

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



**Belfast
City Council**

7th August, 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, 12th August, 2025 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

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

2. Committee Site Visits

- (a) Note of Committee Site Visits (Pages 1 - 4)
- (b) Pre-emptive Site Visit: LA04/2024/2134/F - 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. - 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

3. Notification of Provision/Removal of Parking Bays

- (a) Removal at 10 Castlereagh Place (Pages 5 - 8)

4. **Notification from Statutory Bodies - Stopping Up Order**
 - (a) Proposed Stopping-Up at St Andrews Square West (Pages 9 - 12)
5. **Notifications from Statutory Bodies: Abandonment and Extinguishment**
 - (a) Abandonment at Exchange Street, Glencairn Road, Little Victoria Street, Maple Hill, Wandsworth Road (Pages 13 - 26)
6. **Notifications from Statutory Bodies: Experimental Traffic Control Scheme**
 - (a) Waiting Restrictions - Bedford Street (Pages 27 - 30)
7. **Planning Appeals Notified (Pages 31 - 36)**
8. **Planning Decisions Issued (Pages 37 - 76)**
9. **Live applications for Major Development (Pages 77 - 80)**
10. **Committee Decisions that have yet to issue (Pages 81 - 92)**
11. **Miscellaneous Reports**
 - (a) Listing of 174 Upper Malone Road and Gardner Robb Building, City Hospital, 51 Lisburn Road (Pages 93 - 100)
 - (b) Committee Review of Implemented Applications (Pages 101 - 102)
 - (c) Local Applications Subject to Objections from NI Water (Pages 103 - 108)
12. **Planning Applications previously considered**
 - (a) **LA04/2022/1046/F** - Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description). - 18 Annadale Avenue (Pages 109 - 148)
 - (b) **LA04/2024/1466/F** - Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear dormer. Change of use of first & second floor level and part of ground floor level to 6 bed / 6 person HMO (amended description and plans). - 41 Rosetta Road (Pages 149 - 170)
 - (c) **LA04/2024/1654/F** - Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui Generis) - 432 Falls Road (Pages 171 - 182)
 - (d) **LA04/2024/1865/O** - 3no. detached dwellings part 2 storey part 3 storey (amended plans) - Land between No 22 Squires View and Nos 57 and 59 Squires Hill Road (Pages 183 - 198)
 - (e) **LA04/2025/0122/F** - Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans) - Lands Between 14 and 16 Lancedean Road (Pages 199 - 216)

- (f) **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 (Pages 217 - 248)

13. **New Planning Applications**

- (a) **LA04/2025/0242/F** - 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 - 2 - 10 Botanic Avenue (Pages 249 - 266)
- (b) **LA04/2024/2077/F** - Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone and Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations and roof profile. (Change to Description). - Adelaide Business Centre 2-6 Apollo Road (Pages 267 - 282)
- (c) **LA04/2023/2868/F** - Section 54 application to vary condition 04 of Planning permission Z/1996/0985 to allow for the sale of convenience goods, non bulky comparison goods and bulky comparison goods. (Amended Description). - Lesley Retail Park, Unit 1 Boucher Road (Pages 283 - 292)
- (d) **LA04/2025/0537/F** - Proposed erection of drive through café (amended design to that approved under LA04/2021/2815/F) and retention of amended parking layout, landscaping finishes, switchroom unit and associated site works (amendments to that approved under LA04/2021/2815/F - no change to supermarket building). - Lands at access to Olympia Leisure Centre, directly opposite and approx. 70m east of Nos 9-15 Boucher Road (Pages 293 - 306)
- (e) **LA04/2025/0311/A** - Street Art directly on facade of Donegall Street Elevation - Telegraph Building, 124-144 Royal Avenue (Pages 307 - 314)

Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 24th June, 2025

1. **LA04/2025/0288/F** - Change of use from taxi passenger terminal, cafe, office and newsagent to a Homeless Day Centre, Category D1(B). The centre will provide meals, washing and changing facilities and an internal social amenity area for users. The centre will operate Monday, Tuesday, Wednesday and Thursday each week from 4:00 pm up until 10:00 pm (Amended Description) - Existing taxi passenger terminal and former retail unit located within **35a King Street**.

Members Present: Councillors T. Brooks, Carson and Murphy

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

The Members and the officers convened at 35a King 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 12:25 p.m.

2. **LA04/2024/1654/F** - Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui Generis) - **432 Falls Road**

Members Present: Councillors T. Brooks, Carson and Murphy

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

The Members and the officers convened at 432 Falls Road (12.45 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 1.10 p.m.

3. **LA04/2024/1865/O** - 3no. detached dwellings part 2 storey part 3 storey (amended plans) - Land between No 22 Squires View and Nos **57 & 59 Squires Hill Road**

Members Present: Councillors T. Brooks and Carson.

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

The Members and the officers convened at Squires Hill Road (1:25 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 1:35 p.m.

4. **LA04/2024/0570/F** - 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. - 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

Members Present: Councillors T. Brooks and Carson.

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

The Members and the officers convened at Summerhill Park (1.45 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 2.00 p.m.

5. **LA04/2024/0569/O** - Outline planning permission with all matter reserved for independent living (Use Class C3) units and up to 62no. assisted living units (Use Class C1), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping (amended description and plans). - Stormont hotel, **587 Upper Newtownards Road**

Members Present: Councillors T. Brooks and Carson.

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

The Members and the officers convened at Upper Newtownards Road (2.10 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 2.20 p.m.

6. **LA04/2025/0122/F** - Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans) - Lands Between **14 and 16 Lancedean Road**, Belfast, BT6 9QP

Members Present: Councillors T. Brooks and Carson.

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

The Members and the officers convened at Lancedean Road (2.25 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 2.35 p.m.

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Department for

Infrastructure

An Roinn

Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

Network Traffic Eastern Division

Mr John Walsh
Chief Executive
Belfast City Council
City Hall
BELFAST
BT1 5GS

Email: OfficeoftheChiefExecutive@BelfastCity.gov.uk

Hydebank House
4a Hospital Road
Ballydollahgan
BELFAST
BT8 8JL
Tel: 0300 200 7899
Fax: 028 90253220
Textphone number 02890540022
Email: Traffic.Eastern@infrastructure-ni.gov.uk

Being dealt with by: John McMullan
Direct Line 028 90 526255

Your reference:
Our reference: TM3 AB

31 July 2025

Dear Mr Walsh,

REMOVAL OF ACCESSIBLE/DISABLED PARKING BAY AT 10 CASTLEREAGH PLACE, BELFAST

I am writing to advise you that we propose to remove an accessible/disabled parking bay at 10 Castlereagh Place, Belfast (see attached plan). We have carried out a local informal consultation and have received no objections.

I would be grateful for your written comments to this proposal.

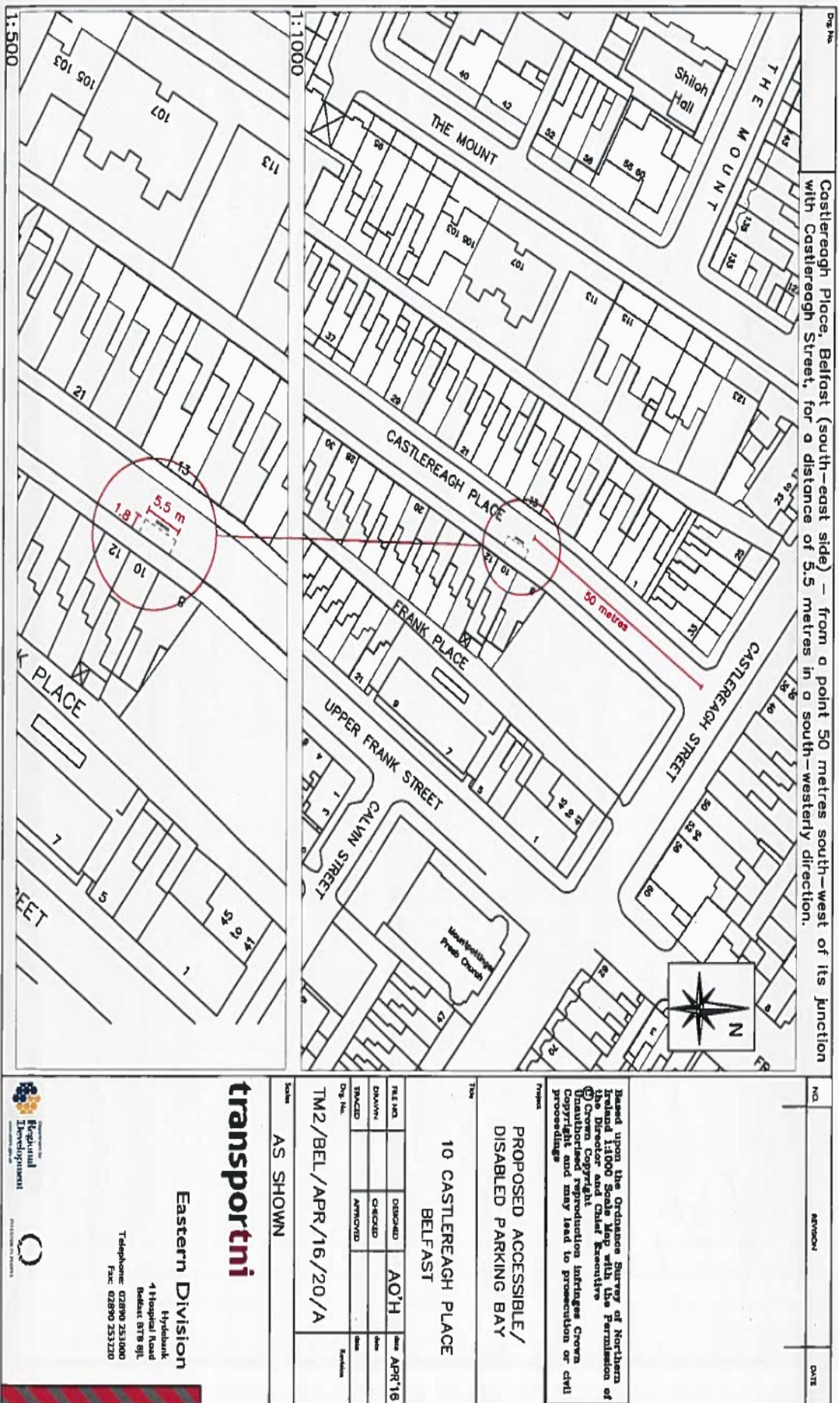
Yours sincerely

Stephen McMeekin

STEPHEN MCMEEKIN
Traffic Manager, Traffic Management 3

Enc.

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Subject:	Notifications from statutory bodies
Date:	12 th August 2025
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Dermot O'Kane, Acting Planning Manager (Plans & Policy)

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"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	To bring to the attention of the Planning Committee a notification received from the Department for Infrastructure (DfI) (see Appendix 1) relating to a proposed stopping-up at St Andrew's Square West, Belfast.
2.0	Recommendation
2.1	The Committee is asked to note the notification correspondence received.
3.0	Main Report
3.1	The Council has received the following notification from DfI:
3.2	Proposed stopping-up at St Andrew's Square West, Belfast BT12 5ED Received on 3 rd July 2025 this notification concerns the stopping-up and closure of vehicular access to St Andrew's Square West at its junction with Hope Street (see Appendix1). Vehicles will still be able to access St Andrew's Square West via St Andrew's Square East and St Andrew's Square North.
3.3	DfI has advised that this stopping-up has been requested as part of the wider development associated with the new Belfast Transport Hub at Grand Central Station. The revised road layout will see streetscaping and other improvement works carried out around the Durham Street/ Hope Street/ Sandy Row junction, which will include wider footways and segregated cycling paths. With the anticipated increased footfall, to reduce potential vehicle/ pedestrian conflicts, the entrance to the Council's Hope Street North public car park will move from Hope Street to St Andrew's Square North (with access to the car park via St Andrew's Square East). The Council's Off-Street Car Parking team is aware of this proposal.
3.4	In considering these notifications other services within the Council were consulted – City & Neighbourhood Services, Estates and City Regeneration & Development and no issues or concerns were raised. There is no requirement for the Council to respond to these consultations and it is recommended that the Committee notes this report.

	<u>Financial & Resource Implications</u> There are no resource implications associated with this report. <u>Equality implications or Good Relations implications / Rural needs assessment</u> None.
4.0	Appendices – Document Attached
	Appendix 1: Proposed stopping-up at St Andrew's Square West

The Chief Executive
City Hall
BELFAST
BT1 5GS

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

Direct Line: 02890 526193

Our Ref:MD2/Z/03/1125

Date: 25 June 2025

Dear Sir/ Madam,

**ROADS (NI) ORDER 1993
PROPOSED STOPPING-UP AT ST ANDREWS SQUARE WEST, BELFAST BT12 5ED.**

Department for Infrastructure Roads is proposing to stop-up and close access to St Andrew's Square West at its junction with Hope Street as shown hatched red on the attached plan, under Article 68(1) of the Roads (Northern Ireland) Order 1993.

Vehicles will still be able to access St Andrew's Square West via St Andrew's Square East and St Andrews Square North.

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

If I do not receive your reply, I shall assume you have no objection and will proceed accordingly.

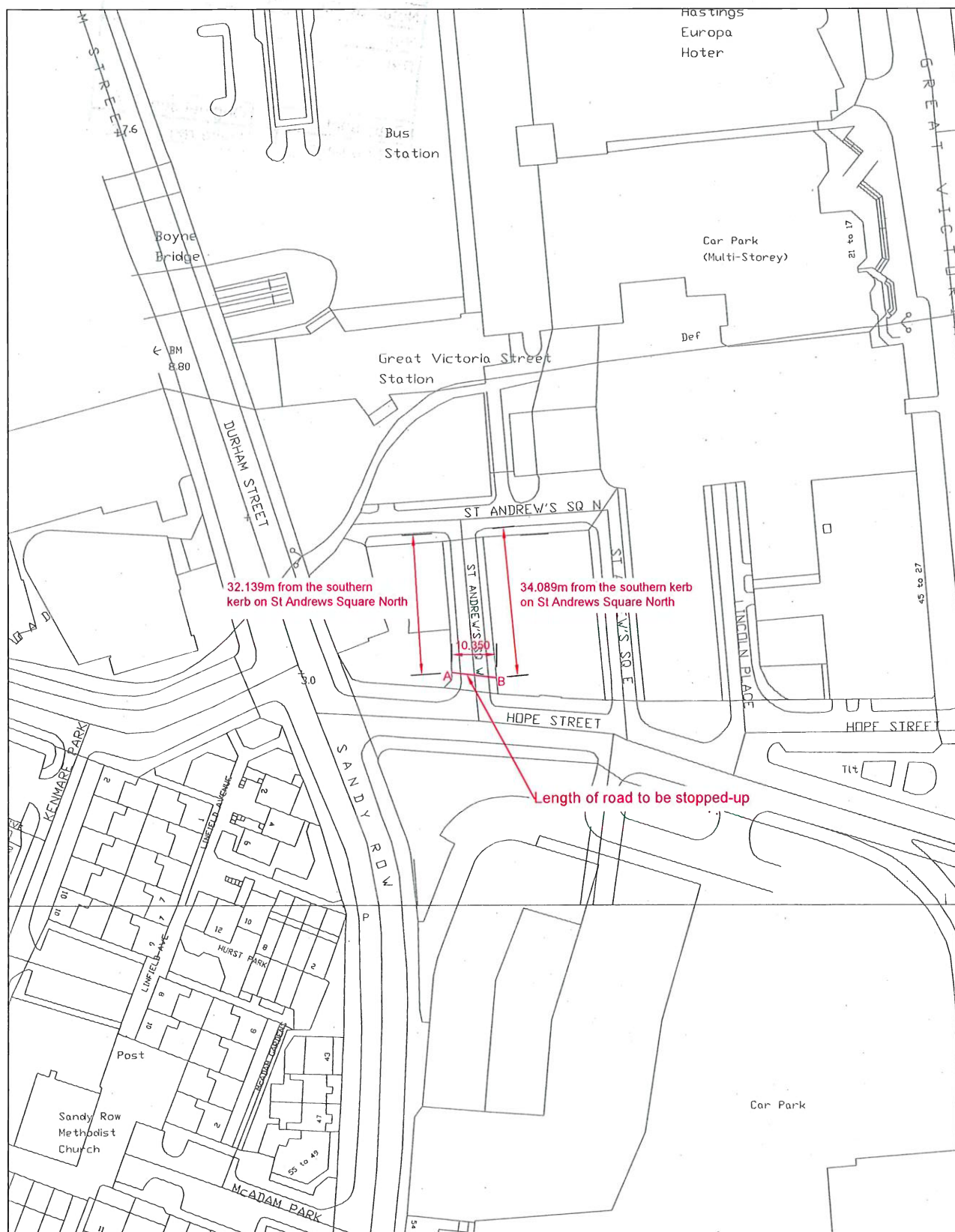
Yours faithfully



Victor Clegg
Lands Section

ENCS

St Andrews Square West, Proposed Stopping Up



Scale 1:1250 @ A3



Subject:	Notifications from statutory bodies
Date:	12 th August 2025
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Dermot O'Kane, Acting Planning Manager (Plans & Policy)

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"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	To bring to the attention of the Planning Committee five notifications received from the Department for Infrastructure (DfI) (see Appendix 1). The notifications relate to proposed abandonments at Glencairn Road, Little Victoria Street, Exchange Street, Wandsworth Road and Maple Hill.
2.0	Recommendation
2.1	The Committee is asked to note the notification correspondence received.
3.0	Main Report
3.1	The Council has received the following notifications from DfI:
3.2	<p>Proposed abandonment at Glencairn Road, Belfast BT13 3PU</p> <p>Received on 4th July 2025 this notification concerns the abandonment of a stretch of Glencairn Road (approximately 950m in length) from its junction with Wolfhill Road up towards Divis Mountain (see Appendix1). Ordinarily an abandonment would result in the removal of the Public Right of Way and loss of access. However, this abandonment relates to a wider National Trust project to improve public access to the Belfast Hills and in this instance, access will be maintained, though not as a Public Right of Way. This proposal also links in to the Peace Plus Capital works in North Belfast which the Council is leading on.</p>
3.3	<p>Proposed abandonment at Little Victoria Street</p> <p>Received on 16th July 2025 this notification concerns the abandonment of two areas of land totalling approximately 351 square metres within Belfast City Council's Little Victoria Street car park (see Appendix1). The abandonment is necessary to remove the Public Rights of Way associated with the old street layout which are on land no longer owned by the Department within the present car park.</p>
3.4	<p>Proposed abandonment at Exchange Street</p> <p>Received on 16th July 2025 this notification concerns the abandonment of an area of land</p>

	(approximately 790 square metres) at Exchange Street (see Appendix1). The abandonment is necessary to facilitate removal of the Public Rights of Way associated with the old street layout which are on land no longer owned by the Department and will be incorporated within the adjoining car park lands (Belfast City Council's Exchange Street car park).
3.5	<p>Proposed abandonment at Wandsworth Road</p> <p>Received on 21st July 2025 this notification concerns the abandonment of two areas of land totalling approximately 391 square metres within and adjacent to Belfast City Council's Wandsworth Road car park (see Appendix1). The abandonment is necessary to remove the Public Rights of Way associated with the old street layout which are on land no longer owned by the Department within the present car park.</p>
3.6	<p>Proposed abandonment at Maple Hill</p> <p>Received on 21st July 2025 this notification concerns the abandonment of an area of land (approximately 20 square metres) at Maple Hill (see Appendix1). The abandonment is necessary to remove Public Rights of Way over land which is no longer part of the public road network as it is now located within the curtilage of No. 15 Maple Hill, Belfast BT10 0PZ.</p>
3.7	<p>In considering these notifications other services within the Council were consulted – City & Neighbourhood Services, Estates and City Regeneration & Development and no issues or concerns were raised. There is no requirement for the Council to respond to these consultations and it is recommended that the Committee notes this report.</p> <p><u>Financial & Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality implications or Good Relations implications / Rural needs assessment</u> None.</p>
4.0	Appendices – Documents Attached
	Appendix 1: Proposed abandonments

The Chief Executive
City Hall
BELFAST
BT1 5GS

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

Direct Line: 02890 526193

Our Ref: MD2/Z/03/1118

Date: 26 June 2025

Dear Sir/ Madam,

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT AT GLENCAIRN ROAD, BELFAST BT13 3PU.**

The National Trust has requested the abandonment of a stretch of Glencairn Road from its junction with Wolfhill Road, Belfast up towards Divis Mountain as shown hatched red on the attached plan, under Article 68(1) of the Roads (Northern Ireland) Order 1993.

The abandonment is part of a wider National Trust project to improve public access the Belfast Hills.

