As the proposal is for a 6-bed HMO, the requirement is 100L x 6 + 60L to give a total requirement of 660L. This figure of 660L is further broken down into waste types as follows:</p> <ul style="list-style-type: none"> <li>- 35% General Waste (Black bins) = 462L (Collected every 2 weeks) requiring 3 x 180L bins. 3 x 180L black bins are required.</li> <li>- 55% Recycling (Recycling packs) = 363L (Collected weekly) requiring 3 sets of 3 x 55L bins. 3 x recycling packs (each with 3x 55L recycling boxes).</li> <li>- 10% Food Waste (Brown bins/food caddy) = 66L (Collected weekly) requiring 3 x 23L food bins. 3 x 140L food bins are proposed.</li> </ul> <p>It has been demonstrated how the proposal would be able to provide the required volume and separation of bins.</p>
6.28	As illustrated on the proposed plan, the bins would be accommodated in an outbuilding within the rear yard of the property. As stated under Table 7 of Appendix 2 of the waste
6.29	SPG, for each set of 3 black bins, 3 recycling packs and 4 food caddies, and if the yard is enclosed with a single row layout of bins, the following measurements are needed to accommodate the bins: For each set of 3 bins (black bin, recycling pack and food caddy) in an enclosed yard 2.0 x 1.8m is required in a single row layout 2.0 x 1.8m = 3.6sqm x 3 = 10.8 sqm. 10.8 sqm is required in a single row layout. The proposed bin store has a floorspace of (5.8m x 3.4m) 19.7 sqm which is 8.9 sqm in excess of the required 10.8 sqm. It is acknowledged that the bin store will also contain a bike rack, however, it is considered that this will not impact access to the bins given the size of the bin store.
6.30	<p>The disposal of rubbish is the responsibility of tenants and the landlord. The premises will continue to be served by three Council refuse bins for general waste, recycling and food. Bin storage is also a HMO licensing requirement and the Council's website states that <i>"during the period of the licence the licensee shall ensure that sufficient bins or other suitable receptacles are provided that are adequate for the requirements of each household occupying the HMO for the storage of refuse and litter pending their disposal in accordance with the Local Government Waste Storage Guide for Northern Ireland"</i>.</p> <p><b>Wastewater infrastructure</b></p> <p>NI Water as the statutory authority has objected to the proposal on the grounds that it will result in intensification and there is no capacity within their current water and sewerage network to accommodate this.</p> <p>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.</p> <p>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.</p>
6.31	
6.32	
6.33	
	<b>Flooding</b>

6.34	<p>Objectors have alluded to a history of flooding in the area. The Planning Service consulted DfI Rivers, who have no objections to the scheme. DfI Rivers advise that a Drainage Assessment is not required but the applicant is still advised to carry out their own assessment of flood risk and construct in the appropriate manner that minimises flood risk to the proposed development and elsewhere. This will involve acquiring consent to discharge storm water run-off from the site. Policy ENV4 has been considered.</p>
6.35	<p><b>Open Space</b></p> <p>Policy RD1 requires new residential development to make provision for appropriate open space. <i>Creating Places</i> (CP) does not set out external private amenity space standards for HMOs However, CP advocates between 40sqm and 70sqm open space for new residential development. A total of 80 sqm of private open amenity space will be provided for the HMO, equating to 13.3 sqm per bedroom/person. This satisfies criterion d. of Policy RD1.</p>
6.36	<p><b>Landscaping</b></p> <p>The proposed open space at rear and side will be appropriately landscaped with pavers, grass lawns and shrubs. The boundary will be open to the front and side albeit with a 1.8 metre tall close-boarded timber fence on the southwest corner. A detailed landscaping plan can be secured via a negative condition.</p>
6.37	<p><b>Health impacts</b></p> <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>
6.38	<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. The site is within short walking distance of leisure amenities, playing pitches and a public park. Cycle stands are also proposed to encourage cycling and discourage the use of the private car. The proposal is considered to satisfy the requirements of Policy HC1 and Policy RD1 c.</p>
6.39	<p><b>Environmental protection</b></p> <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>Environmental Health (EH) has no concerns with odour and air quality and is generally satisfied in respect of noise impacts, subject to conditions. In its initial response EH requested a Generic Quantitative Risk Assessment to check for land contamination. This</p>

6.40	has been submitted by the applicant and EH is to provide feedback on this. Delegated authority is sought to deal with any issues that may be raised by Environmental Health in their final response.
	<b>Retail</b>
6.41	The application site is outside an existing retail centre as defined by Policy RET1 of the LDP. As such Policy RET2 is applicable. This states that the applicant must demonstrate that there is not a sequentially preferable site in, or on the edge of, existing centres.
6.42	The previous use of the ground floor was Class A1 retail. This was approved in 1990 under planning application ref. Y/1990/0203.
6.43	The gross floorspace of the existing retail unit is 82sqm approx. The gross floorspace of the retail unit as proposed is 109 sqm approx. including a store but excluding a bin storage area.
6.44	This is a net increase of 27 sqm which is marginally (6.5 sqm) in excess of the increase allowed under permitted development, which is 25% of the original floorspace (20.5 sqm). As such a sequential test in this case would not be reasonable as there is unlikely to be any negative impact on existing retail centres by the overall increase.
6.45	Consideration has been given to potential for conflict between the proposed HMO and the commercial use at ground floor. The HMO will have its own separate access, from Wynchurch Road, and all waste will be stored and accessed independently. It is therefore considered that this will not result in prejudicing the commercial functions of the retail unit. This satisfies Policy RD3 d.
	<b>Climate Change</b>
6.46	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.
6.47	The proposal retains the existing building consistent with the aim of Policy ENV2 which seeks to avoid demolition where feasible. The applicant has provided details on the various sustainable design features which will be incorporated into the development. The proposal intends to alter and extend the existing building as opposed to demolishing it, as encouraged by ENV2. The existing fabric will be utilised as much as possible to minimise waste and ultimately reduce the carbon footprint of the building. The thermal efficiency of the building will be upgraded where necessary to further reduce the need for additional heating and cooling. It is noted that these policies state that climate change measures shall be incorporated where feasible or where appropriate.
6.48	The policy also sets out measures to maximise opportunities to incorporate sustainable design features. The current site has zero biodiversity value. The new proposal will remove large areas of hardstanding and introduce soft landscaping to increase the overall biodiversity of the site and help with water attenuation during periods of heavy rainfall. This is compliant with Policies ENV2 and ENV3.
	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

6.49	<p>site. The proposal includes measures to assist with the drainage system to make it more sustainable. This includes the removal of large areas of hardstanding and the introduction of soft landscaping to help with water attenuation during periods of heavy rainfall. These SuDS measures are considered acceptable.</p> <p>The proposal is considered acceptable having regard to Policy ENV5.</p>
6.50	
<b>7.0</b>	<b>Recommendation</b>
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	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, including outstanding response from Environmental Health, provided that they are not substantive.
8.0	<p><b>DRAFT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission.</li> </ol> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> <li>2. The development hereby permitted shall not be occupied unless sound mitigation measures are installed so that internal noise levels as stated below are not exceeded within habitable rooms. Where closed windows are required to achieve these internal levels, then an alternative means of ventilation must be provided which meets, as a minimum, the sound reduction performance required by the windows. In the case of active or mechanical ventilation the applicant must ensure that the operation of the ventilation system does not result in internal noise in excess of the below stated levels: <ul style="list-style-type: none"> <li>• 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, if required with the windows closed and alternative means of acoustic ventilation provided.</li> <li>• 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, if required with the windows closed and alternative means of acoustic ventilation provided.</li> <li>• 45 dB L<sub>Amax</sub> more than 10 times between 23:00hrs and 07:00hrs within any bedroom, if required with the windows closed and alternative means of ventilation provided. The measures required shall be thereafter retained at all times.</li> </ul> </li> </ol> <p>Reason: In the interests of residential amenity.</p> <ol style="list-style-type: none"> <li>3. The separating ceiling/floor between the ground floor retail unit and the first floor of the HMO and the separating wall between the ground floor retail unit and the ground floor of the HMO shall be so constructed to ensure sufficient sound reduction so that the internal noise levels within habitable rooms (detailed within condition 2) are not exceeded.</li> </ol> <p>Reason: In the interests of residential amenity</p>

4. The hereby approved ground floor retail unit shall not operate outside the hours of 07:00hrs- 23:00hrs.

Reason: In the interests of residential amenity.

5. Deliveries and collections by commercial vehicles to the ground floor retail unit shall only be made between 07:00hrs and 23:00hrs Monday to Saturday and at no time on Sundays.

Reason: In the interests of residential amenity.

6. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.

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 and soft landscape areas and works shall be permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, and to promote sustainable drainage. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.