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

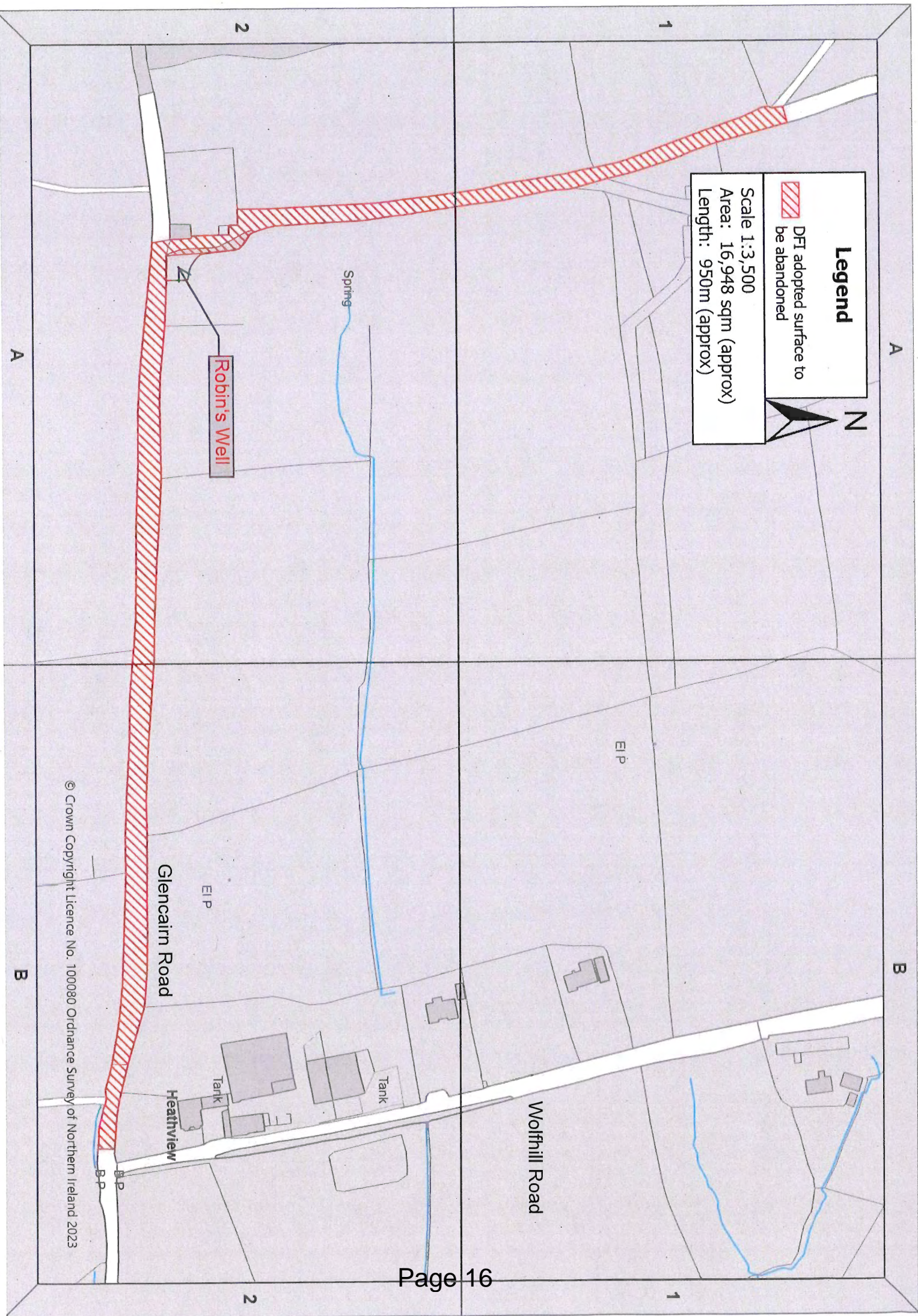
If I do not receive your reply, I shall assume you have no objection and will proceed accordingly.

Yours faithfully



Victor Clegg
Lands Section

ENCS



Location of Area to be Abandoned

Wolfhill
Road

Area to be Abandoned
Approx 950 Metres

Glencairn Road

Glencairn

Glencairn Park

CRAWLIN ROAD

Ardoyne

THADDELL AVENUE

BALLYGONARTY ROAD

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

Hydebank House
4a Hospital Road
Ballydollahgan
BELFAST
BT8 8JL

Telephone: 0300 200 7899

Textphone number: 028 9054 0022

Being Dealt With By: Sandra Connolly

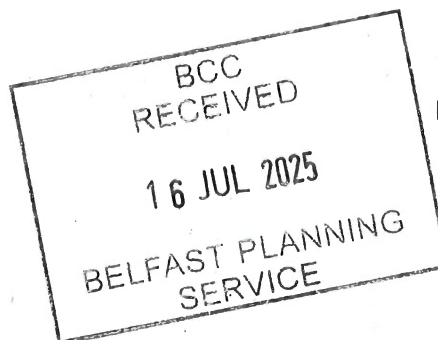
Email: Sandra.connolly@infrastructure-ni.gov.uk

Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1077

Date: 07 July 2025



Dear Sir/Madam

ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT OF LITTLE VICTORIA STREET, BELFAST

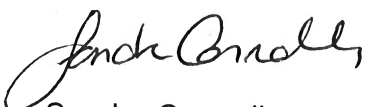
With reference to a previous notice of abandonment in 2022, DFI Roads are now restarting this proposal to abandon an area of car park as shown hatched red on the attached map.

The abandonment is necessary to remove public rights of way over land no longer owned by the Department.

Please let me have your comments on the above proposal.

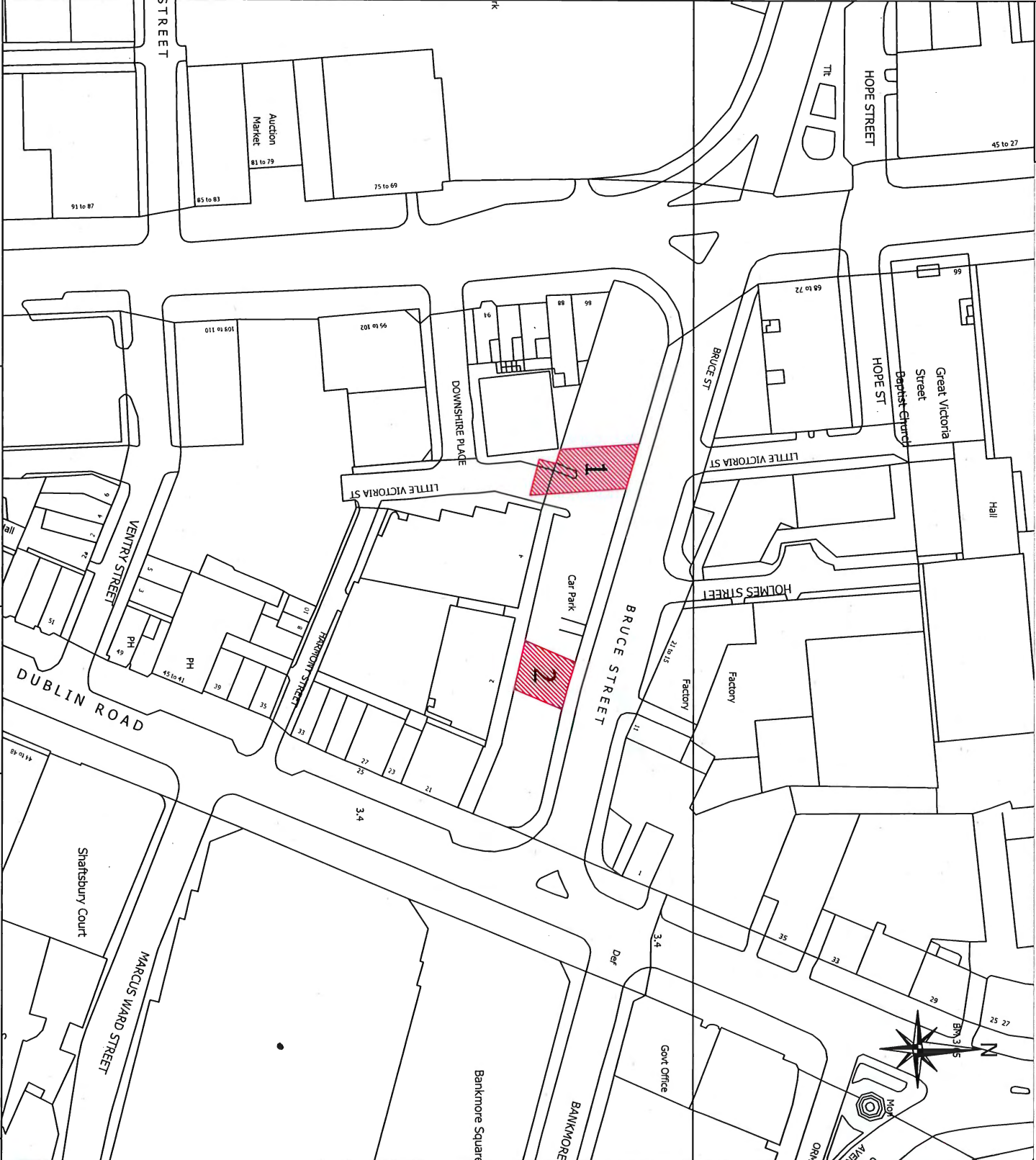
If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully



Sandra Connolly
Lands Section

ENC



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Notes:



Area =
Plot 1 - 213.976 Sq.m.
Plot 2 - 137.184 Sq.m.

Map Ref :- 13013SEE3 & 14701NE1

NO.	REVISION	DATE

Abandonment of Lands

Little Victoria Street
Car Park, Belfast

FILE NO.	DESIGNED	SC	Date
			12/06/2025
DRAWN	CHECKED	INIT	Date
			00/00/00
TRACED	APPROVED	INIT	Date
			00/00/00

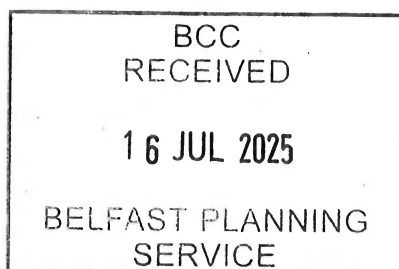
Dwg No.	Revision
Dwg No.	0

Scale: 1:1250

Eastern Division
Annexe 7
Castle Buildings
Stormont Estate
Belfast BT4 3SQ
Telephone: 028 9025 3000

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

Hydebank House
4a Hospital Road
Ballydollahgan
BELFAST
BT8 8JL



Telephone: 0300 200 7899
Textphone number: 028 9054 0022
Being Dealt With By: Sandra Connolly
Email: Sandra.connolly@infrastructure-ni.gov.uk
Direct Line: 02890 526162
Your Ref:
Our Ref: MD2/Z/03/1126
Date: 07 July 2025

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT OF EXCHANGE STREET, BELFAST**

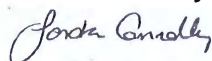
DFI Roads has received an application from Belfast City Council proposing to abandon the land as shown hatched/highlighted on the attached map.

The abandonment is necessary to facilitate removal of the Public Rights of Way of the old street layout which will be incorporated within the adjoining car park lands.

Please let me have your comments on the above proposal.

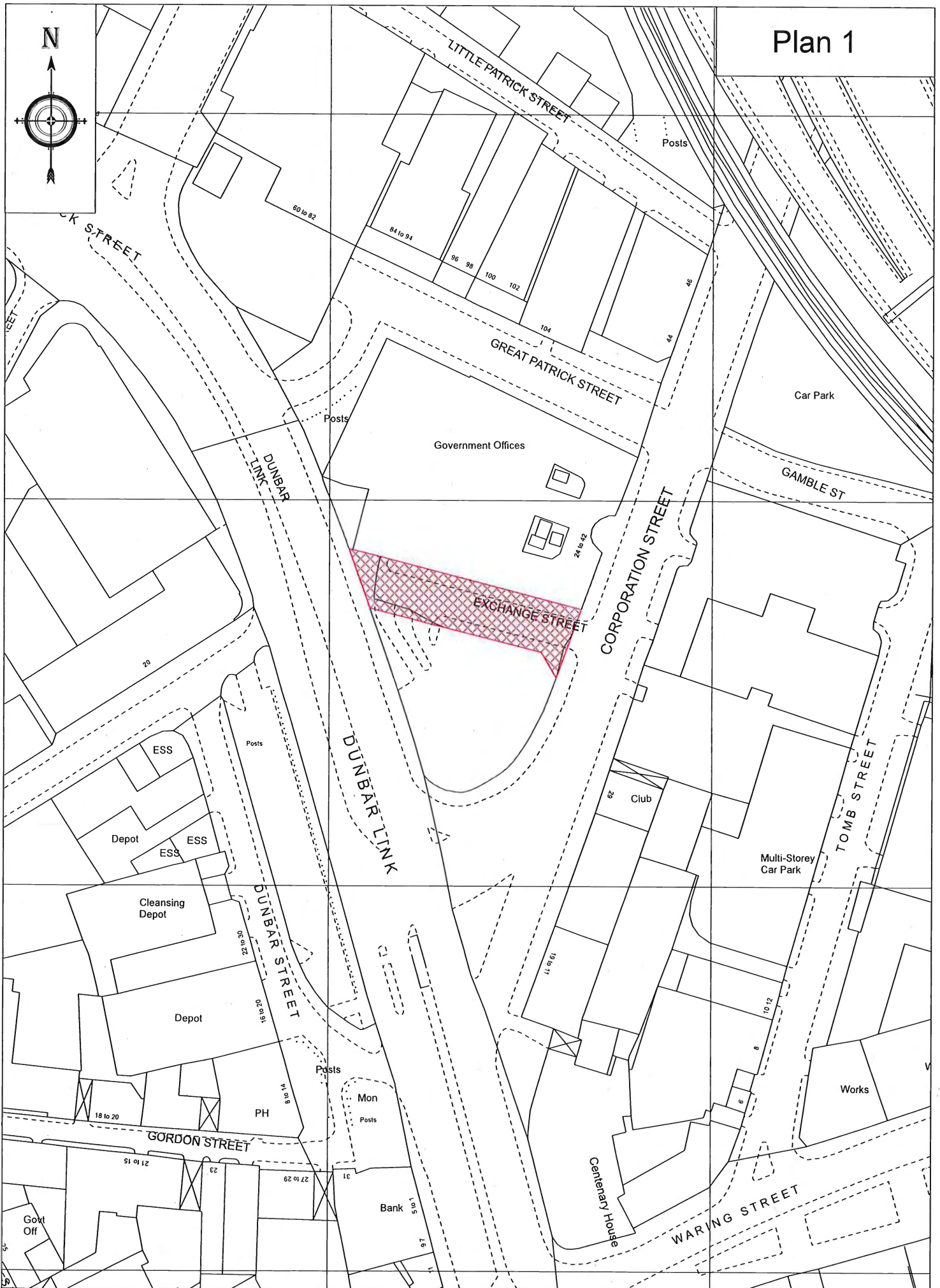
If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully



Sandra Connolly
Lands Section

ENC



Scale 1:1250



Exchange Street, Belfast - 790 sq m



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

Hydebank House
4a Hospital Road
Ballydollahgan
BELFAST
BT8 8JL

Telephone: 0300 200 7899

Textphone number: 028 9054 0022

Being Dealt With By: Sandra Connolly

Email: Sandra.connolly@infrastructure-ni.gov.uk

Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1104

Date: 10 July 2025

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT AT MAPLE HILL, BELFAST**

DFI Roads are proposing to abandon the land as shown hatched/highlighted on the attached map.

The abandonment is necessary to remove public rights of way over land which is no longer part of the public road network.

Please let me have your comments on the above proposal.

If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

Sandra Connolly
Lands Section

ENC



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Notes:



Area = 20.277 Sq.m.

Map Ref :-14611SE2

DATE

REVISION

NO.

Project:

Abandonment at
Maple Hill

Title:

Drawing Title

FILE NO.	DESIGNED	SC	Date: 26/10/2021
DRAWN	CHECKED	INIT	Date: 00/00/00
TRACED	APPROVED	INIT	Date: 00/00/00
Dwg No.	Revision		

Dwg No.

0

Scales:

Scale 1:1250



Eastern Division

Annexe 6 & 7
Castle Buildings
Stormont Estate
Belfast BT4 3SQ
Telephone: 028 9025 3000



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Scales





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

Hydebank House
4a Hospital Road
Ballydollahgan
BELFAST
BT8 8JL

Telephone: 0300 200 7899
Textphone number: 028 9054 0022

Being Dealt With By: Sandra Connolly

Email: Sandra.connolly@infrastructure-ni.gov.uk

Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1076

Date: 10 July 2025

Dear Sir/Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT AT WANDSWORTH ROAD, BELFAST**

DFI Roads has received an application from DFI HQ to abandon the land as shown hatched/highlighted on the attached map.

The abandonment is necessary to remove public rights of way over land no longer owned by the Department.

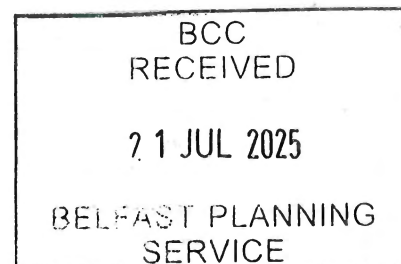
Please let me have your comments on the above proposal.

If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

Sandra Connolly
Lands Section

ENC



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Notes:



Area =

Plot 1 - 178.759 Sq.m.

Plot 2 - 212.478 Sq.m.

Map Ref :-13015SE2 & 13015SE4

NO.	REVISION	DATE
Project		

Abandonment of Lands

Title

Wandsworth Road
Car Park, Belfast

FILE NO.	DESIGNED	SC	Date	09/07/2025
DRAWN	CHECKED	INIT	Date	00/00/00
TRACED	APPROVED	INIT	Date	00/00/00
Dwg No.	Revision			

Dwg No.

0

Scale:

Scale 1:1250

Eastern Division

Lands Section
1st Floor
Hydebank House
4a Hospital Road
Ballydoughan
BELFAST
BT8 8JL

Scales

Dwg No.



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Department for

Infrastructure

An Roinn

Bonneagair

Department für

Infrastructure

www.infrastructure-ni.gov.uk

Network Traffic Eastern Division

Mr John Walsh
Chief Executive
Belfast City Council
Belfast City Hall
BELFAST
BT15GS

Email: walshjohn@belfastcity.gov.uk

Hydebank House
4a Hospital Road
Ballydollahagan
BELFAST
BT8 8JL

Tel: 0300 200 7899
Fax: 028 9025 3220
Textphone number 028 9054 0022
Email: Traffic.Eastern@infrastructure-ni.gov.uk
www.infrastructure-ni.gov.uk

Being Dealt With By: Andrew Miskimmin
Direct Line 028 38 320423

Your reference:
Our reference:

21 July 2025

Dear Mr Walsh,

EXPERIMENTAL TRAFFIC CONTROL SCHEME (WAITING RESTRICTIONS – BEDFORD STREET, BELFAST) 2025

The Department for Infrastructure (DfI) proposes to extend the Experimental Traffic Control Scheme – Waiting Restrictions – Bedford Street, Belfast for a further 6-month period.

The scheme will prohibit vehicles from waiting at any time (loading and unloading not permitted) on lengths of **Bedford Street, Belfast**.

Vehicles are excepted from the prohibition in certain circumstances.

The scheme will also amend the item relating to Bedford Street in the On-Street Parking Order (Northern Ireland) 2000.

Details of the proposal are as follows:

No Waiting at any time (loading and unloading not permitted)

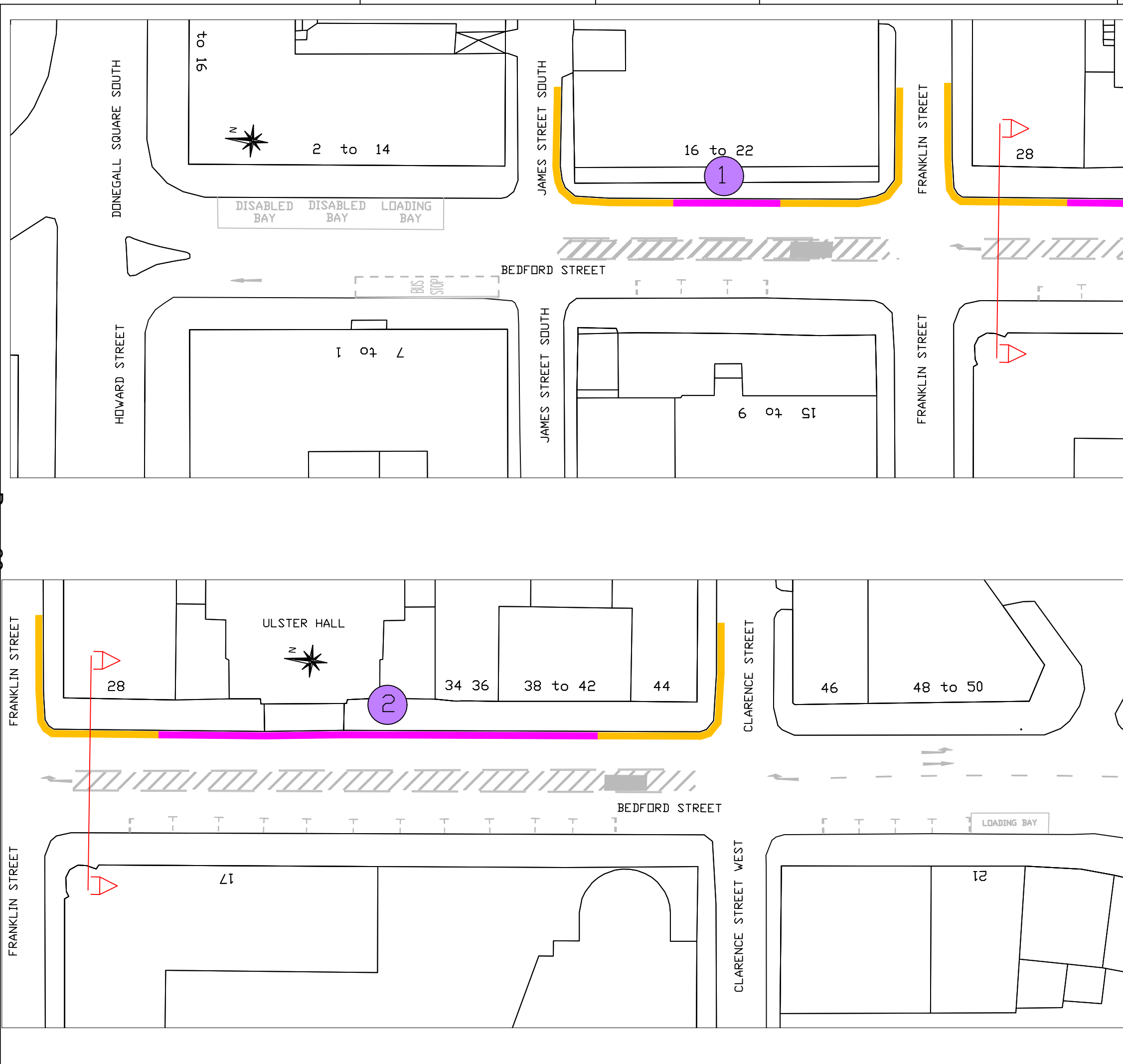
- 1. Bedford Street (east side) – from a point 15 metres east of its junction with James Street South for a distance of 14 metres in a southerly direction.*
- 2. Bedford Street (east side) – from a point 15 metres east of its junction with Franklin Street for a distance of 59 metres in a southerly direction.*



I would be grateful if you could consider this matter and confirm if you are content with the proposal.

Yours sincerely,

Andrew Miskimmin

**ANDREW MISKIMMIN
TRAFFIC MANAGER, TM1**



NO.	REVISION	DATE	
	Location of new 15m corner restrictions (double yellow lines) shown in YELLOW		
	Location of new 24hr waiting restrictions (no loading or unloading double yellow lines with ticks) shown in MAGENTA		
<small>'Based upon Ordnance Survey of Northern Ireland's data with the permission of the controller of Her Majesty's Stationary Office, © Crown copyright and database rights NIMA ES&LA214'. 'Unauthorised reproduction infringes © Crown copyright and may lead to prosecution or civil proceedings'.</small>			
Project		BEDFORD STREET BELFAST CITY CENTRE	
Title		WAITING RESTRICTIONS	
FILE NO.	DESIGNED	S.A.	date MAY 23
DRAWN	CHECKED	S.A.	date MAY 23
TRACED	APPROVED	S.A.	date MAY 23
Drg. No.			Revision
Scales		1:500 at A3	
<div>Eastern Division</div> <div>Annex 7</div> <div>Castle Buildings</div> <div>Stormont Estate</div> <div>Belfast</div> <div>BT4 3SQ</div> <div>Telephone: 0300 200 7893</div> <div>Textphone: 028 90540022</div> <div> Department for Infrastructure An Roinn Bonneagair www.infrastructure-ni.gov.uk</div> <div> INVESTOR IN PEOPLE</div>			

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Agenda Item 7

PLANNING COMMITTEE – 12 AUGUST 2025

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO	1	PAC REF	2025/A0027
PLANNING REF:	LA04/2024/1916/F		
APPLICANT:	Mr Dominic Gallagher		
LOCATION:	60 Fitzroy Avenue, Belfast, BT7 1HX		
PROPOSAL:	Change of use to short term holiday letting accommodation (retrospective)		
PROCEDURE:			

ITEM NO	2	PAC REF	2025/A0028
PLANNING REF:	LA04/2024/0036/F		
APPLICANT:	Mr Ricardo Manso		
LOCATION:	Flat 1a, 438 Antrim Road, Belfast, BT15 5GB		
PROPOSAL:	Retention of change of use from residential apartment to short term let accommodation		
PROCEDURE:			

ITEM NO	3	PAC REF	2025/A0034
PLANNING REF:	LA04/2024/1163/F		
APPLICANT:	Ms Anna Krzesinka		
LOCATION:	Apartment 13, Winter Gardens, 34 Alfred Street, Belfast, BT2 8EP		
PROPOSAL:	Retrospective change of use from dwelling (apartment) to short term let		
PROCEDURE:			

APPEALS NOTIFIED (CONTINUED)

ITEM NO	4	PAC REF	2025/A0037
PLANNING REF:	LA04/2023/4154/F		
APPLICANT:	DJLM Properties Ltd		
LOCATION:	35 Rathcool Street, Belfast, BT2 8EP		
PROPOSAL:	Retrospective change of use from residential dwelling (Class C1) to short term let accommodation (sui generis)		
PROCEDURE:			
ITEM NO	5	PAC REF	2025/E0027
PLANNING REF:	LA04/2022/0401/CA		
APPLICANT:	Shannon Cunningham		
LOCATION:	Land at 177 Joanmount Gardens, Belfast, BT14 6NZ		
PROPOSAL:	Alleged unauthorised change of use of 177 Joanmount Gardens, Old Park, Belfast, BT14 6NZ from Class C1: Dwelling house to no class specified: short term let – The Planning (Use Classes) Order (NI) 2015 without the benefit of planning permission		
PROCEDURE:			
ITEM NO	6	PAC REF	2025/E0029
PLANNING REF:	LA04/2022/0307/CA		
APPLICANT:	Eden Roc Ltd		
LOCATION:	Land at Kilpoole 151 and 153 Belmont Church Road, Strandtown, Belfast, BT4 2DA		
PROPOSAL:	Alleged erection of unauthorised site hoarding and vehicular access gates without the benefit of planning permission or Permitted Development as detailed in The Planning (GPD) Order (NI) 2015		
PROCEDURE:			

ITEM NO	7	PAC REF	2025/A0043
PLANNING REF:	LA04/2024/0981/F		
APPLICANT:	Mr Matthew Sims		
LOCATION:	18 Ashburne Place, Belfast, BT7 1SE		
PROPOSAL:	Retrospective change of use from a residential dwelling (Class C1) to short-term let accommodation (sui-generis). Appeal against condition 2: The short term let accommodation hereby permitted may not operate unless the bedroom as annotated on Drawing 02a is occupied by a person as their primary, permanent residence. For the avoidance of doubt the bedroom/s 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		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2024/E0050
PLANNING REF:	LA04/2024/0226/CA		
RESULT OF APPEAL:	Upheld – Enforcement Notice Quashed		
APPLICANT:	Mr Alan Wardle		
LOCATION:	Land at 70 Upper Cavehill Road, Ballyaghagan, Belfast, BT15 5FB		
PROPOSAL:	Alleged erection of an unauthorised storage container, without the benefit of planning permission		

ITEM NO	2	PAC REF:	2024/E0047 and 2024/E0048
PLANNING REF:	LA04/2021/0201/CA (EN02) and LA04/2021/0202/CA (EN02)		
RESULT OF APPEAL:	Enforcement Notices Quashed		
APPLICANT:	Mr Glenn Leech		
LOCATION:	Land at 7 Laganview Court, Belfast, Co Down, BT5 4AR and Land at 23 Laganview Court, Belfast, BT5 4AR		

PROPOSAL: Alleged unauthorised change of use of 7 Laganview Court, Belfast from Class C1: Dwelling houses to No Class specified: short term let accommodation - The Planning (Use Classes) Order (Northern Ireland) 2015 - and Mr Glenn Leech Alleged unauthorised change of use of 23 Laganview Court, Belfast from Class C1: Dwelling houses to No class specified: short term let accommodation - The Planning (Use Classes) Order (NI) 2015

ITEM NO 3 PAC REF: 2025/E0010

PLANNING REF: LA04/2022/0223/CA

RESULT OF APPEAL: WITHDRAWN

APPLICANT: Conway Estates Ltd

LOCATION: Land or premises at 11-19 Corporation Street (accessed from Tomb Street), Belfast, BT1 3AS

PROPOSAL: Alleged unauthorised change of use of vacant land for a car park extension (sui generis - The Planning (Use Classes) Order (NI) 2015 without the benefit of planning permission

ITEM NO 4 PAC REF: 2025/A0012

PLANNING REF: LA04/2024/0966/F

RESULT OF APPEAL: WITHDRAWN

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)

ITEM NO 5 PAC REF: 2024/A0137

PLANNING REF: LA04/2024/1020/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Mr Robert McGlone

LOCATION: 6 Paxton Street, Belfast

PROPOSAL: Proposed change of use from dwelling (C1) to 3 bedroom HMO (Sui generis) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front

ITEM NO	6	PAC REF:	2024/A0118
PLANNING REF:	LA04/2023/2297/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Cornerstone UK		
LOCATION:	On footpath adjacent to Wandsworth Drive, c.27m east of No 186 Belmont Road, Belfast, BT4 2AD		
PROPOSAL:	17.5m telecommunications column with 6 No antennae, 3 No RRU's, 2 No radio dishes and 1 No equipment cabinet and associated ancillary works		
ITEM NO	7	PAC REF:	2024/A0070
PLANNING REF:	LA04/2023/3171/A		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mr Damien Scullion		
LOCATION:	103-105 Castle Street, Belfast, BT1 1GJ		
PROPOSAL:	Retrospective LED Digital Advertisement		
ITEM NO	8	PAC REF:	2025/A0002
PLANNING REF:	LA04/2023/3838/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Ms Shuhan Yang		
LOCATION:	215a Templemore Avenue, Belfast, BT5 4FS		
PROPOSAL:	Retrospective: Change of use from one bedroom residential apartment to one-bedroom short term holiday let accommodation		

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Planning decisions issued June 2025 - No. 175

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2020/2105/F	MAJ	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.	Permission Granted
LA04/2020/0773/PAD	LOC	Site of Former Knockbreda High School No. 43 Upper Knockbreda Road Belfast.	Full planning application for the relocation and development of new Forge Integrated Primary School on the site of the former Knockbreda High School. Proposal includes demolition of the former Knockbreda High School buildings and erection of new primary school buildings to include Nursery Unit, an Autistic Disorder Centre and Learning Support Centre. Works to include hard and soft play areas, landscaping, car parking, new access arrangements from Wynchurch Road and associated site works?. The likely environmental effects of the project will impact on access and traffic, development plan, drainage, ecology, noise and visual impact and construction impacts.	PAD Concluded
LA04/2022/1903/F	LOC	4- 5 Donegall Square South Belfast BT1 5JA.	Retrospective application for temporary site hoarding & fencing to the front (Donegall Square South) & rear of the site (Donegall Square Mews) for 2 years. Original planning application ref: LA04/2017/0288/F.	Application Withdrawn

LA04/2023/3892/F	LOC	Block C 310 Newtownards Road, Portview Trade Centre, Belfast, BT4 1HE	Change of use to visitor's exhibition space and flexible event space to facilitate conference centre, events for mixed use community, recreational and cultural uses, to include kitchen, sale of hot food and drinks, computer and gaming facilities, market/retail space, retail units, associated works including 3 flues and site works. (Amended Proposal Description & Additional documents/plans)	Permission Granted
LA04/2023/3893/LBC	LOC	Block C 310 Newtownards Road, Portview Trade Centre, Belfast, BT4 1HE	Change of use to visitor's exhibition space and flexible event space to facilitate conference centre, events for mixed use community, recreational and cultural uses, to include kitchen, sale of hot food and drinks, computer and gaming facilities, market/retail space, retail units, associated works including 3 flues and site works. (Amended Proposal Description & Additional documents/plans)	Consent Granted
LA04/2023/4126/F	LOC	254 Ravenhill Road, Belfast, BT6 8GJ	Change of use from 11-bedroom guesthouse (C2) to a 12-bedroom/12-person HMO (Sui Generis). Additional site works.	Permission Granted
LA04/2023/4460/F	LOC	51 Silverstream Gardens, Belfast, BT14 8GS	Retrospective: Change of use from residential dwelling (Class C1) to short-term let (Sui Generis). (Amended description).	Permission Refused

LA04/2023/4563/F	LOC	Adelaide House, 39-49 Adelaide Street, Belfast, BT2 8FD	Proposed removal and replacement of existing rooftop telecoms infrastructure, with 5.7m tower/headframe, 3No. antennae, 2No. radio dishes, 2No. mounted emergency lights, cable trays and associated ancillary works.	Permission Granted
LA04/2024/0022/F	LOC	117-119a Woodstock Road, Belfast, BT6 8AB	Conversion of first and second floor office spaces to form 2no. 2 bedroom apartments. Use of rear yard to accommodate bins and bicycles and to provide open external space. Elevational changes.	Permission Granted
LA04/2024/0440/NMC	LOC	Contingency Temporary Point of Entry for animals, 10 Duncrue Street. (Former Covid Testing centre and Translink Ulsterbus Workshop)	Replacement of damaged marquee structure with new steel framed metal clad shed structure (for health & safety of workers and animals)	Non Material Change Granted
LA04/2024/0529/F	LOC	15 Boucher Road, Belfast, BT12 6HR	Change of use from car dealership to drive thru coffee shop with elevational changes and associated car parking .	Permission Granted
LA04/2024/0556/F	LOC	155 Templemore Avenue, Belfast, BT5 4FQ	Change of use of flat 1 (ground floor) and flat 2 (first floor) C1 use class, to short-term let (Sue Generis). Retention of 1-bedroom flat (second floor) as residential accommodation (C1 use class). Amended Plans and Description.	Permission Granted
LA04/2024/0916/F	LOC	59 Portallo Street, Belfast, BT6 9BE	Change of use from dwelling (C1) to HMO sui generis (5 bed/5 person)	Permission Granted

LA04/2024/0754/F	LOC	Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known as North Foreshore/Giants Park), Belfast.	Retrospective application for the construction of a landscaped earth mound, new fencing, the reconfiguration of internal access arrangements to provide a new turning head, and associated site works. (Amended description and plans)	Permission Granted
LA04/2024/0737/NMC	LOC	Lands immediately north and south of existing film studios north of Dargan Road (within lands known as North Foreshore), Belfast.	Non material change of planning approval LA04/2021/1358/F. Minor alterations to the layout and design of building including alterations to the location of fence lines, elevational changes including the relocation and introduction of doors and windows, and changes to materials.	Application Withdrawn
LA04/2024/0932/F	LOC	56 - 58 Castlereagh Road, Belfast, BT5 5FP	Change of use from retail unit to apartment (C1)	Permission Granted
LA04/2024/1045/F	LOC	115 Cliftonville Road, Belfast, BT14 6JQ	Change of use from credit union (A2) to a 6-bedroom/6-person HMO (Sui Generis). Alterations to rear elevation. (Amended Description).	Permission Granted
LA04/2024/1128/DC	LOC	Surface level car park to east of Harbour Office and adjoining lands at Corporation Square and Clarendon Road Belfast BT1 3AL.	Discharge of conditions 12 and 13 of LA04/2022/0262/F- Archaeological report.	Condition Discharged
LA04/2024/1304/PAD	LOC	Lands to north of Forth River Primary School, Belfast, BT13 3PQ	Social housing development of 31 no. dwellings with associated amenity space and landscaping	PAD Concluded
LA04/2024/1234/DCA	LOC	Apartment 1, 31 Eglantine Avenue, Belfast, BT9 6DW	Partial demolition of external store and fenestration changes to existing facade	Consent Granted

LA04/2024/1316/F	LOC	40 Belmont Park, Belfast, BT4 3DU	Partial demolition to the side and rear of dwelling. Two storey rear and single storey side extensions and associated works (amended plans & description).	Permission Granted
LA04/2024/1297/F	LOC	1 Drenia, Belfast, BT11 9NN	Single storey side/rear extension, front/rear dormers and access alterations	Permission Granted
LA04/2024/1367/CLOPUD	LOC	Site no. 6 of Lands East of Ballygomartin Reservoir, Ballygomartin Road, Belfast.	Lawful commencement of Z/2012/0117/RM (as allowed by PAC Appeal 2014/A0238) and outline planning permission Z/2006/1101/O by construction of part of concrete foundations	Permitted Development
LA04/2024/1385/F	MAJ	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.	Permission Granted
LA04/2024/1418/F	LOC	6 Eglantine Avenue, Belfast, BT9 6DX	Conversion from ground floor apartment and 1st floor HMO into 4 no. self contained apartments. Proposed three storey extension to rear with roof dormer and roof terraces.	Permission Granted
LA04/2024/1433/DCA	LOC	6 Eglantine Avenue, Belfast, BT9 6DX	Demolition of two storey rear return.	Permission Granted
LA04/2024/1446/F	LOC	145-147 Falls Road, Belfast, BT12 6AF	Proposed change of use from Café to Hairdressing/Beauty Training Centre, with internal alterations.	Permission Granted
LA04/2024/1526/F	LOC	6 St Johns Park, Belfast, BT7 3JF	Two-storey side extension and single storey rear extension (Amended Plans)	Permission Granted

LA04/2024/1537/F	LOC	Lands approx. 65m north west of 35 Hampton Park BT7 3JP and 75m south west of 7 Mornington, Belfast BT7 3JS	Erection of 1no. dwelling (change of house type and revision of layout to site no.11 previously approved under Z/2007/1401/F) and associated site works (Amended Description)	Permission Granted
LA04/2024/1644/F	LOC	24a Ravenhill Gardens, Belfast, BT6 8GP	Restoration and single storey rear/side extension to existing dwelling house together with widened vehicle access and associated site works. (Reduced Amended Proposal)	Permission Granted
LA04/2024/1687/NMC	LOC	25-29 University Road, Belfast, BT7 1NA	Change of internal layouts to suit fire strategy. Existing wall to separating no.29 & 27 to be retained. Minor amendments to rear facades and proposed dormer windows	Non Material Change Granted
LA04/2024/1705/F	LOC	Grass verge on east side of West Bank Road, 30m east of road entrance to Terminal 3, 65m south of DFDS building adjacent to West Bank Link, Belfast Harbour, Belfast BT3 9BO	Installation of a 20.5m communications mast and ancillary development (Retrospective)	Permission Granted
LA04/2024/1758/F	LOC	7 Newington Avenue, Belfast, BT15 2HP	Change of use from 4-bed dwelling to 5-bed/5-person HMO	Permission Granted
LA04/2024/1765/F	LOC	63 Cliftonpark Avenue, Belfast, BT14 6DR	Change of use from an existing 5-bed dwelling to a 8-bed/8-person HMO	Permission Granted
LA04/2024/1858/CLEUD	LOC	20 Northern Road, Belfast, BT3 9AL	Use of yard for the external storage of waste wood (Existing use)	Permitted Development
LA04/2024/1801/F	LOC	240 Cambrai Street, Belfast, BT13 3JJ	Further temporary retention of existing biomass boiler (previously approved under planning permission ref. LA04/2023/2913/F).	Permission Granted

LA04/2024/1815/F	LOC	51a Middle Braniel Road, Belfast, BT5 7TU	Retrospective planning for changes made to the dwelling approved previously under ref: LA04/2020/1669/F. Changes include window size and placement, and store area under patio. Size and ridge height of the dwelling have not been changed.	Permission Granted
LA04/2024/1842/F	LOC	36 Broadway, Belfast, BT12 6AS	Change of use from dwelling house to 5 bedroom / 5 person House in Multiple Occupation (HMO), including internal alterations and replacement dormer to roof (amended description)	Permission Granted
LA04/2024/1898/F	LOC	The Kelvin, 17-25 College Square East, Belfast, BT1 6DE	Proposed 4th Floor Extension to create additional associated office space with open terrace	Permission Granted
LA04/2024/1899/RM	LOC	Lands to the rear of 63 Kings Road, Belfast, BT5 7BT	New dwelling & garage, access, landscaping and associated siteworks	Permission Granted
LA04/2024/1910/F	LOC	16 Salisbury Gardens, Belfast, BT15 5EL	Two storey and single storey rear extensions. First floor rear extension to bathroom. Rear dormer, fenestration changes to rear and side including first floor Juliette balcony.	Permission Granted
LA04/2024/1933/LBC	LOC	531 Antrim Road, Belfast, BT15 3BS	Internal alterations, demolition of the rear lean to and replacement with rear return, new car parking spaces, bicycle stand, and ancillary site works to facilitate previously approved change of use to 5 residential apartments (LA04/2020/0118/F)	Consent Granted

LA04/2024/2023/F	LOC	Unit 49, CastleCourt Shopping Centre, Royal Avenue, Belfast, BT1 1DD	Change of use of first floor retail unit (Class A1) to the sale of food and drink including consumption on premises (Sui Generis).	Permission Granted
LA04/2024/1982/F	LOC	9 Cranmore Park, Belfast, BT9 6JF	Proposed dormer to rear of dwelling, proposed 2nd floor window on gable elevation and amendments to previous approval ref. LA04/2021/1834/F to include alterations to materials, windows, doors (Amended description / drawings)	Permission Granted
LA04/2024/1983/DCA	LOC	9 Cranmore Park, Belfast, BT9 6JF	Partial demolition of rear roof to facilitate construction of a dormer window and partial demolition of a chimney breast to facilitate a fire escape window (Amended description / drawings).	Consent Granted
LA04/2024/1970/F	LOC	St Clement's Retreat, 722 Antrim Road, Belfast	Change of house type for plots 20-31 of planning permission LA04/2019/0062/F with proposed detached garages on plots 27 & 33 together with associated changes to the driveways, parking layouts and site levels with the inclusion of retaining walls. (Amended Proposal Description & Additional Plans)	Permission Granted
LA04/2024/2006/F	LOC	33 Manor Street, Belfast, BT14 6DU	Change of use of existing 4-bed dwelling to 5-bed/5-person HMO	Permission Granted
LA04/2024/2067/F	LOC	66 Willowbank Gardens, Belfast, BT15 5AJ	Change of use from 4-bed dwelling house to a 5 bedroom/5-person HMO	Permission Granted
LA04/2024/2037/F	LOC	29 Ballymiscaw Road, Holywood, BT18 9RR	Amendment to previous approval (LA04/2020/1699/F) to include increase in ridge height, additional rooflights and adjustment to windows.	Permission Granted

LA04/2024/2041/F	LOC	184 Kingsway, Belfast, BT17 9AD	Change of use from hot food takeaway to nail spa salon	Permission Granted
LA04/2024/2091/F	LOC	Lands at nos.9 & 9a Middle Braniel Road, Belfast BT5 7TU	Change of use of existing detached Granny flat at no.9a to a dwelling with alterations and rear extension; alterations and refurbishment of existing detached dwelling at no.9; proposed detached garage, PV roof panels, and associated site works	Permission Granted
LA04/2024/2097/F	LOC	Lands approx. 7m North West of no.67 Hampton Park, Belfast BT7 3JP	Erection of electricity substation (retrospective)	Permission Granted
LA04/2024/2107/NMC	LOC	Lands adjacent to and south east of the River Lagan west of Olympic way of Queen's road Queen's Island Belfast BT2 9EQ	Minor alterations to internal configuration (Plots 11 & 11A). External configuration, elevational treatment and fenestration changes (Plots 9, 11 & 11A) of the development approved under planning permission LA04/2021/2280/F.	Non Material Change Granted
LA04/2024/2132/F	LOC	2A HOPEWELL AVENUE TOWN PARKS BELFAST BT13 1DR	Remodelling of Block 2 to provide 8 No. single bedrooms with single storey west side extension and east side elevation alteration (Renewal of Planning Application LA04/2015/1450/F)	Permission Granted
LA04/2025/0078/F	LOC	24 Fruithill Park, Belfast, BT11 8GE	Proposed single storey rear extension and first floor rear extension and door canopy with replacement of bay window (amended scheme)	Permission Granted