7. Notwithstanding the submitted details no external facing or roofing materials 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.

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

8. 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.

9. 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>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>10. 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>
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## Development Management Officer Report Committee Application

Summary	
<b>Application Ref:</b> LA04/2024/1584/F	<b>Committee Meeting Date:</b> 13 May 2025
<b>Proposal:</b> Subdivision of 6No. bed shared dwelling to provide 3No. self contained flats, with demolition of single storey rear return and erection of two storey rear extension to provide 1no self contained flat.	<b>Location:</b> 21 Skegoneill Avenue, Belfast, BT15 3JP
<b>Referral Route:</b> Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by an Elected Member.	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Chris Graham 37-41 May Street Belfast BT1 4DN	<b>Agent Name and Address:</b> Cathal McGuigan Surveyor House, 7 Balloo Court Balloo Drive Bangor BT19 7AT
Date valid: 14 <sup>th</sup> October 2024	
Target date: 27 <sup>th</sup> January 2025	
Contact officer: Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  <p>This application seeks full planning permission for subdivision from a 6 bed dwelling to 3 self-contained flats, with a two storey rear extension to provide 1 more flat. The site is located at 21 Skegoneill Avenue. The 3 flats to be contained in the original house will each be one-bed / 1 person and the flat in the rear extension will be 1 bed / 2 person.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• The principle of apartments at this location</li> <li>• Impact on the character and appearance of the Glandore Gardens draft ATC</li> <li>• Layout/Design</li> <li>• Private amenity/landscaping</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection</li> </ul> <p>4 objections have been received with the issues raised addressed within the main report.</p> <p>Councillor Brónach Anglin requested that the application is reported to the Planning Committee for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Significant public Interest.</li> <li>2. Concerns relating to congestion and parking.</li> </ol> <p>Officers consider that the scheme will not be harmful in terms of traffic, parking, impact on amenity of the surrounding area or the Glandore Gardens Draft Area of Townscape Character.</p>	

**Recommendation**

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.

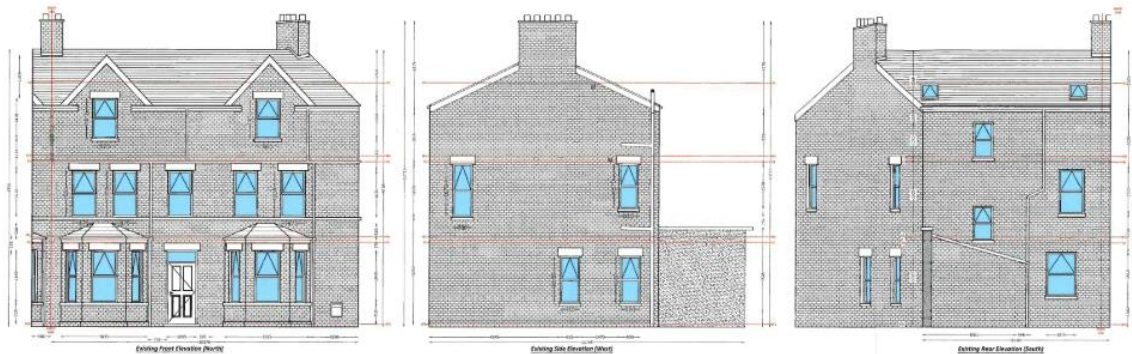


Officer Report	
1.0	Drawings
1.1	Site Location



Existing Elevations

No. 21 Skegoneill Avenue, Belfast  
6B/HMO

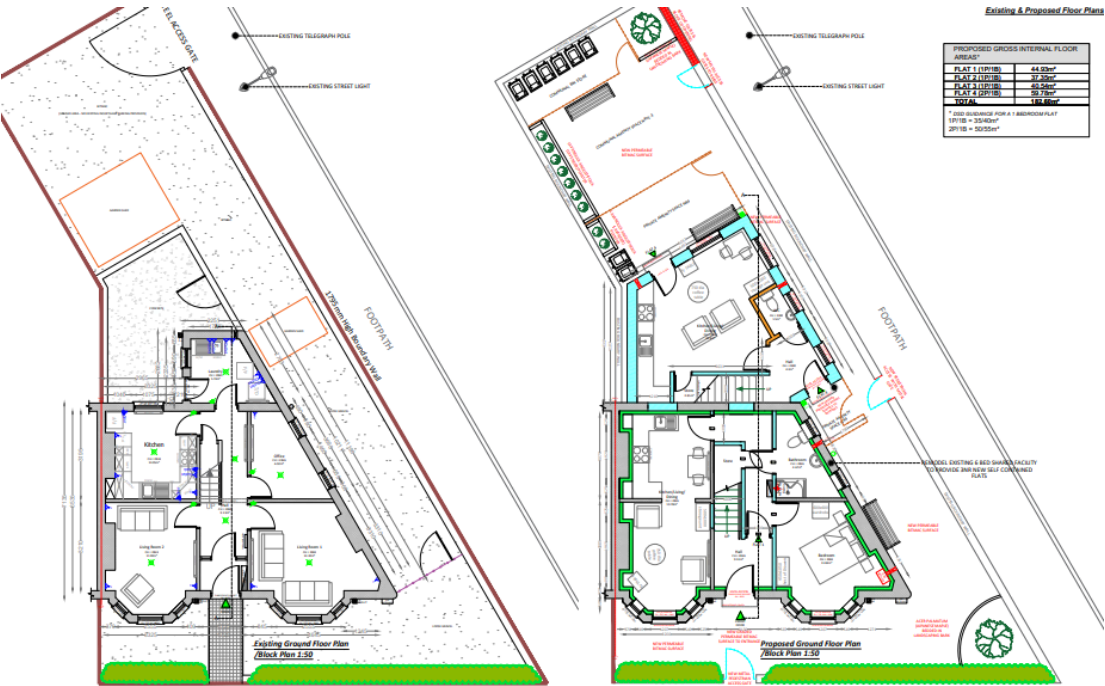


Proposed Elevations

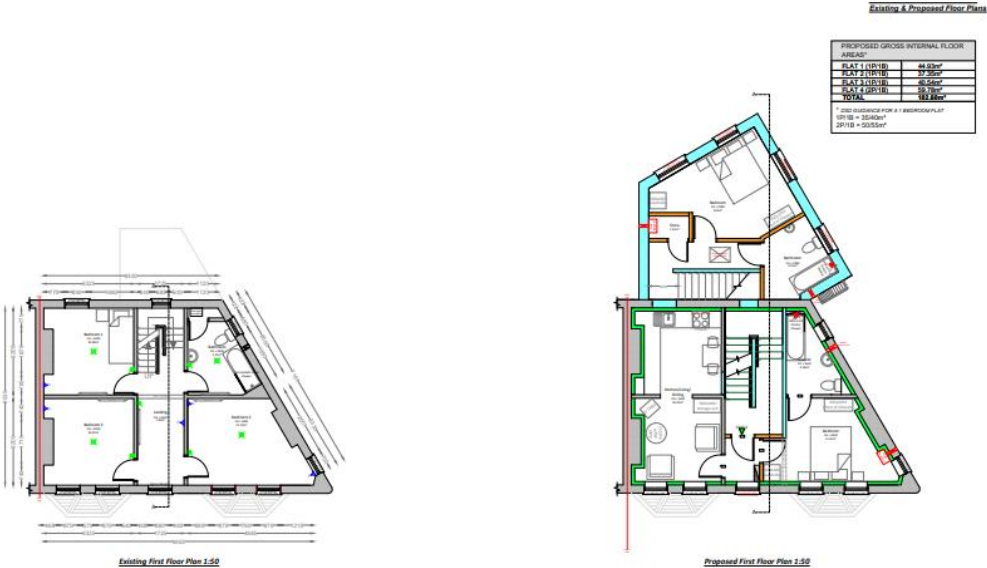
No. 21 Skegoneill Avenue, Belfast  
6B/HMO



Existing / Proposed Site Layout and Ground Floor Plans



Existing / Proposed First Floor Plans







<b>5.0</b>	<b>Consultations and Representations</b>
5.1	<p><b>Statutory Consultations</b></p> <p>DfI Roads – No objections</p> <p><b>Representations</b></p>
5.2	<p>The application has been advertised and neighbours notified. The Council has received 4 letters of objection. The issues raised in the objections are summarised as follows:</p> <ol style="list-style-type: none"> <li>1. Parking, traffic, road safety.</li> <li>2. Waste and refuse collection</li> <li>3. Adverse impact on the sewage network</li> <li>4. Anti-social behaviour/noise</li> <li>5. Adverse visual impact/anti-social behaviour/noise pollution</li> <li>6. Fly tipping</li> <li>7. Issues with property to the rear</li> <li>8. Overdevelopment</li> <li>9. Loss of light to adjacent property</li> </ol> <p>Issues 1-5 are addressed in the main body of the report.</p> <p>Additional points are considered as follows:</p> <p>6. Fly tipping in the rear alleyway – The proposal is not directly related to fly tipping in the rear alleyway and is a separate issue. Private bin space is provided on site for all residents.</p> <p>7. Issues with property to the rear – This is not a material consideration and is outside the remit of this application.</p> <p>8. Overdevelopment – The current property hosts 6 people. The proposal seeks to sub divide this into 4 flats, accommodating 5 people. Therefore, there is no intensification or overdevelopment occurring on the site.</p> <p>9. Loss of light to adjacent property – The rear gardens of the terraced row are south facing meaning they will enjoy sunlight for most of the day. The extension itself is angled away from the adjacent property meaning loss of sunlight will not be exacerbated unacceptably.</p>
<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
6.1	<b>Development Plan Context</b>
6.2	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.
6.3	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.
6.4	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the

	statutory local development plan ("Departmental Development Plan") until the Local Policies Plan is adopted.
6.5	<p><b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).</p>
6.6	<p><b>Proposals Maps</b> – 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 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. The site is located within the settlement development limit in the BUAP and is not zoned for any use. The site is not located in a Housing Policy Area or a HMO Development Node in the Belfast HMO Subject Plan 2015.</p> <p><b>Relevant Planning Policies</b></p>
6.7	<p>The following policies in the Plan Strategy are relevant to consideration of the application.</p> <ul style="list-style-type: none"> <li>• HOU2 – Windfall Housing</li> <li>• HOU4 – Density of Residential development</li> <li>• HOU7 – Adaptable and accessible accommodation</li> <li>• HOU11 – Intensive housing nodes</li> <li>• RD1 – New residential developments</li> <li>• RD3 – Conversion or sub-division of existing buildings for residential use</li> <li>• DES 1 – Principles of urban design</li> <li>• TRAN8 – Car parking and servicing arrangements</li> <li>• ENV1 – Environmental quality</li> <li>• BH3 – Area of townscape character</li> </ul> <p><u>Supplementary Planning Guidance</u></p>
6.8	<p>Residential Design Placemaking and Urban Design Sustainable Drainage Systems (SuDS) Transportation Waste Infrastructure</p> <p><b>Key Issues</b></p>
6.9	<p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> <li>• The principle of apartments at this location</li> <li>• Design</li> <li>• Impact on the character and appearance of the Glandore Gardens draft ATC</li> <li>• Impact on residential amenity</li> <li>• Private amenity/landscaping</li> <li>• Traffic, Parking and Access</li> </ul>

	<ul style="list-style-type: none"> <li>• Waste and refuse collection</li> </ul>
	<p><b>The principle of apartments in this location</b></p>
6.10	<p>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'.</p> <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"> <li>• <b>The site is suitable for housing</b> – the site is a sustainable location and considered suitable in principle for housing.</li> <li>• <b>The location is accessible and convenient to public transport and walking cycle infrastructure</b> – the site accessible to public transport and close to cycling / walking routes and is highly accessible to shops, services, and amenities.</li> <li>• <b>Provision is made for any additional infrastructure required as a result of the development</b> – suitable infrastructure is in place to support the proposal.</li> </ul>
6.11	<p>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.</p>
6.12	<p>The proposal is considered compliant with policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.</p>
6.13	<p>The existing building is in excess of 150 sqm and therefore satisfies criterion c. RD3 of Policy RD3.</p> <p><b>Housing density</b></p>
6.14	<p>Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.</p>
6.15	<p>The proposal is for 4 residential units in a location where the average density should be between 75-150 dwellings per hectare (ha). The site area is 0.02 ha therefore the proposed development equates to a density of 200 units per ha, which is not compliant with Policy HOU4. However, the policy refers to the average over the entire inner city area. The immediate area contains lower density residential development in the form of houses with gardens which is less than the average for the area and thus acts as a counterbalance to the higher density of the proposal. The acceptability of the proposal should depend on other planning considerations, set out below.</p> <p><b>Proposed demolition</b></p>
6.16	<p>The proposal includes demolition of a small single storey return to accommodate the proposed extension. This existing return is largely screened from public view by a 2m approx. high wall and as such there is no public views of it other than a glimpse of its roof. It is also likely that this is not part of the original house. Policy BH3 states that demolition will only be accepted where the original building makes no material contribution to the ATC and its replacement will enhance the area. The design of the replacement return is covered in the succeeding paragraph.</p>

	<p><b>Design</b></p>												
6.17	<p>The proposed two-storey extension will breach the building line along Glandore Drive. However, this is a corner site and the dwelling 18A Glandore Avenue at the corner of Glandore Drive and Glandore Avenue on the other end of this street also breaches the same building line. The two-storey height is in keeping with two-storey returns of the other dwellings within the adjoining terrace. The overall scale, form massing and finish materials is considered subordinate and not out-of-keeping with the character of the host building and the surrounding area. This is considered to be compliant with the relevant design criteria in policies DES1, RD1, RD3 and BH3.</p> <p><b>Impact on residential amenity</b></p> <p><i>Internal Layout:</i></p>												
6.18	<p>The proposal would provide a quality and sustainable residential environment in that all habitable rooms in the dwelling have access to natural light and an attractive outlook. No units are located wholly in the rear of the property without safe and secure access from the front door of the building. All units are self-contained.</p>												
6.19	<p>The proposed three 1-bed / 1-person flats would each have an internal living space exceeding the minimum requirement of 35 sqm as set out in Appendix C of the Plan Strategy. The 1-bed / 2-person flat would have an internal space exceeding the minimum 50 sqm space standards set out in Appendix C of the Plan Strategy. The internal space for each unit is illustrated in the table, below:</p> <table><tr><th colspan="2">PROPOSED GROSS INTERNAL FLOOR AREAS*</th></tr><tr><td>FLAT 1 (1P/1B)</td><td>44.93m<sup>2</sup></td></tr><tr><td>FLAT 2 (1P/1B)</td><td>37.35m<sup>2</sup></td></tr><tr><td>FLAT 3 (1P/1B)</td><td>40.54m<sup>2</sup></td></tr><tr><td>FLAT 4 (2P/1B)</td><td>59.78m<sup>2</sup></td></tr><tr><td>TOTAL</td><td>182.60m<sup>2</sup></td></tr></table>	PROPOSED GROSS INTERNAL FLOOR AREAS*		FLAT 1 (1P/1B)	44.93m <sup>2</sup>	FLAT 2 (1P/1B)	37.35m <sup>2</sup>	FLAT 3 (1P/1B)	40.54m <sup>2</sup>	FLAT 4 (2P/1B)	59.78m <sup>2</sup>	TOTAL	182.60m <sup>2</sup>
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TOTAL	182.60m <sup>2</sup>												
6.20	<p>This satisfies the relevant criteria in Policy RD1 and RD3</p> <p><i>Impact on Neighbours:</i></p>												
6.21	<p>There is ample separation distance between the proposal and neighbouring residential properties. The positioning of the extension, its scale and massing, its corner site position, existing boundary treatments and the orientation of the site in relation to neighbouring residential properties will also ensure that there will be minimal conflict with residential amenity in respect of overshadowing, loss of light, overlooking, and dominance. This satisfies Policy DES1 criterion j. and Policy RD1 criteria a. and b.</p> <p><i>Open space and outdoor amenity provision:</i></p>												
6.22	<p>Policy RD1 criterion (d) requires new residential development to make provision for appropriate open space. <i>Creating Places</i> advocates external private amenity space of between 10 and 30 sqm per residential apartment unit. 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. Open space is to be provided as communal with a total of 50sqm, averaging 12.5sqm per unit. This is greater than the</p>												