LA04/2025/0102/F	LOC	37 Glenmillan Park, Ballymaghan, Belfast, BT4 2JE	Single storey front extensions, replacement garage, widening of existing entrance to driveway and fenestration changes	Permission Granted
LA04/2025/0121/F	LOC	1 Corby Way, Belfast, BT11 8HY	Single storey side and rear extension.	Permission Granted
LA04/2025/0182/F	LOC	10 Glencregagh Drive, Belfast, BT6 0NL	First floor rear extension	Permission Granted
LA04/2025/0160/F	LOC	4 Glengoland Park, Dunmurry, Belfast, BT17 0JD	Roofspace conversion with dormer roof and render to outside of dwelling	Application Withdrawn
LA04/2025/0173/F	LOC	1 Boucher Road, Belfast, BT12 6HR	Erection of temporary car showroom and associated facilities to accomodate building works to existing car showroom	Permission Granted
LA04/2025/0203/F	LOC	12 Old Coach Gardens, Belfast, BT9 5PQ	One and a half storey replacement dwelling	Permission Granted
LA04/2025/0234/F	LOC	41 Ormiston Crescent, Belfast, BT4 3JQ	Demolition of existing timber garage/shed and new single storey side/rear extension (amended plans).	Permission Granted
LA04/2025/0251/F	LOC	10 Drummond Park, Belfast, BT9 6TL	Single storey side extension	Permission Granted
LA04/2025/0237/F	LOC	5 Sevastopol Street, Belfast, BT13 2QR	Single storey rear extension and new boundary walls to rear. (Retrospective)	Permission Granted
LA04/2025/0300/F	LOC	5 Grace Avenue, Belfast, BT5 5JH	Change of use from 3 bed dwelling (C1) to 4 person/ bed House in Multiple Occupancy (Sui Generis), including part demolition of rear return and new rear dormer window.	Permission Granted
LA04/2025/0271/CLOPUD	LOC	139 Circular Road, Belfast, BT4 2GF	Single storey rear extension	Permitted Development

LA04/2025/0289/F	LOC	Belvoir Road, 16.5m South West from Dunseverick Avenue, Belfast, County Antrim, BT8 7EB	20m monopole with six antennas, a 0.3m transmission dish, and ancillary works on the footpath, along with three equipment cabinets on the grass verge	Permission Granted
LA04/2025/0305/F	MAJ	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.	Permission Granted
LA04/2025/0306/CLOPUD	LOC	220c Belmont Road, Belfast, BT4 2AW	Single storey extension to rear	Permitted Development
LA04/2025/0287/CLEUD	LOC	2 Belgravia Avenue Belfast, Belfast, BT9 7BJ	Existing House of Multiple Occupancy (HMO)	Permitted Development
LA04/2025/0298/F	LOC	49 Dub Lane Belfast, Malone Upper, Belfast, BT9 5NB	Erection of single storey extension to rear of property	Permission Granted
LA04/2025/0310/F	LOC	14 Willowvale Gardens Belfast, Belfast, BT11 9JW	Widen existing entrance to dwelling, new wall and creation of an area of hard-standing to the front amenity area. (Retrospectively).	Permission Granted
LA04/2025/0313/F	LOC	77 Upper Lisburn Road, Finaghy, Belfast, BT10 0GY	Change of use from office space to a medical facility.	Permission Granted
LA04/2025/0316/F	LOC	40 Donegall Place, Belfast, BT1 5BB	Shop front alterations and new signage	Permission Granted
LA04/2025/0314/A	LOC	40 Donegall Place, Belfast, BT1 5BB	Alterations to shop front with new projecting and fascia signage	Consent Granted
LA04/2025/0329/F	LOC	1 Riverdale Park North, Belfast, BT11 9DL	Single story rear extension, single story front extension and all associated internal and external alterations.	Permission Granted
LA04/2025/0354/F	LOC	23 St Johns Avenue, Belfast, BT7 3JE	Single storey rear extension, rooflight to front elevation, rear attic dormer to dwelling	Permission Granted

LA04/2025/0338/F	LOC	12 Drumragh End, Belfast, BT6 0EB.	Part demolition of rear single storey external wall of dwelling and provision of single storey extension to rear. (AMENDED PLANS)	Permission Granted
LA04/2025/0356/F	LOC	1 Stockman's Way, Belfast, BT9 7ET	Application to vary condition No. 11 (agreement on drainage system prior to commencement) for planning approval LA04/2020/1336/F	Permission Granted
LA04/2025/0347/F	LOC	43 University Street Belfast BT7 1FY	Change of use from offices to 3no. apartments to include demolition of existing 2 storey rear return and other minor alterations, construction of a 2.5 storey rear return with dormer to front elevation	Permission Granted
LA04/2025/0348/DCA	LOC	43 University Street, Belfast, BT7 1FY	Demolition of 2 storey rear return, partial demolition of front roof to accomodate dormer, partial demolition of rear wall to accomodate amended window locations, partial demolition of rear roof to allow for new rear extension and provision of roof windows.	Consent Granted
LA04/2025/0350/F	LOC	41 University Street, Belfast, BT7 1FY	Change of use from offices to 3no. apartments to include demolition of existing 2 storey rear return and other minor alterations, replacement of front dormer, construction of a 2.5 storey rear return.	Permission Granted
LA04/2025/0351/DCA	LOC	41 University Street, Belfast, BT7 1FY	Demolition of 2 storey rear return, demolition and replacement of front dormer, partial demolition of rear wall to accomodate amended window locations, partial demolition of rear roof to allow for new rear extension and demolition of rear dormer.	Consent Granted

LA04/2025/0367/F	LOC	26 Lancedean Road Belfast, BT6 9QP	Demolition of existing integral flat roof garage and erection of two storey extension to side and single storey extensions to front and rear.	Permission Granted
LA04/2025/0373/F	LOC	3 Ladybrook Drive, Belfast, BT11 9EZ	Two storey rear extension	Permission Granted
LA04/2025/0374/F	LOC	56 Rushfield Avenue, Belfast, BT7 3FQ	Two storey side extension with rear dormer and demolition of existing garage	Permission Granted
LA04/2025/0382/F	LOC	667 Lisburn Road, Malone Lower, Belfast, BT9 7GT	Change of use of ground floor retail space (Use Class A1) to medical aesthetics clinic (Use Class D1(a)), to be operated in conjunction with adjacent clinic at No. 665 Lisburn Road, Belfast.	Permission Granted
LA04/2025/0376/NMC	LOC	Lands immediately north and south of existing film studios north of Dargan Road (within lands known as North Foreshore), Belfast.	Minor alterations to the layout and design of buildings including alterations to the location of fence lines, elevational changes including the relocation and introduction of doors and windows, and changes to materials, and amendments to the wording of Condition 2 (vehicular access/visibility splays), Condition 3 (hardstanding), Conditions 27 (landscaping) and 28 (planting) and Condition 28 (Access and Landscaping) to consolidate the site layout changes granted under planning permissions LA04/2024/0754/F and LA02/2024/0755/F.	Non Material Change Granted
LA04/2025/0393/DC	LOC	2 Berlin Street Belfast, Belfast, BT13 1PL	Discharge of condition 3 LA04/2023/2351/F -Service Management Plan	Condition Discharged

LA04/2025/0387/F	LOC	44 Lyndhurst View Avenue Belfast, Belfast, BT13 3XB	Dormer to the rear of the dwelling for roof space conversion with roof lights to the front of the dwelling.	Permission Granted
LA04/2025/0397/A	LOC	Land immediately west of 31 Balmoral Avenue, north of Kings Hall Mews and east of 29 Balmoral Avenue.BT9 6NW	1 Hoarding (Retrospective)	Consent Granted
LA04/2025/0396/F	LOC	87 Palestine Street, Belfast, BT7 1QL	Retrospective change of use from residential to short term let	Permission Refused
LA04/2025/0518/CLOPUD	LOC	6 Rushfield Avenue Belfast, Belfast, BT7 3FP	Single storey extension.	Application Withdrawn
LA04/2025/0428/F	LOC	Lands approx. 52m South of Distillery Street, Belfast, County Antrim, BT12 5BJ	Proposed 20m pole to replace the existing 15m pole. Proposed 12no. antennas, 30no. RRU's, fibre and DC cables, 3no. cabinets, 2.1m high palisade fence, cable trays, ER's rack, and ancillary upgrades thereto.	Permission Granted
LA04/2025/0422/LBC	LOC	2nd To 5th Floors Cleaver House 3 Donegall Square North, Belfast, BT1 5GA	Replacement, repair and repointing of traditional stone along the external elevations.	Consent Granted
LA04/2025/0442/F	LOC	35 Deramore Gardens, Belfast, BT7 3FN	Single storey side extension, roof amendments, heat pump and garden room.	Permission Granted
LA04/2025/0455/F	LOC	37 Oakhurst Avenue, Belfast, BT10 0PD	2-storey extension to rear of existing dwelling replacing conservatory, plus partial demolition of existing detached garage to form store.	Permission Granted

LA04/2025/0464/F	LOC	76 Harberton Park, Malone Upper, Belfast, BT9 6TT	Demolition of existing detached garage. Addition of single-storey side and rear extension. Addition of two-storey extension to the rear. Replacing front door with a window, and replacing a window with a front door.	Permission Granted
LA04/2025/0471/F	LOC	33 Broughton Gardens, Belfast, BT6 0BB	Two storey rear and single storey side extensions.	Permission Granted
LA04/2025/0482/F	LOC	38 Orpen Road, Belfast, BT10 0BP	Single Storey rear extension with rooflight.	Permission Granted
LA04/2025/0480/F	LOC	697-699 Lisburn Road, Malone Lower, Belfast, BT9 7GU	Enclosed outdoor dining/seating area to front of restaurant and external alterations to facade	Permission Granted
LA04/2025/0476/F	LOC	2 Lemberg Street, Belfast, BT12 6GH	Provision of parking space in existing front garden, including provision new access to roadway.	Permission Granted
LA04/2025/0513/CLEUD	LOC	45 Donnybrook Street, Belfast, BT9 7DB	Change of use to House in Multiple Occupation (Existing HMO Use)	Permitted Development
LA04/2025/0514/CLEUD	LOC	53 Haypark Avenue, Belfast, BT7 3FE	Change of use to House In Multiple Occupation (Existing HMO Use)	Permitted Development
LA04/2025/0631/A	LOC	Northland House, 3-5 Frederick Street, Belfast, BT1 2LW	Temporary branded construction hoarding	Consent Granted
LA04/2025/0509/F	LOC	149 Ulsterville Avenue, Belfast, BT9 7AU	Proposed two storey rear extension	Permission Granted
LA04/2025/0533/LBC	LOC	Falls Road Library 49 Falls Road, Belfast, BT12 4PD	Installation of Ulster History Circle blue plaque	Consent Granted

LA04/2025/0549/LBC	LOC	Elmwood Learning and Teaching Centre, Rear of Students Union Building, Elmwood Avenue, Belfast	Alterations to change temporary Student Union Shop (previously raked lecture theatre) into temporary decant office space and to facilitate change of temporary commercial use back to educational.	Consent Granted
LA04/2025/0564/DC	LOC	Unit 1 Flax Centre 60 Ardoyne Avenue, Belfast, BT14 7DA	Discharge condition 19 of LA04/2021/2126/F- archaeological report	Condition Discharged
LA04/2025/0566/DC	LOC	41-49 Dublin Road and 3-5 Ventry Street, Belfast, BT2 7HD	Discharge of condition 14 LA04/2023/3030/F- Foul and surface water drainage	Condition Discharged
LA04/2025/0568/NMC	LOC	3 Milner Street, Belfast, BT12 6GE	Non-material change to planning permission Z/2014/1053/F- Removal of external balconies with replacement juliet balconies on certain elevations.	Application Withdrawn
LA04/2025/0577/DC	LOC	Former NI Water Ltd Sewage Treatment Works Blackstaff Road, Belfast, BT11 9DT	Discharge of Condition 16 LA04/2022/1479/F: Flood Risk and Drainage Assessment	Condition Discharged
LA04/2025/0581/F	LOC	7 Parkmount Road, Belfast, BT15 4EQ	Removal of existing patio doors, demolition of rear/side walls and boiler room. Replacement of rear window with patio doors. Single storey rear extension.	Permission Granted
LA04/2025/0589/DC	LOC	1 Millennium Way, Belfast, BT12 7AL	Discharge of condition 6 LA04/2023/2861/F - Climate Change mitigation Statement.	Condition Discharged
LA04/2025/0591/F	LOC	208 Orby Drive, Belfast, BT5 6BE	Alterations to existing single storey rear extension including replacement of roof.	Permission Granted

LA04/2025/0597/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast.	Discharge Condition 21 of LA04/2022/0209/F- Drainage layout	Condition Discharged
LA04/2025/0601/LBC	LOC	Parliament Building, BT4 3ST	Installation of a new door access control system in public areas of Parliament Buildings.	Consent Granted
LA04/2025/0610/F	LOC	201 Clarawood Park, Belfast, BT5 6FW	Proposed single storey extension to front and rear of property, and level access to front of property. Creation of a new entrance.	Permission Granted
LA04/2025/0625/CLOPUD	LOC	Unit 3, Avoca Park Shopping Centre, 151 Andersonstown Road, Belfast, BT11 9BW	Change of use from Retail (A1) to Sandwich shop with limited amount of hot food (Sui Generis)	Application Withdrawn
LA04/2025/0621/F	LOC	25 Gresham Street, Belfast, BT1 1JL	Proposed change of use from former retail premises to 3 no. short-term let accommodations to include rear first and second floor extension and alterations	Permission Granted
LA04/2025/0626/F	LOC	22 Sunnymede Avenue, Dunmurry, Belfast, BT17 0PX	Single storey extension to rear.	Permission Granted
LA04/2025/0641/F	LOC	33 Sicily Park, Belfast, BT10 0AL	Single storey rear extension together with internal alterations	Permission Granted
LA04/2025/0664/F	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road, Belfast	Variation of conditions No. 15 & 17 of LA04/2022/0209/F in regard to sound reduction performance of the proposed windows.	Permission Granted
LA04/2025/0646/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast	Discharge conditions 13 of LA04/2024/1635/F and condition 10 of LA04/2025/0664/F (Plots 1-9 only) - Verification Report	Condition Partially Discharged
LA04/2025/0647/F	LOC	15 Laburnum Way, Dunmurry, Belfast, BT17 0BW	Single storey extension with access ramp.	Permission Granted

LA04/2025/0662/F	LOC	19 Kensington Gardens South, Belfast, BT5 6NN	Retention of single storey extension to rear, extensions to roof and window in side gable.	Permission Granted
LA04/2025/0677/F	LOC	28 Horn Walk, Belfast, BT11 9NG	Proposed two storey extension to side of dwelling	Permission Granted
LA04/2025/0698/F	LOC	4 Waterloo Park, Belfast, BT15 5HU	First floor extension over existing garage roof. Creation of 2 rooflights.	Permission Granted
LA04/2025/0696/F	LOC	212 Duncairn Gardens, Belfast, BT15 2GP	Change of use from 5 bed dwelling (C1) to 6 bed / 6 person HMO (sui generis)	Permission Granted
LA04/2025/0682/F	LOC	6 Joanmount Drive, Belfast, BT14 6PB	Single storey rear extension	Permission Granted
LA04/2025/0695/F	LOC	62 Sunnyhill Park, Dunmurry, Belfast, BT17 0PZ	Single storey rear and side extension.	Permission Granted
LA04/2025/0699/F	LOC	11 Thornhill Drive, Belfast, BT5 7AW	single storey rear extension removing existing garage.	Permission Granted
LA04/2025/0823/A	LOC	22 Castle Lane, Belfast, BT1 5DB	1 Projecting sign/image on pavement	Consent Granted
LA04/2025/0693/CLEUD	LOC	9 Fitzwilliam Square, Belfast, BT7 1JH	HMO	Permitted Development
LA04/2025/0687/F	LOC	35 Teeling Avenue, Lagmore, Dunmurry, BT17 0XH	Single Storey Rear Extension	Permission Granted
LA04/2025/0702/F	LOC	58 Knightsbridge Park, Stranmillis, Belfast, BT9 5EH	Provision of a new community garden consisting of 2 polytunnels with associated landscaping, (retrospective) and the erection of a community use shed, with associated parking hardstanding.	Permission Granted
LA04/2025/0705/DCA	LOC	42-46 Fountain Street, Belfast, BT1 5EF	Removal of existing granite & render cladding to no.42-46. Removal of existing glazing & entrance door to no.42. To accommodate facade alterations.	Consent Granted

LA04/2025/0730/F	LOC	229 Donegall Road, Belfast, BT12 5NB	Change of use from Dwellinghouse to 5 Person, 4 Bedroom House Multiple Occupancy	Permission Granted
LA04/2025/0735/A	LOC	The Church Of The Transfiguration 21 Dunseverick Avenue, Belfast, BT8 7EB	Display board (Amended Description)	Consent Granted
LA04/2025/0741/DCA	LOC	78 Maryville Park, Belfast, BT9 6LQ	Demolition of rear kitchen wall and removal of kitchen external doors, metal fence and planter	Consent Granted
LA04/2025/0742/F	LOC	78 Maryville Park, Belfast, BT9 6LQ	Partial demolition to rear return to facilitate construction of single storey rear extension	Permission Granted
LA04/2025/0798/F	LOC	4 Clarence Street West, Belfast, BT2 7GP	External alterations to ground and first floor elevations.	Permission Granted
LA04/2025/0750/PAN	LOC	Centre House, 69-87 Chichester Street, Belfast, BT1 4JE	Proposed change of use from offices to hotel at 1st to 7th floor including elevational changes to the existing building (176no. bedrooms, breakfast room/ dining room, bar, kitchen, gym and business suite), proposed partial change of use of ground floor from café to retail unit and ancillary space for hotel and office entrance to hotel entrance, construction of a two-storey extension to the 5th floor, relocation of plant rooms and construction of additional plant room and construction of delivery entrance at ground floor.	Proposal of Application Notice is Acceptable
LA04/2025/0805/CLEUD	LOC	Flat 2, 30 Lawrence Street, Belfast, BT7 1LF	Existing house in multiple occupation (HMO)	Permitted Development
LA04/2025/0766/F	LOC	121 Colinvale, Dunmurry, Belfast, BT17 0JW	Single storey rear extension	Permission Granted

LA04/2025/0767/F	LOC	44 Lagmore Dale, Belfast, BT170TQ	Single storey rear extension and retaining wall (amendment to approved application LA04/2024/1712/F).	Permission Granted
LA04/2025/0797/CLEUD	LOC	23 Cairo Street, Belfast, BT7 1QS	HMO	Permitted Development
LA04/2025/0791/WPT	LOC	114 Marlborough Park Central, Belfast, BT9 6HP	To reduce the sail factor and the biometric pressure on the root plate	Works to TPO Granted
LA04/2025/0795/F	LOC	181 Kingsway, Dunmurry, Belfast, BT17 9RY	Change of use of ground floor premises from Hot Food Takeaway to Barbershop.	Permission Granted
LA04/2025/0859/PAN	LOC	Harberton North Special School, 29a Fortwilliam Park, Belfast, BT15 4AP	Erection of temporary mobile classroom village, temporary hard play areas and temporary staff parking areas to facilitate future extension and refurbishment of main school buildings.	Condition Discharged
LA04/2025/0864/LBC	LOC	Headline Building 10-14 Victoria Street, Belfast, BT1 3GG	Restoration and repair of the building's external stone façade	Consent Granted
LA04/2025/0867/DC	LOC	Lands at apartment blocks 1 - 3, Clonaver Drive, Belfast, BT4 2 FB	Discharge condition 10 of LA04/2023/2709/F- Landscape management plan.	Condition Discharged
LA04/2025/0870/DC	LOC	5 Ashburne Place, Belfast, BT7 1SE	Discharge of conditions 1 & 2 LA04/2024/0214/F- Management Plan and Permanent Residence	Condition Discharged
LA04/2025/0885/PAN	LOC	Santander House, 1 Mays Meadow, Belfast, BT1 3PH	Proposed change of use from class B1(a) office to short term Transitional Care Unit comprising of c.60-80 beds, associated ancillary facilities including consulting rooms, physiotherapy, laboratories and offices; minor external alterations and all other associated site and access works	Proposal of Application Notice is Acceptable

LA04/2025/0874/WPT	LOC	64 Glenmachan Road, Belfast, BT4 2NN	Works to TPO protected trees	Works to TPO Granted
LA04/2025/0881/DC	LOC	Glenwood Primary School 4-22 Upper Riga Street, Belfast, BT13 3GW	Discharge condition 8 of LA04/2022/1206/F- Road Layout	Application Withdrawn
LA04/2025/0890/DC	LOC	Lands approx. 77m North West of 35 Hampton Park, BT7 3JP and 167m South West of 7 Mornington, Belfast BT7 3JS	Discharge of Condition 6 LA04/2024/2098/F - Submission of Drainage Statement	Condition Discharged
LA04/2025/0882/DC	LOC	Lands approx. 109m North West of 35 Hampton Park BT7 3JP and 109m South West of 7 Mornington, Belfast BT7 3JS	Discharge of Condition 6 LA04/2024/2101/F -Submission of Drainage Statement	Condition Discharged
LA04/2025/0883/DC	LOC	Lands approx. 92m North West of 35 Hampton Park BT7 3JP and 107m South West of 7 Mornington, Belfast BT7 3JS	Discharge of Condition 6 LA04/2024/2100/F - Submission of Drainage Statement	Condition Discharged
LA04/2025/0904/PAN	LOC	Land at D3 adjacent to the RSPB Reserve Airport Road West, Belfast, BT3 9DY	Revisions to terrestrial elements of Planning Permission ref. LA04/2016/0421/F (Construction of a new multi-purpose berthing facility at D3) comprising upgrade of existing access track along eastern boundary of site and installation of associated street lighting/parking area; security hut; relocation of main cruise terminal building and associated parking/drop-off areas; additional baggage building; and other associated site works in respect of lighting, landscaping, ancillary infrastructure and existing access adjacent to RSPB lands.	Proposal of Application Notice is Acceptable