	<p>minimum standard of 10sq/m as per the guidance. This is in keeping with the character of the ATC which is defined by dwellings with small enclosed rear yards for amenity space. This is compliant with the relevant criteria in Policy RD1 and DES1.</p> <p><b>Traffic, Parking and Access</b></p>
6.23	<p>No in-curtilage parking is proposed and as such the development will rely wholly on on-street parking. A Parking Survey has been submitted that demonstrates sufficient availability of on-street car parking. DfI Roads has been consulted and is content. This satisfies Policy TRAN 8.</p> <p><b>Adaptable and Accessible accommodation</b></p>
6.24	<p>HOU 7 advises that “All new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life, maximising the ability of occupants to remain in their homes and live independently for as long as possible”.</p>
6.25	<p>Criteria A – Parking surface “Parking provision should have a firm surface and provide level or gently sloping access to the main entrance of the property”. No on site parking is provided. DFI Roads are content that on street parking is sufficient.</p>
6.26	<p>Criteria B - Entrances “Main entrances should be sheltered from the weather”. All entrances will be provided with duo-pitched canopies supported by hardwood gallow brackets and finished with man-made slates to match main roof and new extension.</p>
6.27	<p>Criteria C – Living and Dining Space “Permanent living space or dining space should be provided within or in addition to a kitchen at entrance level”. Permanent living space or dining space is provided within or in addition to a kitchen at the entrance level of each flat.</p>
6.28	<p>Criteria D – Entrance Level W/C “Accommodation should provide entrance level WC with space to provide an accessible shower in the future is required.” Accommodation provides an entrance level WC to all flats.</p>
6.29	<p>Criteria E – Accessible Bathroom “An accessible bathroom should be provided on the same floor as the main bedroom”. An accessible bathroom is provided on the same level as the main bedroom in all flats.</p>
6.30	<p>Criteria F – Glazing “Glazing in the principal living space should be sited to enable outlook when seated”. Glazing in the principal living space is sited to enable outlook when seated.</p>
6.31	<p>The proposal is considered to be complaint with Policy HOU7.</p> <p><b>Waste and Refuse Collection</b></p>
6.32	<p>Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste, and is designed to not be visible from the amenity space / public realm.</p>
6.33	<p>The rear amenity space will continue to host the bins as before and will provide a new communal bins store.</p>

6.34	Bin storage requirements are set out in the SPG which is calculated as follows: The weekly waste calculation for residential is 70L+30L per bedroom. Therefore, the weekly requirement for a 1 bed apartment is 70L+30L. So, for 4x1 bed units this will be 4 x (70+30) = 400L. Collection is biweekly so this will be 400 x 2 = 800L.
6.35	This is further broken down into categories: 10% organic waste; 55% dry waste; and 35% general waste.
6.36	The proposal has adequate amenity space to accommodate bin storage requirements. This complies with Policy RD3 (b) and DES1 (k).
	<b>Wastewater infrastructure</b>
6.37	NI Water as the statutory authority has no objection to the proposal.
	<b>Climate Change</b>
6.38	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.
6.39	The proposal retains the existing building consistent with the aim of Policy ENV2 which seeks to avoid demolition where feasible.
6.40	The applicant has provided details on the various sustainable design features which will be incorporated into the development.
6.41	The policy also sets out measures to maximise opportunities to incorporate sustainable design features. 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. These sustainable measures shall be secured by condition. This is compliant with Policies ENV2 and ENV3.
6.42	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. Permeable asphalt hard standings to be installed to provide full or partial infiltration (suitable solution to be confirmed following ground tests on site). Full infiltration allows all water entering the surface to infiltrate into the existing underlying ground. Where low permeability ground conditions are confirmed by testing a partial infiltration system will be adopted allowing excess run off to be attenuated or discharged into a suitable drainage system. Trees and planters to be included to assist drainage. These SuDS measures are considered acceptable. The proposal is considered acceptable having regard to Policy ENV5.
	<b>Landscaping</b>
6.43	The rear garden will be laid in permeable bitmac surface with a raised planter bed along the common boundary between the site and the adjoining adjacent property. A tree is also to be planted at the rear boundary. There is a street tree in close proximity to the location of the extension, but this is considered to be far enough distance away to prevent root damage. An existing boundary wall that is to be retained will act as both a root barrier and protective fence to this tree.

<b>7.0</b>	<b>Recommendation</b>
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	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 that they are not substantive.
<b>DRAFT CONDITIONS:</b> <ol style="list-style-type: none"> <li>The development hereby permitted must be begun within five years from the date of this permission.</li> </ol> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> <li>No external facing or roofing materials 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.</li> </ol> <p>Reason: In the interests of the character and appearance of the area</p> <ol style="list-style-type: none"> <li>All soft landscaping works shall be carried out in accordance with details on the approved ground floor plan / block plan, drawing no. 07A, published to the Planning Portal on 25 March 2025. 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.</li> </ol> <p>Reason: In the interests of residential amenity and to assist with mitigating climate change.</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p> <ol style="list-style-type: none"> <li>The development hereby approved shall not be occupied unless the measures to mitigate climate change have been implemented in accordance with Climate Change Statement, dated April 2024. The climate change measures shall be retained in accordance with the approved details at all times.</li> </ol> <p>Reason: To mitigate and/or adapt to climate change.</p>	

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## Development Management Report Committee Application

Summary	
<b>Committee Date:</b> 13 <sup>th</sup> May 2025	
<b>Application ID:</b> LA04/2024/0267/F	
<b>Proposal:</b> Change of Use from Dwelling to 6no bed/ 6 person HMO (amended description)	<b>Location:</b> 11 Friendly Way, Belfast BT7 2DU
<b>Referral Route:</b> Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by Elected Member (Cllr Conor McKay)	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Jorge Herrero 11 Friendly Way Belfast	<b>Agent Name and Address:</b> Ally Olphert Create Architecture Blick Studios 46 Hill Street Belfast BT1 2LB
<b>Date Valid:</b> 15/02/2024	
<b>Target Date:</b> 30/05/2024	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer	
<p><b>Executive Summary:</b> This application seeks full planning permission for Change of use from a 5-bed dwelling (use class C1) to a 6-bed/ 6 person House of Multiple Occupancy (Sui Generis use class). The site is located at 11 Friendly Way.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character and appearance of the surrounding area.</li> <li>• Impact on residential amenity</li> <li>• Traffic, parking and access</li> <li>• Waste and refuse collection</li> </ul> <p>289 objections have been received with the issues raised addressed within the main report.</p> <p>The application has been called in for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Significant public interest.</li> <li>2. Concerns relating to amenity, parking and precedent for other HMOs in the area.</li> </ol>	

The scheme is compliant with Policy HOU10 in that the 10% threshold for HMOs on Friendly Way has not yet been reached. The applicant has demonstrated that there is sufficient provision for bin storage whilst retaining adequate amenity space. Officers consider that the scheme will not be harmful in terms of traffic, parking, impact on amenity of the surrounding area.

**Recommendation**

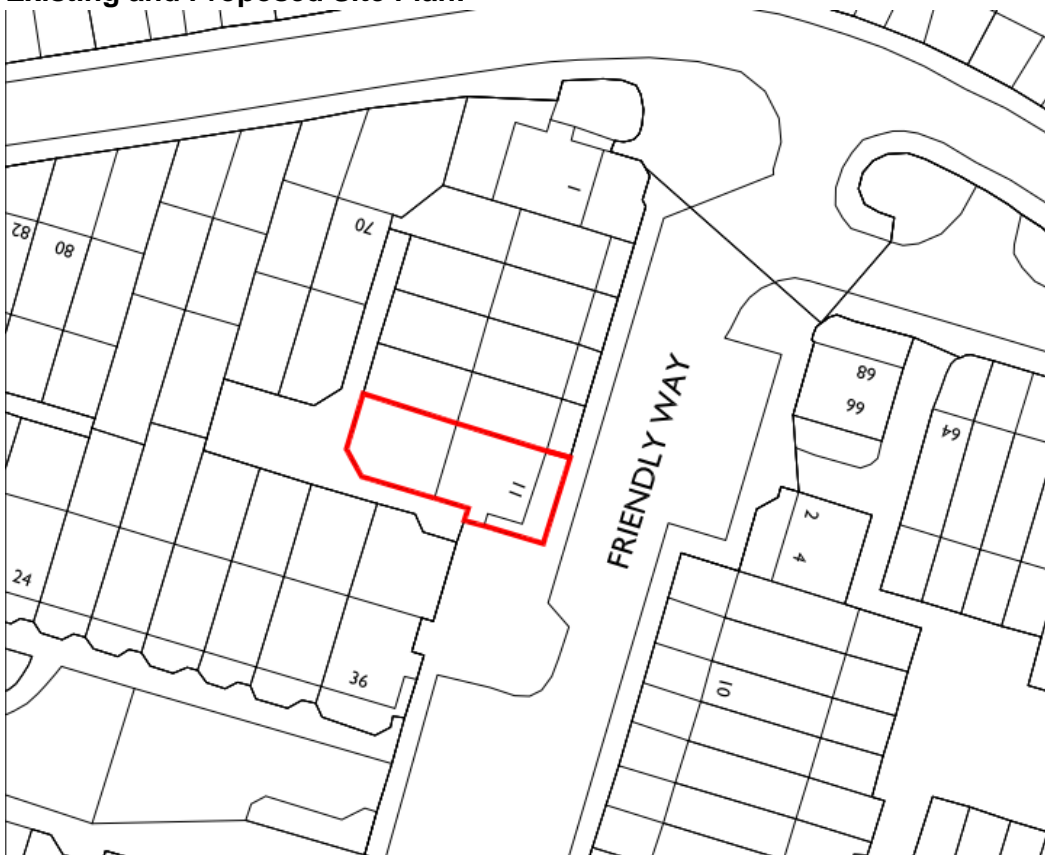
Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.

## DRAWINGS AND IMAGERY

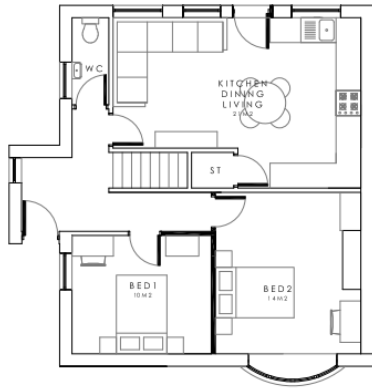
### Site Location Plan:



### Existing and Proposed Site Plan:



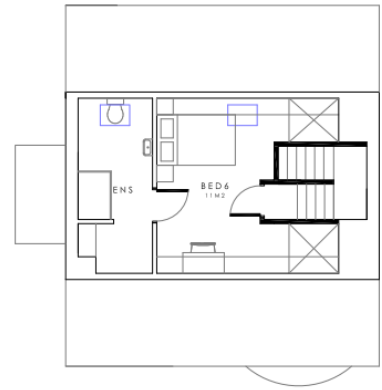
## Proposed Floor Plans:



PROPOSED GROUND FLOOR  
1:100



PROPOSED FIRST FLOOR  
1:100

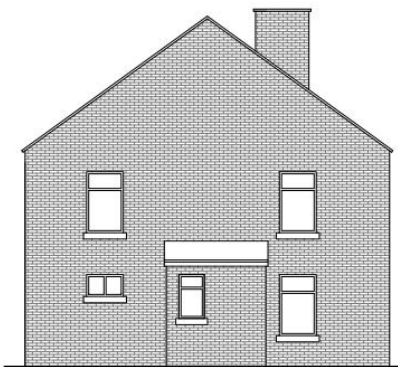


PROPOSED SECOND FLOOR  
1:100

## Proposed Elevations:



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	The application site is located at 11 Friendly Way. The property is a 2 and a half storey residential end terraced property. There is a small, enclosed amenity space to the rear of the building. The immediate area is predominantly residential characterised by terrace dwellings finished in red brick.
1.2	The site falls within the development limit as set out in the BUAP 2001 and draft BMAP 2015. The site falls within a Protected City Centre Housing Area within Draft BMAP.
1.3	The site does not fall within any of the existing HMO Policy Areas or Development Nodes as designated in the Belfast HMO Subject Plan 2015.
	<b>Description of Proposed Development</b>
1.4	The application is seeking full planning permission to change the of use from a dwelling (class C1) to a 6-bed/ 6 person HMO (suis generis).
<b>2.0</b>	<b>PLANNING HISTORY</b>
2.1	There is no relevant planning history pertaining to the site.
<b>3.0</b>	<b>PLANNING POLICY</b>
3.1	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies</i></p> <ul style="list-style-type: none"> <li>• Policy SP1A – managing growth and supporting infrastructure delivery</li> <li>• Policy SP2 – sustainable development</li> <li>• Policy SP3 – improving health and wellbeing</li> <li>• Policy SP5 – positive placemaking</li> <li>• Policy SP6 – environmental resilience</li> <li>• Policy SP7 – connectivity</li> </ul> <p><i>Operational Policies</i></p> <ul style="list-style-type: none"> <li>• Policy SD2 – Settlement Areas</li> <li>• Policy HOU10 - Housing Management Areas</li> <li>• Policy RD1 – New residential developments</li> <li>• Policy TRAN8 – Car parking and servicing arrangements</li> <li>• Policy ENV1 – Environmental quality</li> <li>• Policy OS3 – Ancillary open space</li> </ul> <p><u>Supplementary Planning Guidance</u></p> <ul style="list-style-type: none"> <li>• Residential Design</li> <li>• Placemaking and Urban Design</li> <li>• Transportation</li> </ul>

	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b></p> <p>Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other Material Considerations</b></p> <p>Developer Contribution Framework (2020)  <i>Belfast Agenda</i> (Community Plan)</p>
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – No objections</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p>No non-statutory consultations required.</p>
4.3	<p><u>Representations</u></p> <p>The application has been advertised and neighbours notified. The Council has received 289 letters of objection. The issues raised in the objections are summarised as follows:</p> <ol style="list-style-type: none"> <li>1. Waste management</li> <li>2. Parking and traffic</li> <li>3. Impact on the character of the area</li> <li>4. Inadequate living space</li> <li>5. Safety and security issues</li> <li>6. Noise and Anti-social behaviour</li> </ol> <p>Issues 1-4 are addressed in the main body of the report.</p> <p>The additional points are considered as follows:</p> <ol style="list-style-type: none"> <li>5. Safety and security issues</li> </ol> <p>This is not a material consideration. Any issues regarding safety and security issues and is outside the remit of planning and relevant bodies such as the PSNI should be contacted if these issues escalate.</p>

	<p>6. Noise and Anti-social behaviour</p> <p>The HMO licensing scheme is in place to regulate HMOs. An anti-social behaviour plan will therefore be in place, and it is the landlord's responsibility to ensure compliance with licensing requirements. Tenants also have responsibilities to make sure the landlord can carry out their duties. The Northern Ireland House of Multiple Occupancy Unit (NIHMO) within BCC has developed a guide highlighting ways to tackle antisocial behaviour linked to their properties. The guide provides preventative measures that landlords can take to manage antisocial behaviour, highlights how to demonstrate compliance by record keeping and intervention, and details how to develop an antisocial behaviour plan. The HMO legislation in Northern Ireland has the potential to have a positive impact on the lives of those living in HMOs, the owners of HMOs, and the residents surrounding HMO properties.</p> <p>Environmental Health and the PSNI are the appropriate bodies to deal with noise issues and antisocial behaviour.</p>
<b>5.0</b>	<b>PLANNING ASSESSMENT</b>
<b>5.1</b>	<p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection.</li> </ul>
<b>5.2</b>	<p><b>Development Plan Context</b></p> <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>
<b>5.3</b>	<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>
<b>5.4</b>	<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><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).</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 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>
5.7	<p><b>Belfast Urban Area Plan 2001</b> – The site is located within the settlement development limit and is not zoned for any use.</p>
5.8	<p><b>Belfast Metropolitan Area Plan 2015 (2004)</b> – the site is zoned as a “Protected City Centre Housing Area” within the settlement development limits of Belfast.</p>
5.9	<p><b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is also zoned as a “Protected City Centre Housing Area” within the settlement development limits of Belfast. The site is not located in a Housing Policy Area or an HMO Development Node in the Belfast HMO Subject Plan 2015.</p>
5.10	<p><b><u>The principle of an HMO at this location</u></b></p> <p>The site is outside both Housing Policy Areas and development nodes as designated in the Belfast HMO Subject Plan 2015. Policy HOU10 of the Plan Strategy is applicable and states that:</p> <p><i>‘Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street’.</i></p>
5.11	<p>The justification and amplification text to Policy HOU10 confirms at paragraph 7.1.66 that the level of HMOs outside a HMA will be measured by adding together:</p> <ol style="list-style-type: none"> <li>1. The number of HMOs recorded under the HMO Licensing scheme; and</li> <li>2. The number of planning approvals for HMOs not yet licensed, with the total then divided by the total number of dwelling units within the street. If a street is longer than 600, the total number of dwellings in the street will relate to the total properties within 300m either side of the property on the street.</li> </ol>
5.12	<p>According to the LPS Pointer Address database, there are 20 domestic properties on Friendly Way. This would allow for 2 HMO properties on Friendly Way before the 10%</p>

threshold would be exceeded. According to our records there are no HMOs on Friendly Way. The proposal for a change of use from dwelling to HMO would not result in an exceedance of the 10% threshold and is therefore considered compliant with Policy HOU 10 and is acceptable in principle at this location.

5.13

Officers consider that this scheme is compliant with relevant policy for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.

5.14

Paragraph 7.1.69. of HOU10 states that in all cases, intensive forms of housing whether within or outside HMAs will still be carefully assessed against the relevant criteria set out in Policies RD1, RD2 and RD3. The assessment of the proposal against these policies is set out below.

5.15

**Impact on residential amenity**

The property is a 2 and a half storey dwelling and is of sufficient size to accommodate an HMO, comfortably providing accommodation for 6 people whilst still meeting the space standards. The proposal complies with the HMO space standards for a 6-bed HMO as set out within Belfast Local Development Plan: 2035. The proposal would provide a quality and sustainable residential environment.

5.16

The total floor area for the proposed site is shown below along with the minimum requirements as set out within table C1 of Appendix C of the Belfast Local Development Plan.