LA04/2025/0907/F	LOC	1 Hospital Road, Belfast, BT8 8JP	The proposal is to make minor amendments to the Block of 4No. Apartments of the previously approved application ref: LA04/2024/0026/F. The amendments include: Revised parking layout, minor amendments to the elevations to include an entrance canopy (required by Housing Association), change to window fenestration and change to front entrance door. Relocation of cycle storage and bins store to rear of apartments to comply with Secured By Design. Addition of low profile solar PV Panels to rear roof. Boundary treatment amended to increase privacy to rear garden area. Increase of building footprint by 6sq.m to the East Elevation (Rear)	Application Withdrawn
LA04/2025/0915/DC	LOC	Lands at apartment blocks 1 - 3, Clonaver Drive, Belfast, BT4 2 FB	Discharge condition 13 of LA04/2023/2709/F- Tree Protection Plan	Condition Discharged
LA04/2025/0916/DC	LOC	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast	Discharge of condition 13 LA04/2024/1138/F- Construction Environmental Management Plan	Condition Partially Discharged
LA04/2025/0923/DC	LOC	Ballysillan Playing Fields, Ballysillan Road, Belfast, BT14 7QP	Discharge Condition 7 of LA04/2022/0136/F - Climate Change Statement.	Condition Discharged
LA04/2025/0936/CLOPUD	LOC	211 Antrim Road, Belfast, BT15 2GW	Change of use from retail to office	Application Withdrawn
LA04/2025/0944/CLEUD	LOC	54 Marlfield Drive, Belfast, BT5 7PJ	Retention of Single storey rear extension	Permitted Development

LA04/2025/0934/PRELIM	LOC	George Best Belfast City Airport, Belfast Road, BT3 9JH	Temporary hanger needs to be installed to support the necessary repair works	PAD Concluded
LA04/2025/0935/WPT	LOC	2 Broomhill Park Central, Belfast, BT9 5JD	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0967/CLOPUD	LOC	1 Irwin Crescent, Belfast, BT4 3AQ	Proposed rear and side extension	Application Withdrawn
LA04/2025/0979/NMC	LOC	19 Roddens Crescent, Belfast, BT5 7JN	NMC to LA04/2024/4369/F - Change the side elevation from render to facing brick to match existing dwelling	Non Material Change Granted
LA04/2025/0995/DC	LOC	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast	Discharge of condition 22 & 23 LA04/2024/1138/F- Design details & Lighting details	Condition Discharged
LA04/2025/0961/WPT	LOC	1 Danesfort Park West, Belfast, BT9 7RN	Works to trees in Conservation Area	Works to Trees in CA Agreed
LA04/2025/0969/WPT	LOC	Land to the rear of 1-7 Knockmarloch Park and to the rear of 374 Belmont Road/Glenmachan Road, Belfast	Works to TPO protected trees	Works to TPO Granted
LA04/2025/0989/A	LOC	2-8 Lennoxvale, Belfast, BT9 5BY	Replacement building name sign and totem sign	Consent Granted
LA04/2025/0978/WPT	LOC	430 Lisburn Road, Belfast, BT9 6GN	Works to trees in a Conservation Area	Works to TPO Granted
				<u>Total Decisions</u>

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Planning Decisions issued July 2025 - No.89

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2021/2886/F	LOC	Lands between no's 2 and 4-8 Harris Crescent, including part of rear garden of 28 Sunnymede Avenue, Dunmurry.	Erection of two dwellings (amended description of address)	Permission Refused
LA04/2022/2003/F	LOC	Ormiston House 51A Hawthornden Road Belfast BT4 3JW.	Elevational changes to the previously approved pool pavilion (retrospective). Proposed installation of solar panels to the pavilion roof. Partial change of use from residential swimming pool to a pool for the provision of community and recreational water sports activities for use by Belfast Kayak Academy (Sui Generis) with associated parking and access via Kinedar Crescent.	Permission Granted
LA04/2022/2004/LBC	LOC	Ormiston House 51A Hawthornden Road Belfast BT4 3JW.	Part retrospective application for: retention of pool pavilion & the proposed installation of solar panels to the pavilion roof.	Consent Granted
LA04/2022/0099/PAD	LOC	Corner of Duncairn Gardens and Adam Street Belfast BT15	It is proposed to abandon and close off Adam Street and provide two new commercial buildings, one at Duncairn Gardens and one at the end of Upper Canning Street. The buildings will be used for a mixture of retail and light industrial.	PAD Concluded
LA04/2022/1279/F	LOC	436-438 Newtownards Road Belfast BT4 1TR.	3 storey extension to provide additional offices including roof terrace at rear of existing office building.	Permission Granted

LA04/2022/1449/F	LOC	Canberra House 203 Airport Road West Belfast BT3 9ED.	Change of use from offices to private healthcare facility and the erection of an external boiler room	Permission Refused
LA04/2023/2696/F	LOC	228 - 234 UPPER NEWTOWNARDS ROAD BALLYHACKAMORE BELFAST DOWN BT4 3ET	Change of Use application from a hairdressing Salon and Beauty Treatment Rooms to facilitate extension to an existing adjacent Restaurant on the first floor and a storage Area and Toilet facilities to the second floor. New first floor balcony to front.	Permission Granted
LA04/2023/3095/PAD	MAJ	30 Marlborough House Victoria Street, Belfast, BT1 3GG	Demolition of existing Marlborough House Building and erection of 117 no. apartments (mix of studio, 1-bed, and 2-bed), multi-purpose communal space at ground floor of listed building, communal/private open space, landscaping, public realm improvements along Victoria Street and Marlborough Street, and all associated site works.	PAD Concluded
LA04/2023/3690/F	LOC	Apartment 17, Oakdene, 16 Annadale Avenue, Belfast, BT7 3JH	Change of use from Residential Use Class C1 to HMO (3 bedrooms with 3 occupants)	Permission Granted
LA04/2023/3698/F	LOC	1 Advantage Way, Ballygomartin Industrial Estate, Belfast, BT13 3LZ	Addition of new shredder. (retrospective)	Permission Granted
LA04/2023/4098/F	LOC	9 Cyprus Avenue, Belfast, BT5 5NT	New vehicular entrance with new gates/post onto Cyprus Avenue.	Permission Granted

LA04/2023/4188/CLEUD	LOC	Lands located adjacent and west of 1080 Crumlin Road, Belfast BT14 8RX	Existing use: Deposition and storage of waste materials, skips, and vehicles constituting an extension to the previously permitted waste management facility (Z/2010/0087/F, Z/2009/0688/F, Z/2003/1923/F, Z/1993/2001/F), including internal roadway and banking/bunding	Application Required
LA04/2024/0211/F	MAJ	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.	Permission Granted
LA04/2024/0353/F	LOC	4 St James Avenue, Belfast, BT12 6DU.	Two story rear extension with side extension and loft conversion Raised decking to rear of dwelling.	Permission Granted
LA04/2024/1253/F	LOC	45 Cabin Hill Park, Belfast, BT5 7AN	Demolition of existing bungalow and construction of a 1.5 storey house with dormer windows to the rear, retaining wall and changes to site levels. (Amended Proposal Description & Plans) (Part retrospective)	Permission Granted
LA04/2024/1284/F	LOC	Land 30m northeast of 165 York Street, Belfast, BT15 1AL	Change of use of site to shipping container self storage facility (432 No containers)	Application Withdrawn

LA04/2024/1342/F	LOC	39 Newforge Lane, Belfast, BT9 5NW	Demolition of existing house. Construction of three storey building comprised of 6 no. apartments with associated landscaping and car parking (Amended description and Site Location Plan).	Permission Granted
LA04/2024/1407/F	LOC	74 Templemore Avenue, Belfast, BT5 4FW	Change of use from dwelling to 6 bed, 6 person HMO	Permission Refused
LA04/2024/1455/F	LOC	174 Ardenlee Avenue, Belfast, BT6 0AE	Ground floor extension to the rear, addition of rear dormer window and fenestration changes (Retrospective)	Permission Granted
LA04/2024/1448/F	LOC	142 Ravenhill Road, Belfast, BT6 8ED	Change of use of first floor shop storage to 1 bed apartment and fenestration changes	Permission Granted
LA04/2024/1621/O	LOC	7-9 Brae Hill Park, Belfast, BT14 8LP	2 Storey apartment buildings consisting of 8.No 2 Bedroom apartments. Proposal includes parking, bin storage, green amenity & landscaped space & bike racks.	Application Withdrawn
LA04/2024/1582/PAD	LOC	Holiday Inn 40 Hope Street, Belfast, BT12 5EE	Proposed extension of existing hotel comprising an additional 50 bedrooms, ground floor extension to kitchen and ancillary servicing accommodation with associated internal and external refurbishment & alterations, creation of a new vehicular access from Sandy Row, reconfiguration of service yard, relocation of car lift previously approved under LA04/2020/0734/F and associated site works	PAD Concluded

LA04/2024/1584/F	LOC	21 Skegoneill Avenue, Belfast, BT15 3JP	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.	Permission Granted
LA04/2024/1606/F	LOC	27 Innisfayle Road, Belfast, BT15 4ES	Erection of single dwelling and associated external works and landscaping.	Permission Granted
LA04/2024/1604/F	LOC	Caifé Ceoil / Áras Mhic Reachtain, 283-289 Antrim Rd, Belfast BT15 2GZ. (Corrected Site Address)	Removal of an existing fire stairway, to be replaced with a commercial kitchen (internal reconfigurations) and extraction flue to rear elevation.	Permission Granted
LA04/2024/1693/PAD	LOC	Lands Immediately east of No. 24 Landseer Street Belfast BT9 5AL and immediately west of No's 1-9 Colenso Parade, Belfast BT9 5AN	Proposed residential development comprising 7 no. dwellings and 2 no. apartments.	PAD Concluded
LA04/2024/1695/PAD	LOC	346-348 Donegall Road, Belfast, BT12 6FY	Proposed Apartments	PAD Concluded
LA04/2024/1727/F	LOC	2 Finvoy Street, Belfast, BT5 5DH	Erection of 1no. dwellinghouse. (Amended Plans Received)	Permission Granted
LA04/2024/1756/F	LOC	1-21 Castlereagh Road, Ballymacarret, Belfast, BT5 5FB	Variation of condition 12 of LA04/2023/2763/F in relation to inward sound level impact assessment	Application Withdrawn
LA04/2024/1949/F	LOC	22 Strathmore Park North, Belfast, BT15 5HR	Two storey rear extension (retrospective)	Permission Granted
LA04/2025/0018/LBC	LOC	30 Windsor Park, Belfast, BT9 6FR	Erection of two No. Gate piers and associated Vehicle Entrance Gate	Consent Granted
LA04/2025/0054/F	LOC	70 High Street, Belfast, BT1 2BE	Change of use from retail to restaurant and bakery. Alterations to ground floor frontage and additional site works.	Application Withdrawn

LA04/2025/0055/LBC	LOC	70 High Street, Belfast, BT1 2BE	Change of use from retail to restaurant and bakery. Alterations to ground floor frontage and additional site works.	Application Withdrawn
LA04/2025/0153/F	LOC	15 Glasvey Close, Belfast, BT17 0EE	Single storey rear extension	Permission Granted
LA04/2025/0172/F	LOC	1 Finchley Drive, Belfast, BT4 2JA	Demolition of existing conservatory, two storey rear and side extension, conversion of garage into utility and store including raised flat roof. Access ramp to side, raised terrace to rear garden and steps.	Permission Granted
LA04/2025/0189/PAD	LOC	St Marys Christian Brothers Grammar School, Glen Road, Belfast, BT11 8 NR.	The proposed development of a new sports hall. It will feature a double-height flexible sports hall, hygiene room, fitness suite, and full accessibility via lift and stairs. A footbridge will connect the facility to the upper playing field. Additional spaces include a lecture/dance suite, classroom, PE office, and sports equipment storage.	PAD Concluded
LA04/2025/0279/DC	LOC	141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY	Discharge of condition 10, 11 & 12 LA04/2023/4215/F- Drainage Assessment, Surface water drainage/SUDS & Hard and soft landscaping scheme	Condition Partially Discharged
LA04/2025/0301/CLEUD	LOC	Apartment 1 Citygate 2 Sussex Place, Belfast, BT2 8LN	Existing short term let accomodation.	Permitted Development
LA04/2025/0304/F	LOC	71 Pommern Parade, Belfast, BT6 9FY	Roof Dormer to the Rear	Permission Granted

LA04/2025/0326/F	LOC	57 Earlswood Road Belfast, BT4 3EB	Rear dormer window & 3no. roof lights to front of dwelling.	Permission Granted
LA04/2025/0379/F	LOC	Unit 9 of Imperial House 4-10 Donegall Square East, Belfast, BT1 5HD	Change of use from hot food deli (sui generis) to watch showroom and shop (Class A1) with external and internal alterations.	Permission Granted
LA04/2025/0365/A	LOC	Imperial House 4-10 Donegall Square East, Belfast, BT1 5HD	One replacement shop sign and one projecting sign	Consent Granted
LA04/2025/0377/F	LOC	12 Glenview Crescent Belfast, Belfast, BT5 7LX	Single storey extension to rear of dwelling, replacement of garage roof.	Permission Granted
LA04/2025/0412/PAD	LOC	37-41 May Street, Belfast, BT1 4DN	Internal refurbishment, formation of new entrance, alteration and replacement of roof and windows to existing offices (Class B1) at 37 - 41 May Street, Belfast.	PAD Concluded
LA04/2025/0404/NMC	LOC	41-49 Bates Avenue, Belfast, BT9 7BY	Non Material Change to LA04/2021/2544/F - Integration of gas meters and associated wing walls.	Non Material Change Granted
LA04/2025/0426/F	LOC	31 Stormont Park, Belfast, BT4 3GW	Single and double storey rear extension, demolition of single storey rear return, new window in side gable and widening of existing driveway.	Permission Granted
LA04/2025/0431/DC	LOC	2a Ventry Street, Belfast, BT2 7JP	Discharge of Condition no. 8 LA04/2023/4469/F Noise Management Plan	Condition Discharged
LA04/2025/0452/F	LOC	92 Circular Road, Belfast, BT4 2GE	Demolition of outbuildings at rear of dwelling to be replaced by a detached, single storey garage with PV panels on roof.	Permission Granted

LA04/2025/0444/DC	LOC	Site of the former Finlay's Factory south east of Ballygomartin Road, north of Moyard Crescent, northwest of Springfield Heights and Springfield Park, Belfast BT13 3QZ	Discharge of condition 10- LA04/2023/2338/F- Construction Environmental Management Plan (CEMP).	Condition Not Discharged
LA04/2025/0475/F	LOC	41 Diamond Gardens, Finaghy, Belfast, BT10 0HE	Demolition of single-storey rear extension. Proposed part single-storey and two-storey rear/ side extensions. Single storey rear extension to garage. Addition of first floor window to front elevation.	Permission Granted
LA04/2025/0496/F	LOC	100-150 Cityside Retail Park, York Street, Belfast, BT15 1WA	Amalgamation and internal re-configuration of 5no. existing retail units and ancillary mall space to create 2no. retail units. Alterations to external façade to create 2no. new shop fronts. Relocation of existing class A1 retail unit within existing mall.	Permission Granted
LA04/2025/0490/F	LOC	34a Knockvale Park, Belfast, BT5 6HJ	Double and single storey side/rear extension and fenestration changes	Permission Granted
LA04/2025/0578/LBC	LOC	2 Upper Green, Dunmurry, Belfast, BT17 0EL	Listed Building Consent- Internal demolitions and alterations together with the installation of secondary glazing to windows throughout and the creation of new window/door openings on the north and east elevations as well as garage alterations.	Consent Granted
LA04/2025/0612/F	LOC	30 Windsor Park, Belfast, BT9 6FR	Erection of two No. Gate piers and associated Vehicle Entrance Gate	Permission Granted

LA04/2025/0615/F	LOC	6 Glenmachan Park, Belfast, BT4 2PJ	Removal of existing rear terrace. Two storey rear extension and raised rear terrace.	Permission Granted
LA04/2025/0656/DC	LOC	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	Discharge of condition 23 & 24 LA04/2020/0845/O- Noise barrier/ Hoarding & Environmental Noise Management Plan (ENMP)	Condition Partially Discharged
LA04/2025/0643/PAD	LOC	Lands at Belfast YMCA, Knightsbridge Park, Stranmillis, Belfast. To the east of Nos. 15; 17; 19; 25; 27; 29; and 35 Knightsbridge Manor. South of Nos. 26 to 34 (evens) Knightsbridge Manor, Nos. 65; 66; and 68 Vauxhall Park, and Nos. 15 and 17 Marylebone Park. West of Nos. 35 and 38 Sharman Drive, and Nos. 39 and 42 Sharman Park, Belfast.	Proposed mixed-use development comprising 25 No. Dwelling Units, 3G MUGA pitch; Children's Play Area; Trim Trail; Car Parking. Development includes site access, internal roads, landscaping and all other associated site and access works.	PAD Concluded

LA04/2025/0658/NMC	LOC	Surface level car park to east of Harbour Office, and adjoining lands at Corporation Square and Clarendon Road, Belfast, BT1 3AL	<p>Non material changes associated with LA04/2022/0262/F.</p> <p>1. Additional pedestrian access on the eastern site boundary to link the new CQ3 building to the gardens;</p> <p>2. Additional trees and boulders incorporated along the eastern boundary to provide additional hostile vehicle mitigation;</p> <p>3. 2no. additional trees retained;</p> <p>4. Gateway nest structure – attached pergola removed to enable easier construction/manufacture;</p> <p>5. Minor adjustments to internal layouts and material application (material types have remained the same);</p>	Non Material Change Granted
LA04/2025/0659/LBC	LOC	Harbour Office Corporation Square, Belfast, BT1 3AL	Relocation of historic railings and gate and existing footpath levels regraded (retrospective)	Consent Granted

LA04/2025/0688/CLEUD	LOC	84 University Avenue, Belfast, BT7 1GY	Change of Use to House in Multiple Occupation (HMO)	Permitted Development
LA04/2025/0723/F	LOC	247 Whiterock Road, Belfast, BT12 7FX	Attic Conversion with existing roof ridge line profile to be raised. Dormer window to rear elevation, enlargement of existing front dormer and a single storey front extension.	Permission Granted
LA04/2025/0704/F	LOC	42-46 Fountain Street, Belfast, BT1 5EF	Facade refurbishment at Ground floor level	Permission Granted
LA04/2025/0746/F	LOC	17 - 21 Winetavern Street, Belfast, BT1 1JQ	Change of Use of upper floors (1st and 2nd) from Class A1 (retail) to short-term let (sui generis); provision of bike and bin stores to the rear of 19 Winetavern Street; and amalgamation of shop front at No. 19 with No. 17 Winetavern Street.	Permission Granted
LA04/2025/0806/CLEUD	LOC	54 Bates Avenue, Belfast, BT9 7BY	House in multiple occupation	Permitted Development
LA04/2025/0789/PAD	LOC	40 Houston Drive, Belfast, BT5 6AZ	The erection of a single storey extension to the rear of the house. An extended storey above the existing outrigger to the rear of the house. A loft extension to the rear of the house.	PAD Declined
LA04/2025/0802/F	LOC	3 Malone Hill Park, Belfast, BT9 6RD	Single storey rear extension with rooflight	Permission Granted
LA04/2025/0801/F	LOC	27 Summerhill Avenue, Belfast, BT5 7HD	Single-storey side and rear extension. Creation of hard surface area.	Permission Granted
LA04/2025/0799/F	LOC	2 Norwood Avenue, Belfast, BT4 2EE	Single storey rear and side extension, creation of patio and new side window.	Permission Granted
LA04/2025/0826/F	LOC	St Dorothea's Parish Church, 2-4 Gortland Park, Belfast, BT5 7NU	Disabled access ramp and railings.	Permission Granted

LA04/2025/0820/NMC	LOC	13 River Terrace, Belfast, BT7 2EN	Non Material Change to LA04/2022/1499/F - Reduction in size of the new community centre plan, within the original approved building footprint, with associated amendments to the elevations.	Non Material Change Granted
LA04/2025/0858/DC	LOC	10 Lorne Street, Belfast, BT9 7DU	Discharge of condition 2 LA04/2017/1153/F- Verification report.	Condition Discharged
LA04/2025/0871/DC	LOC	Centre House 69-87 Chichester Street, Belfast, BT1 4JE	Discharge of condition 17 LA04/2022/2216/F- Sewage disposal discharge	Condition Not Discharged
LA04/2025/0875/WPT	LOC	15 Marlborough Park North, Belfast, BT9 6HJ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2025/0884/DC	LOC	Lands approx. 119m North West of 35 Hampton Park BT7 3JP and 80m South West of 7 Mornington, Belfast BT7 3JS	Discharge of condition 6 LA04/2024/2099/F- Surface Water Drainage Scheme (SUDS)	Condition Discharged
LA04/2025/0888/DC	LOC	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Discharge of condition 21 LA04/2024/0344/F- Noise Impact Assessment	Condition Discharged
LA04/2025/0905/F	LOC	24 Donegall Avenue, Belfast, BT12 6LX	Change of use from dwelling to HMO with 2 storey extension to the rear and internal alterations	Application Withdrawn
LA04/2025/0945/DC	LOC	106 Malone Avenue, Belfast, BT9 6ES	Discharge of Condition 2 LA04/2022/1619/F - Foul Drainage	Condition Discharged

LA04/2025/0953/WPT	LOC	9 Lisbreen Park, Belfast, BT15 4DJ	Removal of one multi-stemmed Cypress tree at the front of the property beside the driveway and street. Removal of one variegated Cypress tree at the side of the property beside the street I planted these trees @ 24 years ago but they have now become too large to manage and I want to remove them and plant shrubs in their place	Works to Trees in CA Agreed
LA04/2025/0958/CLEUD	LOC	14 Ulsterville Gardens, Belfast, BT9 7BA	House In Multiple Occupation (HMO)	Permitted Development
LA04/2025/0991/DC	LOC	6 Pavilion Block 6 Former Belvoir Park Hospital, Hospital Rd, Belfast, BT8	Discharge condition no.8 LA04/2024/1043/F - A schedule of photographs taken internally on a room by room basis and cross referenced on existing floor layouts.	Condition Discharged
LA04/2025/0994/F	LOC	57 Shore Road, Belfast, BT15 3PL	Proposed community facility incorporating multi use community rooms, museum, meeting room and student and trainee accommodation	Application Withdrawn
LA04/2025/1010/A	LOC	Unit LG2, 1 Victoria Square, Belfast, BT1 4QG	1 new shop sign and 3 internal signs	Consent Granted

LA04/2025/1055/WPT	LOC	44 Myrtlefield Park, Belfast, BT9 6NF	<p>The applicant desires to remove two European larches from the rear of their property, both of which appear to be dead. The first, larger tree is to be removed to allow for the refurbishment of an existing outdoor patio. The second tree has a significant lean over the rear boundary towards 67 Maryville Park, and given its condition, the applicant fears that it may fall and cause damage to this property and the aforementioned boundary. Removal of these trees would create a more open atmosphere at the rear of the property and give a better view of the house's unique architecture from neighbouring buildings, thus coming more in line with the character of the Malone Conservation Area (sub-area G). As the trees are both dead, this action may also prevent further issues occurring in the future.</p> <p>Specification: The trees will be dismantled in sections by a qualified professional to avoid damage to any nearby property. The logs and large branches will be split and kept for use as firewood. The remaining stumps will be mechanically ground, with these chips being left in the rear flowerbeds. Any further arisings will be removed from site and disposed of.</p>	Works to Trees in CA Agreed
LA04/2025/1058/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast	Discharge condition 8 of LA04/2025/0664/F- Verification report.	Condition Discharged

LA04/2025/1088/PAN	LOC	Netherleigh House 1 Massey Avenue, Belfast, BT4 2JT	Proposed extension and conversion of existing office block (formerly Department for the Economy HQ) and conversion of Netherleigh House to provide residential and nursing care facility including the erection of 2no. assisted living blocks, and associated site parking, landscaped amenity areas, woodland trail and all associated works	Proposal of Application Notice is Acceptable
LA04/2025/1128/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge RoadnBelfast.	Condition 24 OF LA04/2022/0209/F & LA04/2024/1635/F - Revised Landscaping Timeline	Condition Partially Discharged
LA04/2025/1151/WPT	LOC	17 Harberton Drive, Belfast, BT9 6PF	Rear Garden; - 2x Sycamore to be removed. We have been advised by a professional that these are self-seeded and are offshoots of a previously cut down tree. Tree location at right side of property line. - 2x Fir Trees located along rear fence line. One to be lopped by approx 0.5m (tidied), topped by approx 2m. Larger of the 2 to be lopped by approx 1m and topped only by approx 3m. - Unknown Species located in right corner rear garden to be lopped by approx 0.5m (tidied), topped by approx 2m.	Works to Trees in CA Agreed

LA04/2025/1152/PAN	LOC	Lands at Belfast YMCA, Knightsbridge Park, Stranmillis, Belfast. To the east of Nos. 15; 17; 19; 25; 27; 29; and 35 Knightsbridge Manor. South of Nos. 26 to 34 (evens) Knightsbridge Manor, Nos. 65; 66; and 68 Vauxhall Park, and Nos. 15 and 17 Marylebone Park. West of Nos. 35 and 38 Sharman Drive, and Nos. 39 and 42 Sharman Park, Belfast	Proposed mixed-use development comprising 3G playing pitch with floodlighting; Children's Play Area; Trim Trail; Car Parking; and c.25 No. Dwelling Units (including c.20% affordable housing). Development includes site access, internal roads, landscaping and all other associated site and access works.	Proposal of Application Notice is Acceptable
LA04/2025/1204/WPT	LOC	16 Sandown Park South, Belfast, BT5 6HE	Felling of Holly tree approx 12m in height	Works to TPO Granted
				<u>Total Decisions</u>

Live Major Applications not previously considered by Committee @ 05.08.25

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2022/0809/F	Major	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.	21-Apr-22	17-Nov-22	Under Consideration
2	LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	14-Mar-23	10-Oct-23	Under Consideration
3	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	Under Consideration
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	Under Consideration
5	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans).	22-Dec-23	19-Jul-24	Under Consideration
6	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent property 37-39 Summerhill Park, Belfast.	Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b) and 1,559sqm diagnostic medical facility (Use Class D1(a), associated access, car parking, landscaping and open space.	04-Apr-24	31-Oct-24	Under Consideration

7	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39) and rear of 160 Barnetts Road, Belfast (amended address)	Outline planning permission with all matter reserved for independent living (Use Class C3) units and up to 62no. assisted living units (Use Class C1), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-24	Under Consideration
8	LA04/2024/0910/F	Major	70 whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	Under Consideration
9	LA04/2024/1121/F	Major	The Kings Hall And RUAS Site South Of Upper Lisburn Road/Balmoral Avenue West Of Harberton Park And North-east Of Balmoral Golf Club Belfast BT9 6GW	Vary of condition 6 of planning application LA04/2020/0747/F to extend timing of works from 3 years to 5 to accommodate design changes to elevations and vary of condition 7 of planning application LA04/2020/0747/F to accommodate design changes to the roof.	26-Jun-24	22-Jan-25	Under Consideration
10	LA04/2024/1836/F	Major	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	25-Nov-24	23-Jun-25	Under Consideration
Page 78 12	LA04/2024/2024/RM	Major	Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	41no. retirement living apartments at Plot 6, parking and landscaping in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	18-Dec-24	16-Jul-25	Under Consideration
	LA04/2024/2026/RM	Major	Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses, leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	29-Nov-24	27-Jun-25	Under Consideration
13	LA04/2024/2077/F	Major	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations. (Change to Description).	29-Jan-25	27-Aug-25	Under Consideration
14	LA04/2024/2145/F	Major	Lands at North Foreshore / Giant's Park Dargan Road, Belfast, BT3 9LZ	Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc).	15-Jan-25	13-Aug-25	Under Consideration

15	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	<p>Refurbishment and safety work to the Waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements.</p> <p>The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir.</p> <p>Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir.</p> <p>Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground.</p> <p>Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks.</p> <p>Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.</p>	20-Dec-24	18-Jul-25	Under Consideration
16	LA04/2024/2134/F	Major	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 40no social/affordable housing units with landscaping and associated works.	21-Dec-24	19-Jul-25	Under Consideration
17	LA04/2025/0088/F	Major	Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast	Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works	17-Feb-25	15-Sep-25	Under Consideration
18	LA04/2025/0184/O	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Mixed-use development comprising Use Class B1 (c): Business, Research & Development and Use Class, D1: Community and Cultural Uses, including landscaping, parking, and servicing.	10-Feb-25	08-Sep-25	Under Consideration
19	LA04/2025/0242/F	Major	2 - 10 Botanic Avenue, Belfast, BT7 1JG	Erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building	13-Feb-25	11-Sep-25	Under Consideration
20	LA04/2025/0974/F	Major	Site to the south of the former Knockbreda High School. Lands bounded by the A55 Upper Knockbreda Road to the south and south-east, Wynchurch Road to the north-east, Knockbreda Primary School to the north and Knockbreda Park to the west.	Development of a new primary school building for Forge Integrated Primary School. including development of a nursery unit, hard and soft play areas, landscaping, car parking, internal drop-off areas and new access arrangements onto the A55 Knockbreda Road via a new signalised junction; demolition of no. 138a Knockbreda Park and associated site works	04-Jun-25	31-Dec-25	Under Consideration

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Planning Applications Discussed at Committee Between 01 Apr 2019 and 05 Aug 2025

Decision Description		Totals
		23
Consent Granted		0
Consent Refused		0
Permission Granted		4
Permission Refused		0
Total		27

Application No.	Location	Proposal	Category	Date Valid	Statutory Target Date	Statutory Target Weeks	Current number of weeks	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Previous Projected Decision Date	New Non-Statutory Target Date	Reason decision not issued
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	17/02/2023	15	143	29/06/2023	33	109	N/A	31/08/2025	Awaiting Section 76 Agreement - land ownership issues on the applicant's side
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	23/04/2021	15	238	14/11/2023	148	90	N/A	31/08/2025	Awaiting Section 76 Agreement - delayed due to land ownership issues on the applicant's side. Issues recently resolved and s76 agreement recently signed; decision expected to be issued shortly

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	09/12/2021	30	205	16/01/2024	124	81	N/A	31/08/2025	Awaiting Section 76 Agreement - expected that outstanding issues around wording of agreement have now been resolved and that s76 agreement will be signed shortly
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	03/02/2021	30	249	19/03/2024	177	72			Permission Granted

LA04/2024/0483/F	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	MAJ	19-Mar-24	02/07/2024	30	72	15/10/2024	30	42	N/A	Unknown	Awaiting Section 76 Agreement - issues to be resolved on the applicant's side regarding clauses
Page 83 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	12/07/2024	15	70	15/10/2024	28	42	N/A	Unknown	See above
LA04/2024/0393/F	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	MAJ	21-Mar-24	04/07/2024	30	71	12/11/2024	33	38	N/A	31/08/2025	Awaiting Section 76 Agreement - s76 signed following recent receipt of satisfactory Travel Plan from applicant. Decision expected to be issued shortly

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	23/05/2024	30	77	12/11/2024	39	38	N/A	31/10/2025	Awaiting Section 76 Agreeemen and new contamination issues - development commenced without planning permission and updated contaminated land surveys required from applicant
<div>Page 84</div> <div>LA04/2023/2557/F</div>	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	09/06/2023	30	127	10/12/2024	93	34	N/A	Unknown	Awaiting Section 76 Agreement - applicant unable to agree clauses
LA04/2024/0754/F	Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known at North Foreshore/Giants Park), Belfast.	Retrospective application for the construction of a landscaped earth mound, new fencing, the reconfiguration of internal access arrangements to provide a new turning head, and associated site works. (Amended description and plans)	LOC	26-Apr-24	09/08/2024	15	66	21/01/2025	38	28			Permission Granted

LA04/2024/0058/F	68 Fortwilliam Park, Belfast BT15 4AS	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.	LOC	20-Dec-23	03/04/2024	15	84	13/05/2025	72	12	N/A	31/08/2025	Delegated authority given to resolve final response fom Waste Management. This is ongoing and expected to be resolved shortly
LA04/2023/4543/F Page 85	885 Shore Road, Belfast, BT36 7DH	Proposed new changing pavilion, enhancing grounds entrances including turnstiles, ancillary facilities and upgrade to existing car park. Proposed 3G surfacing to existing grass pitch with flood lighting.	LOC	01-Feb-24	16/05/2024	15	78	17/06/2025	71	7	N/A		Outstanding consultations from DAERA NIEA and SES
LA04/2024/0095/F	3 Broadway Link, Belfast, BT12 6EX	Change of use from Dwelling to Short term let (retrospective)	LOC	17-Jan-24	01/05/2024	15	80	17/06/2025	73	7	N/A	N/A	Deferred for assesment of potential reasons for refusal

LA04/2024/1036/F	Lands to the east of the River Lagan located between Lagan Gateway Phase 1 and Belvoir Park Forest, running adjacent to the west of Belvoir Park Golf Club and approximately 120 metres to the east of Newtownbreda Water Treatment Plant, Galwally Ave, Belfast BT8 7YA.	Lagan Gateway Phase 2 – Proposed greenway connection extending between Lagan Gateway Phase 1 at Annadale Embankment to Belvoir Forest Park. Comprising compacted gravel paths; a new elevated (4-5 meter high) timber boardwalk (approximately 85m long); landscaping works, new cycle stands, bollards, seats and bins; and all associated works	LOC	10-May-24	23/08/2024	15	64	17/06/2025	57	7	N/A	30/09/2025	Outstanding consultation from DAERA
LA04/2024/0267/F	11 Friendly Way, Belfast, BT7 2DU	Change of Use from Dwelling to 6no bed/6person HMO (amended description)	LOC	15-Feb-24	30/05/2024	15	76	17/06/2025	69	7	N/A	31/08/2025	June Committee resolved to delegate authority to refuse, decision notice being drafted

LA04/2024/0211/F	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.	MAJ	15-Mar-24	28/06/2024	30	72	17/06/2025	65	7			Permission Granted
LA04/2024/1466/F	41 Rosetta Road, Belfast, BT6 0LR	Ground floor extension and alterations to provide 1 No. retail unit. Two storey rear extension. Rear dormer. Change of use of first & second floor level & part of ground floor level to 6 bed / 6 person HMO (amended description and plans).	LOC	30-Aug-24	13/12/2024	15	48	17/06/2025	41	7	N/A	N/A	Deferred for Site Visit
LA04/2024/1654/F	432 Falls Road, Belfast, BT12 6EN	Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui Generis)	LOC	21-Oct-24	03/02/2025	15	41	17/06/2025	34	7	N/A	N/A	Deferred for Site Visit

LA04/2024/1761/R M	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	MAJ	15-Oct-24	28/01/2025	30	42	17/06/2025	35	7	N/A	30/09/2025	Resolving condition issues.
LA04/2024/1865/O	Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.	3no. detached dwellings part 2 storey part 3 storey (amended plans)	LOC	28-Oct-24	10/02/2025	15	40	17/06/2025	33	7	N/A	N/A	Deferred for Site Visit
Page 88 LA04/2024/1592/F	Marlborough House at no. 28-32 Victoria Street, Belfast and no. 8 and 10-12 Marlborough Street; 11 Prince's Street and 2-4 Prince's Court, 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)	MAJ	20-Sep-24	03/01/2025	30	45	17/06/2025	38	7	N/A	30/09/2025	Awaiting Section 76 Agreement - clauses currently being finalised

LA04/2024/1584/F	21 Skegoneill Avenue, Belfast, BT15 3JP	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.	LOC	14-Oct-24	27/01/2025	15	42	17/06/2025	35	7			Permission Granted
LA04/2025/0122/F	Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP	Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans)	LOC	28-Jan-25	13/05/2025	15	27	17/06/2025	20	7	N/A	N/A	Deferred for Site Visit
<div>Page 89</div> LA04/2025/0399/F	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development (planning permission ref: LA04/2022/0311/F)	LOC	03-Apr-25	17/07/2025	15	17	17/06/2025	10	7	N/A	31/08/2025	Finalising conditions before issuing.

LA04/2025/0535/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	MAJ	27-May-25	09/09/2025	30	10	17/06/2025	3	7	N/A	30/09/2025	Awaiting final DFI Roads response and conclusion of S77 agreement (amendment to S76 agreement)
Page 90 LA04/2024/2044/F	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	MAJ	05-Dec-24	20/03/2025	30	34	17/06/2025	27	7	N/A	30/09/2025	Awaiting Section 76 Agreement - negotiations around clauses remains ongoing

LA04/2022/1046/F	18 Annadale Avenue Belfast BT7 3JH	Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description).	LOC	04-May-22	17/08/2022	15	169	17/06/2025	162	7	N/A	N/A	Deferred so that the Commiitee has more time to consider latest restricted viability information
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Subject:	Listing of various structures
Date:	Tuesday, 12 th Aug 2025
Reporting Officer:	Dermot O'Kane, Ext 2293
Contact Officer:	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"/>

1.0	Purpose of Report or Summary of main Issues
1.1	<p>Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of -</p> <ul style="list-style-type: none"> - 174 Upper Malone Road, Belfast, BT17 9JZ; and, - Gardner Robb Building, City Hospital, 51 Lisburn Road, Belfast, BT9 7AB.
1.2	<p>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.</p>
1.3	<p>The structures being considered are considered by HED to fall within the definition of the word 'building';</p> <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" 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;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest</i> 80 — (1) The Department— <i>(a) shall compile lists of buildings (which means structure/erection) of special architectural or historic interest; and</i> <i>(b) may amend any list so compiled.</i></p>

2.0	Recommendations
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"> - 174 Upper Malone Road, Belfast, BT17 9JZ; and, - Gardner Robb Building, City Hospital, 51 Lisburn Road, Belfast, BT9 7AB. <p>as detailed in paragraphs 3.5 of this report.</p>
3.0	Main report
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"> • 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.
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"> - 174 Upper Malone Road, Belfast, BT17 9JZ; and, - Gardner Robb Building, City Hospital, 51 Lisburn Road, Belfast, BT9 7AB.
3.6	<p><u>Financial & Resource Implications</u></p> <p>None.</p>
3.7	<p><u>Equality or Good Relations Implications</u></p> <p>Non</p>
4.0	Appendices – Documents Attached
	APPENDIX 1: Structure Evaluations

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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.

174 Upper Malone Road, Belfast, BT17 9JZ

HB26/16/013

Evaluation

An accomplished two-storey-plus-attic Arts and Crafts style house, built c. 1893 to designs by Frank Loughborough Pearson set in extensive grounds overlooking the Lagan Valley. Asymmetry, sweeping roofs and eclectic detailing are typical of the genre with characteristic formal freedom and attention to detail and materials much in evidence. The house survives largely unaltered and is a particularly fine example of this type of substantial Arts and Crafts style which together with the history of the pioneering installation of electricity in this domestic setting further adds to the significance.

Proposed NIEA listing – **B1**

Extent of proposed listing – House

Gardner Robb Building, 51 Lisburn Road, Belfast BT9 7AB

HB26/28/164

Evaluation

The former Belfast Union Workhouse Fever Hospital was designed in the Tudor Gothic style by the eminent architect Charles Lanyon 1845-47 and further extended 1847-48 to accommodate the growing numbers of patients. Charles Lanyon at the time of designing this building [1845-47] was also responsible for the works at Crumlin Road Gaol, Crumlin Road Courthouse, Ulster Institution for the Deaf and Dumb, Queen's College later Queen's University, Queen's Bridge and Glendun Viaduct. He had also completed 14 Church of Ireland churches between 1839 and 1843. This was of course the years of the Great Famine in Ireland with a preponderance of cheap and available labour. Lanyon was contemporaneously engineer to several railway companies and County Surveyor for County Antrim during this period. In this building, Lanyon skilfully reworked the standard George Wilkinson plans for Fever Hospitals to provide accommodation for the growing numbers of patients, helping to evolve the typology to secure greater separation for the inflicted and better disease control. The Gardner Robb Building is the only surviving structure within the wider suite of 1840s buildings of the Belfast Workhouse complex. It is the only remaining workhouse Fever Hospital to have been designed by the celebrated Belfast architect Charles Lanyon, the other surviving workhouse fever hospitals in Northern Ireland adhere to George Wilkinson's standard plans. It is also one of the earliest hospital buildings to have survived in Belfast- only Clifton Street Poorhouse is earlier in date. It is only one of four Workhouse Fever Hospitals to survive in anything like their original form in Northern Ireland.

Proposed NIEA listing – **B1**

Extent of proposed listing – Hospital, piers, steps, railings and part of boundary walling

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.



Subject:	Planning Committee review of implemented applications 2025
Date:	12 th August 2025
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management)

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

1.0	Purpose of Report or Summary of Main Issues
1.1	It is a recommendation of both the NI Audit Office and Public Accounts Committee reviews of the NI planning system that councils and their planning committees regularly review a sample of previously determined applications.
1.2	In June 2024, the Committee agreed to undertake an annual review of a sample of implemented schemes that it had granted planning permission for. Arrangements are being made for further site visit/s to implemented schemes later this year.
2.0	Recommendation
2.1	That the Committee notes the arrangements for further site visits to implemented schemes and suggests any specific schemes that it would like to visit.
3.0	Main Report
	<u>Background</u>
3.1	The 2022 NI Audit Office and Public Accounts Committee reviews of the NI planning system both recommend that Councils and their Planning Committees review past decisions to understand their real-world outcomes, impacts on communities and the quality of completed development.
3.2	The NIAO and Public Accounts Committee reports have previously been reported to the Committee, notably at its 14 April 2022 meeting . Members have subsequently received periodic updates on the Departmental-led regional planning improvement programme.

3.3	At the 18 th June 2024 Committee meeting, Members agreed to undertake an annual review of a sample of implemented schemes that it had granted planning permission for. The associated report can be viewed here (Item 24).
3.4	The Committee subsequently visited the implemented Purpose Built Managed Student Accommodation scheme on Nelson Street, Little York Street and Nelson Street (LA04/2021/2893/F) on 20 th August 2025.
	<u>Proposed new site visits to implemented schemes</u>
3.6	Officers have provisionally arranged for the Committee to visit the “Loft Lines” apartment development next to the Titanic Belfast visitors centre on Queens Island on Tuesday 30 th September 2025. The planning permission is for 778 apartments, commercial and community uses (LA04/2021/2280/F) and close to completion. Relevant planning considerations include high density place making; provision of extensive public realm; affordable housing; and parking/transport.
3.7	The Committee is asked to note these arrangements and is invited to suggest any other specific implemented schemes that it would like to visit.
4.0	Financial & Resource Implications
4.1	The proposed review of implemented schemes would have a modest impact on time and resources. It is considered extremely good value for money in terms of supporting learning and development, and potential to improve future decision making.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	There are no equality or good relations / rural needs implications associated with this report.
6.0	Appendices – Documents Attached
	None.



Subject:	Delegation of Local applications with NI Water objections
Date:	12 th August 2025
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

Restricted Reports

Is this report restricted?