6 Bedroom/ 6 Person HMO		
	Minimum Requirement	11 Friendly Way Measurement
Bedrooms Total	28sqm	65sqm
Bedroom 1 GF	6.5sqm	9.7sqm
Bedroom 2 GF	6.5sqm	13.1sqm
Bedroom 3 1 <sup>st</sup> Floorspace excludes ensuite	6.5sqm	11.9sqm
Bedroom 4 1 <sup>st</sup> Floorspace excludes ensuite	6.5sqm	10sqm
Bedroom 5 1 <sup>st</sup>	6.5sqm	10sqm
Bedroom 6 Attic (floorspace >1.5sqm in height)	6.5sqm	9.3sqm
Bedroom/ Living Room	33sqm	72.5sqm
Combined bedroom/living room/ kitchen	38.5sqm	85sqm
Kitchen	10sqm	12sqm
Combined Kitchen/ Dining Room	19.5sqm	20sqm
Combined Kitchen/ Living Room	19.5sqm	20sqm

5.17	Policy RD1 applies as set out above and states that ' <i>planning permission will be granted for new residential development where it is in accordance with general urban design policies and where it is demonstrated that the proposal:</i>
5.18	<p><i>a) Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas -</i></p> <p>Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in HOU10 and RD1 &amp; RD3. The HMO licensing scheme also seeks to ensure that landlords are compliant with regulations, such as the number of occupants and provision of sufficient bin storage.</p>
5.19	<p><i>b) Does not unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing, dominance, noise or other disturbance -</i></p> <p>Officers consider that the scheme will not give rise to any of the issues listed in criterion b. A door on the rear elevation is changing to a window but overlooking, loss of light, overshadowing and dominance will not be changing from what is existing. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.</p>
5.20	<p><i>c) Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure -</i></p> <p>There is sufficient space for cycle parking. Metro services are available along the East Bridge Street, a 2-minute walk from the property.</p>
5.21	<p><i>d) Provides appropriate open space -</i></p> <p>The existing rear amenity space is to be retained which is considered sufficient to serve the proposal.</p>
5.22	<p><i>e) Keeps hard surfacing to a minimum -</i></p> <p>No hard standing is proposed as part of this application.</p>
5.23	<p><i>f) Creates a quality and sustainable residential environment in accordance with the space standards set out in appendix C -</i></p> <p>The proposal exceeds the requirements set out in the space standards and provides a generous amount of living space for the occupants of the 6 bedrooms. The proposal therefore complies with the HMO space standards for a 6-bed HMO as set out within Belfast Local Development Plan: 2035.</p>
5.24	<p><i>g) Does not contain any units which are wholly in the rear of the property without direct, safe and secure access from the public street -</i></p> <p>All units have safe and secure access from the front door of the dwelling.</p>
5.25	<p><i>h) Ensures that living rooms, kitchens and bedrooms have access to natural light –</i></p> <p>All habitable rooms in the dwelling have access to natural light.</p>
5.26	<p>The LDP Plan Strategy seeks to facilitate sustainable housing growth in response to changing housing needs. Carefully managing the variety of house types, sizes and tenures will help to meet the diverse needs of all the community. This supports wider LDP aims of shaping quality and sustainable residential development, providing a mix of housing that create more balanced communities, increasing density without town cramming. HMOs are regulated by the relevant Policy set out in the LDP plan Strategy and the proposal has been found to comply with the relevant policies. This HMO comprises 6 bedrooms and will also be subject to the licensing process which will</p>

	determine how many persons the home can accommodate. HMOs can meet high demand for housing and the application site is located in an accessible location close to services and public transport. It is considered that the proposal would not undermine the availability of family housing in the area.
5.27	As indicated above, the HMO will further require to be licensed with Belfast City Council which requires the implementation of an anti-social behaviour plan, ensuring the HMO operator runs the property effectively.
5.28	The proposal is considered compatible with adjacent land uses. It would not harm the amenity of adjacent and nearby properties or result in unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight. The proposal is considered to comply with Policy RD 1.
5.29	Policy RD3 is applicable and states that planning permission will be granted for conversion or change of use of existing buildings for residential use where all the criteria in policy RD1 and all the additional criteria below are met:
5.30	<p>a) <i>Any units are self-contained</i> - This criterion is not applicable.</p> <p>b) <i>Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste, and is designed to not be visible from the amenity space / public realm</i> - Officers consider that this criterion is met (refer to sections 5.35-5.40 below)</p> <p>c) <i>The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling</i> – This criterion is not applicable to this proposal.</p> <p>d) <i>Conversions above commercial premises do not prejudice the commercial functions of the business</i> - This criterion is not applicable to this proposal.</p> <p>Taking account of the criteria set out above the proposal is considered to comply with Policy RD3.</p>
5.31	<p><b><u>Traffic, Parking and Access</u></b></p> <p>Officers acknowledge the objections to parking. DfI Roads have no objections to the scheme. Whilst the various policy requirements of HOU10 seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy.</p>
5.32	Policy TRAN8 – Car parking and servicing arrangements states that, ' <i>Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements</i> '. Existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development.
5.33	The site is in a sustainable location with regular bus services operating in close proximity and accessible to services and amenities in the local and wider area.
5.34	DfI Roads were consulted and have no objection to the proposal. A parking survey was submitted due to a number of objections being on the grounds of parking. It is considered the parking survey demonstrated sufficient parking capacity in the area.

	<p><b><u>Waste and Refuse Collection</u></b></p>
5.35	Objectors have raised concerns regarding waste management for the property and how this will impact the surrounding amenity space and public realm.
5.36	Policy RD3 criterion B applies, it states that adequate refuse storage space must be provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.
5.37	<p>The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI sets out typical weekly waste arisings for different types of development including HMOs. For an HMO, the typical weekly waste arising is 100L per bedroom plus 60L per dwelling. For the proposed 5-bed HMO this would equate to the typical production of 660L of waste per week. The total waste production is broken down into the following types of waste:</p> <ol style="list-style-type: none"> <li>1. 35% general waste (collected fortnightly),</li> <li>2. 55% recycling and</li> <li>3. 10% food waste (both 2. and 3 collected weekly).</li> </ol>
5.38	<p>The Council's Waste Management Unit has advised that the following waste containers would be required to serve the proposed HMO in line with the SPG and the Local Government Waste Storage Guide for NI.</p> <ol style="list-style-type: none"> <li>1. Black bins – 3 x black bins (3 x 180L) – sufficient for 2 weeks of general waste</li> <li>2. Recycling – 2 x recycling packs (6 x 55L) – collected weekly</li> <li>3. Food waste – 3 x food bins (3 x 23L) – collected weekly</li> </ol>
5.39	This policy is complied with. The disposal of waste is the responsibility of tenants and the landlord.
5.40	<p>The rear amenity space of the property is 46sqm. For each set of 3 bins (black bin, recycling pack and food caddy) in an enclosed yard 2.0 x 1.8m is required in a single row layout <math>2.0 \times 1.8\text{m} = 3.6\text{sqm} \times 3 = 10.8 \text{ sqm}</math>. The provision of 3 sets of bins would leave more than 36sm for amenity provision. The premises will therefore be served by the correct amount for a 6-bed HMO as set out in the Supplementary Planning Guidance whilst maintaining sufficient amenity space. Bin storage is also a licensing requirement and the Council's website states that "<i>during the period of the licence the licensee shall ensure that sufficient bins or other suitable receptacles are provided that are adequate for the requirements of each household occupying the HMO for the storage of refuse and litter pending their disposal in accordance with the Local Government Waste Storage Guide for Northern Ireland</i>". A condition is recommended to ensure bin storage is provided within the curtilage of the property.</p>
	<p><b><u>Impact on the sewage network</u></b></p>
5.41	There is no evidence that change of use from a dwelling to an HMO will cause any issues as the dwelling will continue to avail of the main sewage network like other houses in the street. As there is no evidence of significant impact on waste-water infrastructure, it has been unnecessary to consult NI Water as a statutory consultee.