Yes

☐

No

☒

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Some time in the future

Never

☐
☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

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

	which it may later transpire require to be referred to the Committee for other reason/s (other than the NI Water objection) will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
2.0	Recommendation
2.1	That the Committee agrees to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water has objected set out at Appendix 1 .
3.0	Main Report
	<u>Background</u>
3.1	The Committee will be aware from the Committee Workshop on 18 November 2021 that NI Water has objected to a significant number of Local applications on grounds of insufficient waste-water infrastructure capacity.
3.2	As advised at the Committee Workshop, officers have been engaging with NI Water to try to resolve those objections. Whilst progress is being made, and NI Water is actively considering a threshold for the scale and nature of development above which they would like to be consulted on future planning application, the objections to these Local applications remain.
	<u>Scheme of Delegation</u>
3.3	Members will be aware that the Council operates a Scheme of Delegation for Planning which identifies which matters are to be determined by the Committee and which are delegated to officers.
3.4	Paragraph 3.8.5 (f) of the Scheme of Delegation (January 2020) states that planning applications are not delegated where <i>'There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.'</i> This means that those applications are required to be determined by the Planning Committee.
3.5	The Planning (General Permitted Development) Order (Northern Ireland) 2016 identifies NI Water as a statutory consultee <i>'...where a development proposal is likely to significantly impact upon the availability of suitable water and sewerage infrastructure to service development proposals.'</i>
3.6	This means that where NI Water has lodged an objection to a Local application and the officer recommendation is to approve, the application cannot be delegated and must be determined by the Committee.
3.7	Therefore, at those previous meetings, the Committee agreed to delegate Local applications, as appended to the respective reports, with NI Water objections to the Director of Planning and Building Control. This has avoided the potential need to report to date 266 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. <p>a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, and/or</p>

3.9	<p>b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, and/ or</p> <p>c) There is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.</p>
3.10	<p>In broad terms, NI Water is concerned that a lack of infrastructure capacity would give rise to risk of environmental harm including pollution, flooding and adverse impact on existing property. In some cases, NI Water is concerned that the application site may be hydrologically linked to Belfast Lough and may harm its water quality.</p>
3.11	<p>However, despite requests, NI Water has to date not provided robust evidence to support individual objections including demonstration of actual specific impacts resulting from individual proposals that stems from their broad concerns outlined above.</p>
3.12	<p>Importantly, allowance must be made for existing significant committed development across the city including extant planning permissions. It is highly unlikely that all such development, which includes unimplemented permissions for over 20,000 houses and significant levels of commercial floor space across the city, will come forward at once, if at all. In practical terms it would be unreasonable for the Council to withhold planning permission given the fall-back of the need to connect those developments to existing waste water infrastructure.</p>
3.13	<p>In the case of Waste Water Treatment capacity, NI Water advises that there was an increased capacity from July 2023, albeit this will not be sufficient to address long term waste water treatment plant infrastructure requirements.</p>
3.14	<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>
3.15	<p>Officers have met with Shared Environmental Services (SES). Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough, an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC). Water quality of the lough is a key consideration. The Habitats Regulations are framed in such a way that it is not only the impacts of individual development proposals that need to be considered, but also "in combination" impacts with other development.</p>
3.16	<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>

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

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

	DEA	REFERENCE	DATE RECEIVED	PROPOSAL	ADDRESS
1	Botanic	LA04/2025/1159/F	08/07/2025	Partial change of use to coffee shop from retail at ground floor level and associated works.	Unit 2-3, State Buildings, 16-22 Arthur Street, Belfast, BT1 4GE.
2	Botanic	LA04/2025/0770/F	08/05/2025	Proposed change of use with associated external alterations and extensions to provide 36 no. bed hotel with bar/restaurant facilities. Development includes extensions and reconfiguration of upper floor levels to facilitate change of use from Class B1a offices to hotel accommodation and new ground floor frontage to existing bars onto High Street and Winecellar Entry, and all other associated works.	Nos. 14-18 High Street, Belfast BT1 2BD and Nos. 2-4 Winecellar Entry, Belfast BT1 1QN
3	Titanic	LA04/2025/0706/F	24/04/25	Change of use of ground floor retail unit to community use (D1) and conversion of first and second floor to one person / one bedroom apartments (2 no. apartments in total) including elevational changes with two rear dormers.	335 Newtownards Road, Belfast, BT4 1AG
4	Titanic	LA04/2025/0605/F	09/04/2025	Erection of four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels	341-345Albertbridge Road, Ballymacarret, Belfast, BT5 4PY
5	Titanic	LA04/2025/0837/F	19/05/2025	Demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private,	Land of the former Mount Masonic Hall, 45 Park Avenue Belfast BT4 1SH.

				shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1no. garage.	
6	Ormiston	LA04/2025/0891/F	29/05/2025	Change of use from hairdressers to veterinary practice	10 Kings Square, Belfast
7	Titanic	LA)4/2024/0295/F	13/02/2025	Change of Use of the existing building from Sui Generis (Public House / Bar), to Class C1 (Residential), with new two storey rooftop extension & three storey rear extension, to provide 19 no new 1 & 2 bed apartments and assoicated siteworks.	353 Newtownards Road, Belfast

ADDENDUM REPORT 3	
Committee Date: 12 th August 2025	
Application ID: LA04/2022/1046/F	
Proposal: Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking.	Location: 18 Annadale Avenue Belfast BT7 3JH
Referral Route: 3.8.2 (a) (i) a representation has been received which conflicts with the Planning Officer's recommendation.	
Recommendation: Approval subject to conditions and a Section 76 planning agreement	
Applicant Name and Address: Cregagh Developments Ltd 32a Grennan Road Newry BT34 2PJ	Agent Name and Address: Planning Permission Experts 32a Bryansford Avenue Newcastle BT33 0LG
Date Valid: 4 th May 2022	
Target Date: 17 th August 2022	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Background: <ol style="list-style-type: none"> 1. This application was first reported to the 18th March 2025 Planning Committee meeting. The application was deferred for a further site visit and to give Members more time to consider the restricted viability information shared with them before the meeting. 2. The Committee previously undertook a visit to the site in March 2024. The further site visit took place on 8th April 2025. 3. The application was then reported to the 15th April 2025 Committee meeting. The Committee deferred the application to allow the applicant opportunity to provide further viability information regarding options to retain the existing original building. 4. The application was subsequently reported to the 17th June Committee when the application was deferred to give Members more time to consider the further restricted viability information. 5. Since the 17th June 2025 Committee meeting, an updated Drainage Assessment has been submitted by the applicant to deal with the issues previously raised by DFI Rivers. A consultation has been issued to DFI Rivers and their response is outstanding. Delegated authority is requested to deal with any issues arising within the response provided they are not substantive. 6. This report should be read in conjunction with the original report to Committee and Addendum Reports 1 and 2, appended. 	

Recommendation:

7. Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions and a Section 76 planning agreement to secure a viability review. A list of draft conditions is provided in Addendum Report 1, appended. The draft Section 76 planning agreement has been agreed in principle, pending the decision of the Planning Committee.
8. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the further consultation with DFI Rivers and any other issues that may arise, provided that they are not substantive.

ADDENDUM REPORT 2

Committee Date: 17th June 2025

Application ID: LA04/2022/1046/F

Proposal: Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking.

Location: 18 Annadale Avenue
Belfast
BT7 3JH

Referral Route: 3.8.2 (a) (i) a representation has been received which conflicts with the Planning Officer's recommendation.

Recommendation: Approval subject to conditions and a Section 76 planning agreement

Applicant Name and Address:

Cregagh Developments Ltd
32a Grennan Road
Newry
BT34 2PJ

Agent Name and Address:

Planning Permission Experts
32a Bryansford Avenue
Newcastle
BT33 0LG

Date Valid: 4th May 2022

Target Date: 17th August 2022

Contact Officer: Ed Baker, Planning Manager (Development Management)

Background:

9. This application was first reported to the 18th March 2025 Planning Committee meeting. The application was deferred for a further site visit and to give Members more time to consider the restricted viability information shared with them before the meeting.
10. The Committee previously undertook a visit to the site in March 2024. The further site visit took place on 8th April 2025.
11. The application was then reported to the 15th April 2025 Planning Committee meeting. The Committee deferred the application to allow the applicant opportunity to provide further viability information regarding options to retain the existing original building.
12. This report should be read in conjunction with the original report to Committee and Addendum Report 1, appended.

NI Water consultation:

13. As verbally reported to the 15th April 2025 Committee meeting, NI Water recommends refusal, advising that whilst there is capacity at the waste-water treatment works, there are network capacity concerns, which could present significant risks to the environment and impact on existing properties. NI Water recommends that the applicant further engages with it on this matter.
14. Officers advise that the issues raised by NI Water are already addressed in the Committee report. A condition is advised to require approval of foul and surface water drainage details prior to commencement of development.

Additional Representations:

15. Also as reported to the previous meeting, six further objections (21 objections in total) have been received, including from Claire Hanna MP and Matthew O'Toole MLA. The Ulster Architectural Heritage Society have submitted a further representation reiterating their previous objection which is addressed in the previous report. The points of objection are summarised below.

- Erosion of Victorian character of street. Inappropriate design and scale, not in keeping.
- Loss of a Victoria building; existing building should be retained.
- Increased traffic, traffic congestion and parking.
- Impact on neighbour amenity – loss of light and during construction. Specific impacts on the nearby care home during construction.
- Loss of green spaces and habitat.
- Impact on boundary hedge.
- Impact on trees and shrubs.
- Environmental impact of demolition.
- Devaluation of property.

16. Construction impacts can be mitigated through best practice and would not be reasonable grounds for refusal of planning permission. Devaluation of property is not a material planning consideration. The other issues have been dealt with in the previous reports.

Further Viability Information:

17. The applicant provided further viability information on 8th May 2025, which considers the viability of various options to retain the existing original building. The planning policy context to this issue is Policy ENV2, which states that *'Development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. Development proposals that include the demolition of existing buildings should demonstrate that reuse is not appropriate or feasible.'*

18. The applicant argues that it is not financially viable to retain the existing building as part of a redevelopment scheme. The further viability information provided by the applicant considers eight options to retain the existing building, summarised in the table below.

Option	Description of Proposal	Applicant's Viability Conclusion
1	Conversion of existing original building to single home + 4 semi-detached dwellings	Unviable
2	Conversion of existing original building to two homes + 4 semi-detached dwellings	Unviable
3	Conversion of existing original building to 5 apartments + 4 semi-detached dwellings	Unviable
4	Conversion of existing original building to office use + 4 semi-detached dwellings	Unviable
5	Conversion of existing original building to short-term lets + 4 semi-detached dwellings	Unviable
6	Demolition of existing original building, 9 new build apartments + 5 townhouses (application proposal)	Viable
7	Façade retention to existing original building, 9 new build apartments behind + 5 townhouses	Unviable
8	Conversion of existing original building to 5 apartments + 4 townhouses	Unviable

19. Naylor Devlin has assessed the viability of Options 3, 7 and 8 on behalf of the Council, with Option 3 being the least unviable of the original options previously put to the Committee, and Options 7 and 8 identified by the Committee (Naylor Devlin has previously advised the Council on viability issues relating to the provision of affordable housing, as set out in the previous Committee reports, appended). It should be noted that the viability information provided by the applicant do not include developer profit and Naylor Devlin has allowed for this in their independent appraisal.
20. For all three options, Naylor Devlin's agrees that the schemes are unviable, albeit less unviable than indicated by the applicant. Naylor Devlin also confirms that Option 6 (the application proposal) remains marginally unviable as previously advised.
21. On the basis of this independent appraisal, it is advised that the options to retain the existing building, including façade retention only, are unviable. The applicant has demonstrated that it is not feasible to retain the existing building from a viability perspective, in compliance with Policy ENV2 of the Plan Strategy.
22. In any event, as set out in the previous reports, it is considered that weight should be given to the longevity of the application, which was submitted in May 2022 with a PAD submitted in February 2021, significantly pre-dating adoption of the Plan Strategy in May 2023 and Policy ENV2. Moreover, for the reasons stated in the previous reports, retention of the existing original building would result in a "pinch point" between the building and No. 18A Annadale Avenue, restricting vehicular access to the rear, with unacceptable defensible space were the original bay window to be removed to increase the width of the access.
23. Taking account of all these factors, demolition of the building is considered acceptable in the context of Policy ENV2.

DfI Rivers Consultation Response:

24. An updated Drainage Assessment has been requested to deal with the DfI Rivers response. Delegated authority is therefore sought to deal with any issues raised in its consultation reply, provided that they are not substantive.

Recommendation:

25. Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions and a Section 76 planning agreement to secure a viability review. A list of draft conditions is provided in Addendum Report 1, appended. The draft Section 76 planning agreement has been agreed in principle, pending the decision of the Planning Committee.
26. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the further consultation with DfI Rivers and any other issues that may arise, provided that they are not substantive.

ADDENDUM REPORT 1

Committee Date: 15th April 2025

Application ID: LA04/2022/1046/F

Proposal: Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking.

Location: 18 Annadale Avenue
Belfast
BT7 3JH

Referral Route: 3.8.2 (a) (i) a representation has been received which conflicts with the Planning Officer's recommendation.

Recommendation: Approval subject to conditions and a Section 76 planning agreement

Applicant Name and Address:

Cregagh Developments Ltd
32a Grennan Road
Newry
BT34 2PJ

Agent Name and Address:

Planning Permission Experts
32a Bryansford Avenue
Newcastle
BT33 0LG

Date Valid: 4th May 2022

Target Date: 17th August 2022

Contact Officer: Ed Baker, Planning Manager (Development Management)

Background:

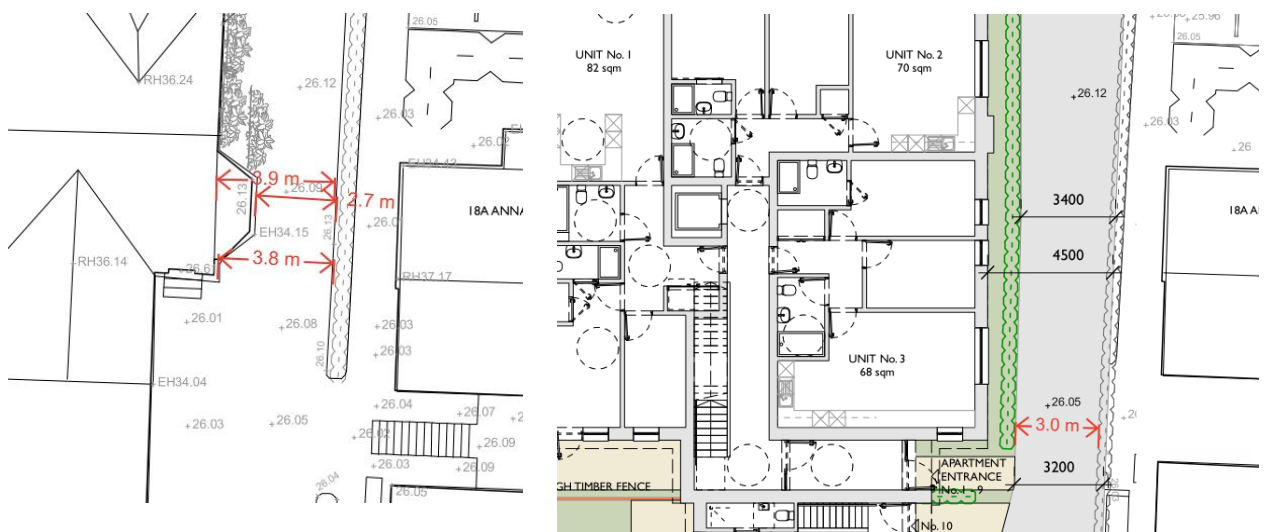
1. This application was reported to the 18th March 2025 Planning Committee meeting. The application was deferred for a further site visit and to give Members more time to consider the restricted viability information shared with them before the meeting.
2. The Committee previously undertook a visit to the site in March 2024. The further site visit took place on 8th April 2025.
3. This report should be read in conjunction with the original report to Committee, appended.

Applicant's justification for demolition of the existing building:

4. Policy ENV2 of the Plan Strategy states, in the interests of mitigating environmental change, that '*Development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. Development proposals that include the demolition of existing buildings should demonstrate that reuse is not appropriate or feasible.*'
5. The applicant has submitted further viability information regarding various potential options to retain and convert the existing building to other uses, making the case that retention of the existing building is not feasible. The different options explored are set out below:

Option 1	Conversion to single home + 4 semis	Unviable
Option 2	Conversion to two homes + 4 semis	Unviable
Option 3	Conversion to three apartments + 4 semis	Unviable
Option 4	Office use + 4 semis	Unviable
Option 5	Short term lets + 4 semis	Unviable
Selected Option	9 apartments + 5 townhouses	Viable

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



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

Recommendation:

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

DRAFT CONDITIONS

1. The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No external facing panels or materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.

The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.

The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials.

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

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

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

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

Reason: To safeguard the privacy of adjacent properties.

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

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

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

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

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

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

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

Reason: To mitigate environmental change.

9. No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans.
- Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.
10. No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. The parking areas shall be permanently retained.
- Reason: To ensure acceptable parking facilities on the site.
11. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.
- Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
12. The development shall not be occupied unless in accordance with the approved Travel Plan.
- Reason: To encourage alternative modes of transport to the private car.
13. No windows shall be installed unless a final window schedule detailing the sound reduction specification has been submitted to and approved in writing by the Council. The windows shall be designed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023. The windows shall not be installed unless in accordance with the details so approved.
- Reason: In the interests of residential amenity.
14. Prior to occupation of the development hereby permitted, a Verification Report that demonstrates that the windows have been installed as required by condition 12 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the windows confirming that the alternative means of ventilation have been installed as approved.
- Reason: In the interests of residential amenity.
15. Prior to installation of any alternative means of ventilation, the sound reduction specification of the alternative means of ventilation shall be submitted to and approved in writing by the Council. The specification shall demonstrate that internal noise levels in habitable rooms will be achieved in line with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The means of ventilation shall be installed in accordance with the approved details and retained as such at all times.
- Reason: In the interests of residential amenity.
16. Prior to occupation of the development hereby permitted, a Verification Report that verifies that demonstrates that the alternative means of ventilation has been installed in line with details approved pursuant to condition 14 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the alternative means of ventilation confirming that the alternative means of ventilation have been installed as approved.
- Reason: In the interests of residential amenity.

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

Reason: In the interests of residential amenity.

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

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

19. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

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

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

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

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

Development Management Report

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

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

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

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

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

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

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

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

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

Recommendation

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

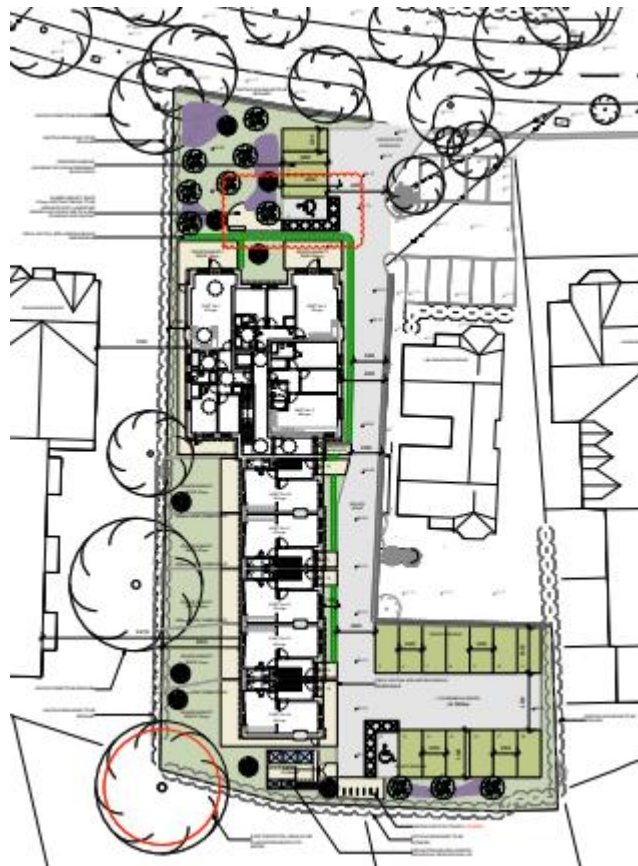
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the further consultation with DFI Rivers and any other issues that may arise, provided that they are not substantive.

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Block Plan



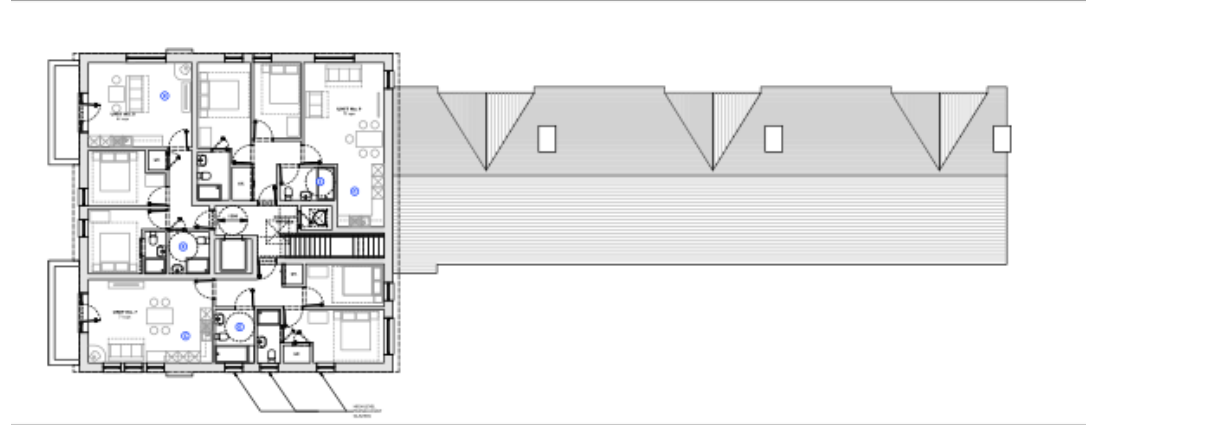
The architectural drawings show four proposed building elevations for the 1000 block of Broadway. The elevations are labeled as follows:

- Elevation 1000.01**: A three-story building with a gabled roof, multiple windows, and a central entrance.
- Elevation 1000.02**: A three-story building with a gabled roof, multiple windows, and a central entrance.
- Elevation 1000.03**: A three-story building with a gabled roof, multiple windows, and a central entrance. This elevation includes a detailed list of features and dimensions:
 - 0'-0" (0.00) - 1000.03.01 - 1000.03.02 - 1000.03.03 - 1000.03.04 - 1000.03.05 - 1000.03.06 - 1000.03.07 - 1000.03.08 - 1000.03.09 - 1000.03.10 - 1000.03.11 - 1000.03.12 - 1000.03.13 - 1000.03.14 - 1000.03.15 - 1000.03.16 - 1000.03.17 - 1000.03.18 - 1000.03.19 - 1000.03.20 - 1000.03.21 - 1000.03.22 - 1000.03.23 - 1000.03.24 - 1000.03.25 - 1000.03.26 - 1000.03.27 - 1000.03.28 - 1000.03.29 - 1000.03.30 - 1000.03.31 - 1000.03.32 - 1000.03.33 - 1000.03.34 - 1000.03.35 - 1000.03.36 - 1000.03.37 - 1000.03.38 - 1000.03.39 - 1000.03.40 - 1000.03.41 - 1000.03.42 - 1000.03.43 - 1000.03.44 - 1000.03.45 - 1000.03.46 - 1000.03.47 - 1000.03.48 - 1000.03.49 - 1000.03.50 - 1000.03.51 - 1000.03.52 - 1000.03.53 - 1000.03.54 - 1000.03.55 - 1000.03.56 - 1000.03.57 - 1000.03.58 - 1000.03.59 - 1000.03.60 - 1000.03.61 - 1000.03.62 - 1000.03.63 - 1000.03.64 - 1000.03.65 - 1000.03.66 - 1000.03.67 - 1000.03.68 - 1000.03.69 - 1000.03.70 - 1000.03.71 - 1000.03.72 - 1000.03.73 - 1000.03.74 - 1000.03.75 - 1000.03.76 - 1000.03.77 - 1000.03.78 - 1000.03.79 - 1000.03.80 - 1000.03.81 - 1000.03.82 - 1000.03.83 - 1000.03.84 - 1000.03.85 - 1000.03.86 - 1000.03.87 - 1000.03.88 - 1000.03.89 - 1000.03.90 - 1000.03.91 - 1000.03.92 - 1000.03.93 - 1000.03.94 - 1000.03.95 - 1000.03.96 - 1000.03.97 - 1000.03.98 - 1000.03.99 - 1000.04.00
- Elevation 1000.04**: A three-story building with a gabled roof, multiple windows, and a central entrance.