<b>6.0</b>	<b>Recommendation</b>
6.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
6.2	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 that they are not substantive.
<b>7.0</b>	<p><b>DRAFT CONDITIONS</b></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. The development shall not be occupied for the use hereby approved unless a refuse and recycling storage area within the rear curtilage of the dwelling has been provided. This area must be sufficient to meet the requirements of the development and must be retained and managed at all times.</p> <p>Reason: To ensure adequate management of waste and in the interests of the amenities of the area.</p> <p><b>DRAFT INFORMATIVES:</b></p> <p>1. 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 <a href="mailto:planning@belfastcity.gov.uk">planning@belfastcity.gov.uk</a>.</p> <p>2. 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>3. The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other 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.</p>

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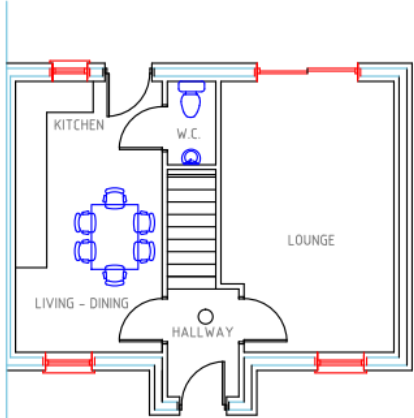
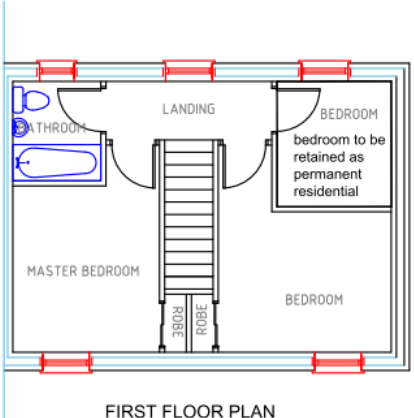
## Development Management Report Committee Application

Summary	
<b>Committee Date:</b> 13 <sup>th</sup> May 2025	
<b>Application ID:</b> LA04/2024/0095/F	
<b>Proposal:</b> Change of use from Dwelling to Short term let accommodation (retrospective)	<b>Location:</b> 3 Broadway Link, Belfast, BT12 6EX
<b>Applicant Name and Address:</b> Josef Bederna 3 Broadway Link, Belfast, BT12 6EX	<b>Agent Name and Address:</b> Matthew Johnson P J Design 2a Bridge Street LISBURN
<b>Referral Route:</b> Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by Elected Member (Cllr Gary McKeown)	
<b>Date Valid :</b> 17/01/24	
<b>Target Date:</b> 01/05/24	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<p><b>Executive Summary:</b></p> <p>The application seeks retention of a change of use from dwelling to short term let accommodation.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of a change of use to short term let at this location</li> <li>• Protection of existing residential accommodation</li> <li>• Character, Design &amp; Appearance</li> <li>• Impact on Amenity</li> <li>• Impact on established residential area</li> </ul> <p>The application was requested to be called in for the following reasons;</p> <p>“existing use as a short-term let without permission, the degree of community concern within this residential community, the reports below regarding the management to date of the property, and the existing express concern of the council of the impact of short-term lets in residential areas in close proximity to the city centre”</p> <p>Dfi Roads has offered no objection.</p> <p>61 letters of objection have been received, including a petition. 2 letters of support have been received.</p> <p>All representations and associated issues have been fully considered in the assessment of the proposal.</p> <p>The proposal complies with policy HOU3 and HOU13 of the Belfast Local Development Plan. The dwelling is not located within an HMA and retains permeant residential use on the site. It will not impact negatively on existing residential amenity, strengthens and diversifies short term let accommodation, is located close to public transport and within walking distance of a tourist attraction. Appropriate management arrangements will be sought via planning condition.</p>	

**Recommendation**

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

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

Planning Report	
Site Location Plan and Floor Plans	
	  <p>GROUND FLOOR PLAN</p>  <p>FIRST FLOOR PLAN</p>
1.0	<b>Characteristics of the Site and Area</b>
1.1	The site is situated at 3 Broadway Link, Belfast, BT12 6EX, a two storey semi-detached dwelling finished in red brick. To the rear of the site there is a small yard which provides storage for bins. The surrounding area is predominantly residential and is characterised by semi-detached red brick dwellings.
1.2	The site is located on un-zoned land in the draft Belfast Metropolitan Area Plan 2015 (dBMAP). The dBMAP zonings are currently still material until such time when the Local Polices Plan is formally adopted by Belfast City Council which will complement the now adopted Belfast Local Development Plan – Plan Strategy 2035 which was formally adopted on 2 <sup>nd</sup> May 2023.
	<b>Description of Proposal</b>
1.3	Retrospective change of use from dwelling to short term let accommodation

2.0	<b>Planning Assessment of Policy and Other Material Considerations</b>
2.1	<b>Site History</b>  No relevant planning history
3.1	<b>Planning Policy Framework</b>
3.2	Belfast Local Development Plan – Plan Strategy 2035 Policy HOU3 Policy HOU13 Policy DES1 Policy SP4 Strategic Planning Policy Statement for Northern Ireland
4.0	<b>Consultations and Representations</b>  <b>Statutory Consultations</b>
4.1	DFI Roads – No Objection  <b>Representations</b>
4.2	<p>The application has been advertised in local press and the relevant neighbours have been notified. The council received 61 letters of objection, 2 letters of support and 1 petition with 3 signatures. The key issues have been outlined below;</p> <ul style="list-style-type: none"> <li>• Incorrect ownership certificate completed</li> <li>• Inadequate Car parking</li> <li>• Proximity to tourist attraction</li> <li>• Out of Character</li> <li>• Waste Management</li> <li>• Security concerns</li> <li>• Noise and disturbance</li> <li>• Impact on community cohesion</li> <li>• Pest Control</li> <li>• Impact on available social housing/residential housing</li> <li>• Contrary to transfer deed agreement</li> <li>• Impact on rent and house prices</li> </ul>
4.3	<b>Case Officer Response</b>
4.4	<b>Incorrect ownership certificate completed</b> The Council became aware that the applicant did not own the property and leased it from their landlord. After correspondence with the agent and applicant a new application form was submitted to the Council on Monday 7 <sup>th</sup> April with the correct certificate completed.
4.5	<b>Inadequate Car Parking</b> Several objectors raised concerns about parking and congestion. The Council therefore consulted with DFI Roads, and no objection was raised. The Council also note that the application site is within close proximity to a number of transport links, with the closest bus stop

	being 0.1 miles away. This helps promote sustainable travel for visitors to the proposed short term let and will reduce reliance on the private car.
4.6	<p><b>Proximity to tourist attraction</b></p> <p>A tourist attraction is understood to be a place of interest that tourists visit, typically for its inherent or an exhibited natural or cultural value, historical significance, natural or built beauty, offering leisure and amusement. For the purposes of this policy, close proximity is defined in paragraph 7.1.85 of the Plan Strategy as walking distance, which is generally accepted as 1200 metres or 15-minute walking distance/time (which derives from the document “Institute of Highways and Transportation’s- Guidelines for Providing Journeys on Foot). This would mean that Windsor Stadium would be within reasonable walking distance from the application site.</p>
4.7	<p><b>Out of Character</b></p> <p>Objectors have stated that a short term let is not in keeping with the character of the area. The area was declared an ‘Urban Renewal Area’ (URA) in May 2008, triggering £100m of regeneration money which resulted in 580 homes knocked down and replaced with 270 new-build homes. Policy HOU3 of the Belfast Local Development Plan is in place to ensure that existing residential accommodation is protected. As the proposed short term let retains permanent residential use on the site it would be considered complementary to the surrounding residential uses and the proposed change of use is not considered to be out of keeping with the residential character of the area.</p>
4.8	<p><b>Waste Management</b></p> <p>Due to the absence of a management plan, the BCC planning have added a draft condition that will ensure the short-term let accommodation, if approved, shall not be occupied or operated unless a Management Plan has been submitted to and approved in writing by the Council. This management plan will include waste storage and collection information. If this is not adhered to by the applicant, they will be in breach the condition and potentially subject to enforcement action.</p>
4.9	<p><b>Security Concerns</b></p> <p>The proposed use is residential in nature and does not represent an intensification of use. The retention of permanent residential use (secured via condition) should in itself discourage any anti-social behaviour.</p>
4.10	<p><b>Nosie and Disturbance</b></p> <p>As stated above the retention of permanent residential use at the site should discourage anti-social behaviour. Ultimately any unacceptable noise levels or general disturbance would be a matter initially for Belfast City Council Environmental Health Department. A management plan will also be conditioned, the development will be managed in accordance with the approved plan, and this will include general behaviour of occupants and promotion of good practice.</p>
4.11	<p><b>Impact on Community Cohesion</b></p> <p>The Council support development that maximises opportunities to build strong, cohesive communities and that makes a positive contribution to good relations. This means considering how all communities may be affected by a development and ensuring that proposals help to improve community cohesion... where diverse groups of people are able to live and work in a safe, healthy and inclusive environment. The proposed short term let will in its very nature encourage diversification in the area.</p>
4.12	<b>Non-material planning considerations</b>

	<p>The issues below, all raised in submitted objections, are not considered material planning considerations and fall outside the remit of planning. The Council would therefore not make any comments on these matters.</p> <ul style="list-style-type: none"> <li>• Pest Control</li> <li>• Impact on available social housing/residential housing</li> <li>• Contrary to transfer deed agreement</li> <li>• Increase rents and house prices</li> </ul>
5.0	<p><b>Planning Assessment</b></p> <p><b><u>Main Issues</u></b></p>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of a change of use to short term let at this location</li> <li>• Protection of existing residential accommodation</li> <li>• Character, Design &amp; Appearance</li> <li>• Impact on Amenity</li> </ul> <p><b><u>Development Plan Context</u></b></p>
5.2	<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>
5.3	<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>
5.4	<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><b><u>Operational Policies</u></b></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p> <p><b><u>Proposals Maps</u></b></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 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.7	<p><b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land”.</p>



5.8	<b>Belfast Metropolitan Area Plan 2015 (2004)</b> – the site is un-zoned “white land”.
5.9	<b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is un-zoned “white land”.
	<b>Principle of change of use to short term let at this location</b>
5.10	The proposal seeks planning permission for a retrospective change of use from a dwellinghouse (C1 use class) to a short-term holiday let (Sui Generis use class).
5.11	Paragraph 7.1.19 of the Belfast Local Development Plan – Plan Strategy states that “short-term holiday accommodation falls outside of the residential use class”. Short-term let accommodation is commercial in nature and occupants change regularly, between 1–90-days. It is deemed an alternative form of tourist accommodation.
5.12	As the application site is distinguished as a dwelling house within an established residential area, key policy considerations are set out in HOU3 and HOU13 of the LDP. The final paragraph of policy TLC3: Overnight visitor accommodation, stipulates that proposals for holiday self-catering apartments, serviced apartments, or short term holiday lets will be considered under the short term let policy HOU13.
5.13	The proposal has been assessed against Policy HOU3 of the LDP – ‘Protection of existing residential accommodation’. Policy HOU3 has a general presumption in favour of the retention of residential stock for permanent occupation within Established Residential Areas. Appendix B provides the definition of an Established Residential Area as “residential neighbourhoods dominated by a recognisable form of housing styles with associated private amenity space or gardens.” The definition goes on to state that <i>“Within Belfast City, established residential areas often display a clear spatial structure. Building forms, plot sizes and shapes are sometimes similar with a well-defined pattern of local development. Properties may exhibit comparable design styles including common architectural detailing and treatments, and areas of both public and private amenity space can share an identifiable character. The overall spatial structure is often delineated by a clear network of streets and roads.”</i>
5.14	It is considered that the application site does fall within an established residential area, identified by a clear spatial structure with similar building forms, plot sizes and design styles. Policy HOU3 is therefore engaged and states that within Established Residential Areas planning permission will be granted for a change of use of existing dwellings for other uses where: <ul style="list-style-type: none"> <li>a. It is considered complementary to surrounding residential uses and will not result in any adverse effects on existing residential amenity; or</li> <li>b. The proposal is for community infrastructure considered necessary within the residential area. Criterion (b) does not apply given the proposal is not for community infrastructure.</li> </ul>
5.15	Paragraph 7.1.19 recognises that the focus of the policy is on ensuring a suitable supply of permanent residential accommodation for future residents of Belfast, and there is a risk that the use of permanent homes or apartments to provide short-term holiday accommodation could erode the sustainable supply of housing stock in the city. It is therefore considered that as this short term let retains permanent residential use (secured via condition), it is complementary to the surrounding residential uses in this location and the proposed change of use would be in compliance with criterion (a).
5.16	The proposal has also been assessed against Policy HOU13 of the LDP – ‘Short-term let accommodation’. The policy states:

5.17	<p>Policy HOU13 includes six criteria (a. – f.) which must be met for planning permission to be granted for a change of use to short-term let accommodation.</p> <p><i>Criterion (a) of HOU13 – The proposal strengthens and diversifies the range of short-stay visitor accommodation in the city.</i>  As the proposal adds an additional use to the area and offers more affordable self-catering accommodation for tourists and families visiting the city it is considered to comply with this criterion.</p> <p><i>Criterion (b) of HOU13- . It is accessible by public transport</i>  The site is located approximately 0.1 miles from Donegall Avenue bus stop. Broadway Link is serviced by public transport bus services and bus stop facilities. On balance the distance to public transport provision is considered reasonable and it is therefore considered that the proposal would satisfy this criterion.</p> <p><i>Criterion (c) of HOU13 - It is sited within an existing tourism cluster or in close proximity to a visitor attraction</i>  The applicant has not provided a list of attractions they consider to be within close proximity to the application site. However, BCC Planning note that Windsor Park is located approximately 0.4 miles from the application site. Having considered all the attractions in close proximity, it is concluded that the site is located within an existing “tourism cluster”, or “in close proximity” to a visitor attraction. The proposal therefore satisfies criteria c. of HOU13.</p> <p><i>Criterion (d) of HOU13. All proposals must demonstrate the ability to manage accommodation satisfactorily, the requirement for formal management plans will be judged on a case-by-case basis.</i>  The applicant has not provided a management plan to the council for consideration. However, if approved, a management plan will be secured via planning condition prior to occupation (as a short term let). This condition is detailed below:</p> <p><i>“The short-term let accommodation hereby permitted shall not be occupied or operated unless a Management Plan has been submitted to and approved in writing by the Council. The Management Plan shall provide for servicing arrangements, waste storage and collection, laundry, procedures for dealing with anti-social behaviour, code of conduct and complaints, guest capacity and management contacts. The short-term let accommodation shall not operate unless in accordance with the approved Management Plan.</i></p> <p>Therefore, the Council deem that the proposal meets criteria d. of HOU13.</p> <p><i>Criteria (e) of HOU13. The site is not located within a designated HMA (see policy HOU10), unless it can be demonstrated that the development is needed to meet a specific unsatisfied demand in that location</i>  The application site does not fall within a designated Housing Management Area (HMA) and therefore satisfies this criterion.</p> <p><i>Criteria (f) of HOU13. In the case of a change from permanent residential use, part of the property must be retained as permanent residential housing.</i>  The current lawful use is as a permanent residential dwelling. This criterion requires that part of the existing property is retained as permanent residential housing. For the purposes of this policy the unit of occupation should be considered as the individual planning unit such as the house or apartment unless a smaller planning unit can be distinguished both functionally and physically. The proposal satisfies criterion f. as part of the property has been retained as permanent residential housing. Drawing 01a uploaded to the public planning portal on 29/04/25 indicates</p>
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	<p>that one of the three bedrooms will be retained as permanent residential, therefore satisfying criterion f of HOU13.</p> <p><b>Character, Design &amp; Appearance</b></p> <p>5.18 This proposal seeks to regularise the change of use of the existing residential dwelling to a short-term holiday let.</p> <p>5.19 As this proposal involves no extensions or alterations to the principal building, there are no concerns from a design and appearance perspective. This element is therefore compliant with DES1 of the LDP.</p> <p><b>Impact on Amenity</b></p> <p>5.20 <i>As discussed above Criterion (d.) of HOU13. Requires that all proposals (for short term let accommodation) must demonstrate the ability to manage accommodation satisfactorily.</i> Although it has been acknowledged that the applicant has not provided a management plan to the council for consideration, one will be secured via planning condition prior to occupation, should planning approval be forthcoming.</p> <p>5.21 Notwithstanding the management of the property, the proposed use is residential in nature and does not represent an intensification. The retention of permanent residential use (secured via condition) should also, in itself, discourage any anti-social behaviour.</p> <p><b>Recommendation</b></p> <p>6.0 Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>6.1 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 that they are not substantive.</p> <p>6.2 All representations and associated issues have been fully considered in the assessment of the proposal.</p> <p>6.3 The proposal complies with policy HOU3 and HOU13 of the Belfast Local Development Plan. Where it protects existing residential amenity, strengthens and diversifies short term let accommodation, located close to public transport, within walking distance from a tourist attraction, appropriate management arrangements, not located within an HMA and retains permanent residential use.</p>
<p><b>1.0</b></p> <p><b>2.0</b></p>	<p><b>Conditions</b></p> <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 short-term let accommodation hereby permitted may not operate unless the bedroom as annotated on Drawing 01a is occupied by a person as their primary permanent residence, evidence of this should be submitted within one month of the date of this permission. For the</p>

3.0	<p>avoidance of doubt the annotated bedroom shall not be occupied as a second home or short term let accommodation. The Owner will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with.</p> <p>Reason: To maintain and increase the sustainable housing stock in the city, to support cohesive communities and to minimise the risk of adverse effects on nearby uses.</p> <p>Within one month of the date of this permission a management plan should be submitted and agreed with the council. The Management Plan shall provide for servicing arrangements, waste storage and collection, laundry, procedures for dealing with anti-social behaviour, code of conduct and complaints, guest capacity and management contacts. The short-term let accommodation shall not be occupied or operate unless in accordance with the approved Management Plan.</p> <p>Reason: In the interest of residential amenity.</p>
	<p><b>ANNEX</b></p> <p><b>Date Valid</b> 17/01/2024  <b>Date First Advertised</b> 16/02/2024  <b>Date Last Advertised</b> N/A</p>