[illegible]

PROPOSED SOUTH FACING ELEVATION
1:100 @ A1





CGI:



1.0	Characteristics of the Site and Area
1.1	The application site is located at No. 18 Annadale Avenue. The site is 0.2 hectares in size and is an “L” shape. It comprises a two-storey red brick building with a flat roof rear return and a metal garage to the side previously in use as a Children’s Nursery. The site contains an existing garden area directly to the rear of the apartments and the adjacent No. 18a Annadale Gardens. The site is located within a mostly residential area.
1.2	<p>There are a number of Listed Buildings in the vicinity of the site, including:</p> <ul style="list-style-type: none"> • HB26 01 038 Gordon House, 11 Annadale Avenue, Belfast Grade B1 • HB26 01 040 A 25-25A Annadale Avenue, Belfast Grade B • HB26 01 040 B 27 Annadale Avenue, Belfast Grade B1 • HB26 01 081 Church of Jesus Christ of Latter Day Saints Grade B2
1.4	<p>Description of Proposed Development</p> <p>The application seeks full planning permission for the demolition of the existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking.</p>

1.5	The proposal consists of a three-storey frontage building containing 9 x two bedroom apartments and two-storey rear return containing 5 x two bedroom terrace dwellings. A mix of private and communal space are proposed for the apartments while the dwellings contain private rear gardens. On-site parking provision is provided to the front of the apartment block and within the rear of the site.
1.6	The application follows a Pre-Application Discussions. Following submission of the application, the proposal was subject to design amendments to address concerns raised by officers. Further amendments were then made to the scheme following adoption of the Belfast LDP Plan Strategy in response to its new policies. More latterly, the applicant has submitted viability information in relation to the requirements of Policy HOU5 concerning the provision of affordable housing.
2.0	PLANNING HISTORY
2.1	<ul style="list-style-type: none"> • Z/2008/0421/F – 18 Annadale Avenue- Demolition of existing building and erection of residential development comprising 14 units and associated landscaping and surface car parking. Permission Granted.
2.2	<ul style="list-style-type: none"> • Z/1998/0035 – Site to East of 18 Annadale Avenue- Erection of six apartments with associated car parking. Permission Granted.
3.0	PLANNING POLICY
3.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy HOU1 – Accommodating new homes Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU5 – Affordable housing Policy HOU6 – Housing Mix Policy HOU7 – Adaptable and accessible accommodation</p> <p>Policy DES1 – Principles of urban design Policy RD1 – New residential developments Policy BH1 – Listed Buildings Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads</p>

	<p>Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable drainage systems (SuDS) Policy OS3 – Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Affordable Housing and Housing Mix Residential Design Placemaking and Urban Design Sustainable Urban Drainage Systems Transportation Development Viability</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP (“Departmental Development Plan”) Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)</p>
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – No objections subject to conditions</p> <p>DfC HED – No objections</p> <p>DAERA – No objections</p> <p>NI Water – Concerns raised about the availability of waste-water infrastructure, which are addressed in the main assessment.</p> <p>DfI Rivers – Objection as a safe point of discharge for storm waters is currently not in place.</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p>Planning Service Plans & Policy Unit (Environment and Housing Teams) – Refer to main assessment.</p> <p>Environmental Health – No objection subject to conditions.</p> <p>BCC Tree Officer – Unable to support – refer to main assessment.</p>

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

	<p><i>after the notice was sent. Any representations received following this date have been considered.</i></p> <ul style="list-style-type: none"> • Neighbour notification was only issued by letterbox with no attempt to contact owners and landlords. <p>Case Officer's Response: as above, Neighbour notification was carried out in accordance with legislative requirements. There is no requirement for the owners of the land to be notified nor for letters to be hand delivered.</p> <ul style="list-style-type: none"> • Reduction to value of properties. <p><i>Case Officer's Response: This is not a material consideration.</i></p>
5.0	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p> <p>5.1 The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of housing in this location • Affordable housing • Demolition of Existing Building • Design and placemaking • Housing density • Housing mix • Adaptable and accessible accommodation • Impact on the surrounding Listed Buildings • Climate change • Residential quality and impact on amenity • Open space • Access and transport • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Natural heritage • Section 76 planning agreement <p>Development Plan Context</p> <p>5.2 Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>5.3 Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>5.4 The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been</p>

	<p>published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p>Belfast Urban Area Plan 2001 – the site is un-zoned “white land”.</p> <p>Belfast Metropolitan Area Plan 2015 (2004) – the site is un-zoned “white land.”</p> <p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is un-zoned “white land.”</p> <p><u>Principle of housing in this location</u></p>
5.7	<p>The application site is within Annadale Avenue. The surrounding area comprises mainly residential uses with a mix of low density detached dwellings on large plots and higher density housing comprised of apartments and townhouses. The surrounding area also contains some community facilities such as a Bowling Club and a church.</p>
5.8	<p>Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. The proposal comprises windfall housing and so Policy HOU2 applies. Policy HOU2 requires windfall housing to be delivered on previously developed land, which the application site is. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below.</p> <ul style="list-style-type: none"> • The site is suitable for housing – the site is a sustainable location within an established residential area and considered suitable for housing. • The location is accessible and convenient to public transport and walking cycle infrastructure – the site is accessible being on a bus route and within close proximity to the Ormeau Road being a city corridor. • Provision is made for any additional infrastructure required as a result of the development – suitable infrastructure is in place to support the proposed development.
5.9	<p>The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.</p>

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

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

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

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

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

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

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

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

5.70	<p>The proposed development is considered to be sympathetic to the essential characteristics of the surrounding listed buildings. The height, scale, massing and design reflects the surrounding character and the residential use respects the character and setting of the listed buildings and surrounding area which is residential in nature. Given the separation distance from the listed buildings the proposal will not disrupt key views of the listed buildings or result in a detrimental impact. It is considered that the proposal accords with Policy BH1 and relevant provisions of the SPPS.</p> <p><u>Climate Change</u></p>
5.71	<p>Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.</p>
5.72	<p>The applicant has provided satisfactory details of sustainable design features, including architectural salvage, orientation of the building to achieve solar gain, permeable paving, high insulation and cycle facilities.</p>
5.73	<p>Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal includes soft landscaping to the front replacing an area of hardstanding while permeable grasscrete is proposed in the parking area. The landscaping and planting will aid to reduce flood risk and the application is supported by a Drainage Assessment.</p> <p>Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The applicant has demonstrated the proposal will include SuDS measures such as permeable grasscrete parking areas, permeable paving and soft landscaping and tree planting.</p>
5.74	<p>The Plan and Policy Team were consulted and considered the proposal complies with Policies ENV2, ENV3 and ENV5.</p> <p><u>Residential Quality and Impact on Amenity</u></p>
5.75	<p>Policies DES1 and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments. Policy OS3 required proposals make appropriate provision for open space.</p>
5.76	<p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.</p>
5.77	<p><i>Creating Places</i> advocates external private amenity space of between 10 and 30 sqm per residential unit for apartments. The guidance states back garden provision should be calculated as an average space standard for the development as a whole and should be around 70sqm or greater, the guidance goes on to stipulate that smaller areas are more appropriate for houses with 1 or 2 bedrooms and for any individual house an area less than 40sqm will be unacceptable.</p>

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

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

	<p><u>Environmental protection</u></p>
5.95	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.</p> <p><u>Contaminated land</u></p>
5.96	<p>Environmental Health (EH) records do not indicate potential land contamination associated with past land use or in close proximity to the development. The proposal is therefore considered to accord with Policy ENV1.</p> <p><u>Air quality</u></p>
5.97	<p>EH states that the proposed development does not lie in or is adjacent to an Air Quality Management Area. It is noted that no information regarding heating and hot water provision has been provided and consequently a condition for an Air Quality Impact Assessment to be submitted in the event that any centralised combustion sources are proposed. The proposal is therefore considered to accord with Policy ENV1.</p> <p><u>Noise and vibration</u></p>
5.98	<p>Having considered the applicant's noise impact assessment, EH is content that the proposal is acceptable subject to conditions. The proposal is therefore considered to accord with Policy ENV1.</p> <p><u>Flood risk and Drainage</u></p>
5.99	<p>A Drainage Assessment has been submitted in accordance with paragraph 6.114 of the SPPS. DFI Rivers were consulted and referred to the NI Water response which states there is no commitment that the proposed works will take place and no storm sewer is available to serve the proposal. DFI Rivers objected to the proposal on the basis that a safe point of discharge is currently not available.</p>
5.100	<p>Since this response, the applicant has received a conditional approval for a storm requisition to serve the proposal. The Drainage Assessment is currently being updated to reflect this and delegated authority is requested to deal with the re-consultation with DFI Rivers.</p> <p><u>Waste-water Infrastructure</u></p>
5.101	<p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water state a solution is yet to be agreed between the developer and NI Water. The submitted Pre-Development Enquiry (PDE) states that the sewer network is at capacity. NIW's response was received in August 2022 and an updated position has been requested.</p>
5.102	<p>Notwithstanding, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these</p>

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

<p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions and a Section 76 planning agreement.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with the further consultation with DFI Rivers and any other issues that may arise, provided that they are not substantive.</p>
<p>7.0</p>	<p>DRAFT CONDITIONS</p> <p>22. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>23. No external facing panels or materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials.</p> <p>Reason: In the interests of the character and appearance of the development.</p> <p>24. The depth and detailing of the window recesses and reveals shall be as shown on the approved drawings.</p> <p>Reason: In the interests of the character and appearance of the development.</p> <p>25. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any Order revoking and/or re-enacting that order), the [TO BE SPECIFIED] windows shall be obscure glazed to at least Privacy Level 3 (or equivalent) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the floor that the window serves:</p> <p>Reason: To safeguard the privacy of adjacent properties.</p> <p>26. The development hereby approved shall not be occupied until the communal open space and private gardens have been provided in accordance with the approved plans. The open space shall be retained as such at all times.</p> <p>Reason: To ensure that appropriate provision is made for open space.</p> <p>27. The proposed open space and landscaping shall be managed and maintained in accordance with the approved management plan at all times.</p> <p>Reason: To ensure that the open space and play equipment are properly managed and maintained.</p>

	<p>28. The development hereby approved shall not be occupied unless the sustainable development measures have been implemented in accordance with the Plan Strategy Statement uploaded to the Planning Portal on 23rd June 2023. The climate change measures shall be retained in accordance with the approved details at all times.</p> <p>Reason: To mitigate and/or adapt to climate change.</p> <p>29. No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>30. No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. The parking areas shall be permanently retained.</p> <p>Reason: To ensure acceptable parking facilities on the site.</p> <p>31. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>32. The development shall not be occupied unless in accordance with the approved Travel Plan.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p> <p>33. No windows shall be installed unless a final window schedule detailing the sound reduction specification has been submitted to and approved in writing by the Council. The windows shall be designed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023. The windows shall not be installed unless in accordance with the details so approved.</p> <p>Reason: In the interests of residential amenity.</p> <p>34. Prior to occupation of the development hereby permitted, a Verification Report that demonstrates that the windows have been installed as required by condition 12 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the windows confirming that the alternative means of ventilation have been installed as approved.</p> <p>Reason: In the interests of residential amenity.</p>
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	<p>35. Prior to installation of any alternative means of ventilation, the sound reduction specification of the alternative means of ventilation shall be submitted to and approved in writing by the Council. The specification shall demonstrate that internal noise levels in habitable rooms will be achieved in line with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The means of ventilation shall be installed in accordance with the approved details and retained as such at all times.</p> <p>Reason: In the interests of residential amenity.</p> <p>36. Prior to occupation of the development hereby permitted, a Verification Report that verifies that demonstrates that the alternative means of ventilation has been installed in line with details approved pursuant to condition 14 shall be submitted in writing to the Council. The Verification Report shall include a written declaration from the suppliers and installers of the alternative means of ventilation confirming that the alternative means of ventilation have been installed as approved.</p> <p>Reason: In the interests of residential amenity.</p> <p>37. Prior to occupation of the development hereby permitted, a Verification Report that verifies that an acoustic fence has been constructed in line with the recommendations in the Noise Impact Assessment uploaded to the Planning Portal on the 13th January 2023 shall be submitted to and approved in writing by the Council. The acoustic fence shall be permanently retained in accordance with the approved details at all times.</p> <p>Reason: In the interests of residential amenity.</p> <p>38. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>39. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p>
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40. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.

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

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

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

INFORMATIVES

NOT04 Section 76 planning agreement

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

NOT02 Compliance with planning permission

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

NOT03 Discharge of condition(s)

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

NOT05 Non-planning requirements

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

	<p>NOT06 Protected Species</p> <p>The applicant or developer's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence to:</p> <ul style="list-style-type: none"> a) Deliberately capture, injure or kill a wild animal including a European protected species, which includes all species of bat; b) Deliberately disturb such an animal while it is occupying a structure or place which it uses for shelter or protection; c) Deliberately disturb such an animal in such a way as to be likely to: <ul style="list-style-type: none"> (i) affect the local distribution or abundance of the species to which it belongs; (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or (iii) Impair its ability to hibernate or migrate; d) Deliberately obstruct access to a breeding site or resting place of such an animal; or e) To damage or destroy a breeding site or resting place of such an animal. <p>If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.</p>
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Addendum Report 2	
Application Ref: LA04/2024/1466/F	Committee Meeting Date: 12 th August 2025
Proposal: 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).	Location: 41 Rosetta Road, Belfast, BT6 0LR
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by an Elected Member.	
Recommendation:	Approval
Applicant Name and Address: Hanrose Ltd 41 Rosetta Road, Belfast, BT6 0LR	Agent Name and Address: JWM Planning Ltd Unit 13 3-5 Woodgreen Road Ballymena
Date valid: 30 th August 2024	
Target date: 13 th December 2024	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
<p>Background</p> <p>This application was originally deferred by the Planning Committee on Tuesday 13th May 2025 to allow members of the Committee opportunity to visit the site. The site visit took place on Wednesday 4th June 2025.</p> <p>This application was again deferred by the Committee on Tuesday 17th June 2025 to enable DfI Roads and DfI Rivers to attend the Committee and field questions from Members about their consultation responses. DfI Roads and DfI Rivers have confirmed their attendance at the 12th August Committee meeting.</p> <p>This report should be read in conjunction with the original Committee report and Addendum Report 1, appended.</p> <p>Recommendation</p> <p>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.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>	

DRAFT CONDITIONS:

1. The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. 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:
 - 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.
 - 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.
 - 45 dB LAmax 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.

Reason: In the interests of residential amenity.

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.

Reason: In the interests of residential amenity.

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.

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.

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.

Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable travel.

11. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

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

Addendum Report 1	
Application Ref: LA04/2024/1466/F	Committee Meeting Date: 17 th June 2025
Proposal: 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).	Location: 41 Rosetta Road, Belfast, BT6 0LR
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by an Elected Member.	
Recommendation:	Approval
Applicant Name and Address: Hanrose Ltd 41 Rosetta Road, Belfast, BT6 0LR	Agent Name and Address: JWM Planning Ltd Unit 13 3-5 Woodgreen Road Ballymena
Date valid: 30 th August 2024	
Target date: 13 th December 2024	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
<p>Background</p> <p>This application was deferred at the Planning Committee on Tuesday 13th May 2025 to allow members of the Committee opportunity to visit the site. The site visit took place on Wednesday 4th June 2025.</p> <p>Environmental Health provided a final consultation response on 7th May. They are content subject to a condition relating to land contamination. The proposal is therefore considered compliant with Policy ENV1. A list of updated draft conditions is included in this Addendum.</p> <p>This report should be read in conjunction with the original Committee report, appended.</p> <p>Recommendation</p> <p>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.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>	

AMENDED DRAFT CONDITIONS:

1. The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. 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:
 - 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.
 - 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.
 - 45 dB L_{Amax} 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.

Reason: In the interests of residential amenity.

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.

Reason: In the interests of residential amenity.

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.

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.

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.

Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable travel.

11. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

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

Development Management Officer Report

Committee Application

Summary	
Application Ref: LA04/2024/1466/F	Committee Meeting Date: 13 th May 2025
Proposal: 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).	Location: 41 Rosetta Road, Belfast, BT6 0LR
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by an Elected Member.	
Recommendation:	Approval
Applicant Name and Address: Hanrose Ltd 41 Rosetta Road, Belfast, BT6 0LR	Agent Name and Address: JWM Planning Ltd Unit 13 3-5 Woodgreen Road Ballymena
Date valid: 30 th August 2024	
Target date: 13 th December 2024	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: <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"> • The principle of an HMO at this location • Impact on the character and appearance of the Rosetta Road • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection • Wastewater infrastructure • Climate change • Extension of retail unit <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"> 1. Significant public interest. 2. Concerns relating to congestion and parking. 	

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:

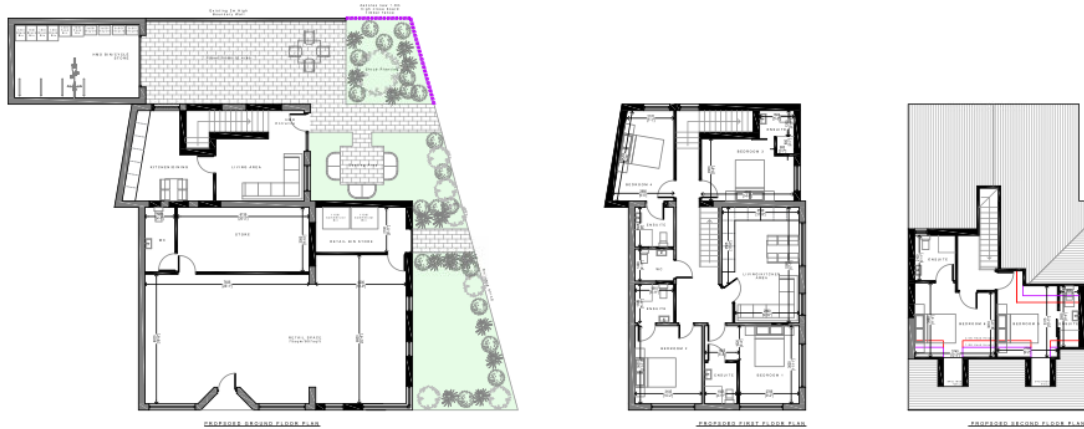


Existing Floor Plans and Elevations:



Proposed Elevations:



	<p>Proposed Floor Plans:</p> 
2.0	Characteristics of the Site and Area
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.
3.0	Description of Proposal
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).
4.0	Planning Policy and Other Material Considerations
4.1	<p>Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035</p>
4.2	<p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.4	<p>Relevant Planning History There is no relevant planning history.</p>

5.0	Consultations and Representations
5.1	Statutory Consultations DfI Roads – No objection NI Water – Objection as no available capacity in the downstream Wastewater infrastructure DFI Rivers – No objection
5.2	Non-Statutory Consultations Environmental Health – still pending a response
5.3	Representations 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: <ol style="list-style-type: none"> 1. Parking, traffic, road safety. 2. Waste and refuse collection 3. Adverse impact on the sewage network 4. Anti-social behaviour/noise 5. Adverse visual impact/anti-social behaviour/noise pollution 6. Flooding 7. The development is not in keeping with the local character 8. Overcrowding 9. Concerns regarding the actual intended ‘use’ of the property 10. Devaluing property 11. No kitchen facilities 12. Proliferation of coffee shops in the area 13. Not receiving letters on time
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.

6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
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	Operational policies – 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	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) 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.
6.7	Relevant Planning Policies
	<p>The following policies in the Plan Strategy are relevant to consideration of the application.</p> <ul style="list-style-type: none"> • Policy HOU10 – Housing Management Areas • Policy RD1 – New residential developments • Policy RD3 – Conversion or subdivision of existing buildings for residential use • Policy TRAN8 – Car parking and servicing arrangements

6.8	<ul style="list-style-type: none"> • Policy ENV1 to ENV5 – Environmental considerations • Policy OS3 – Ancillary open space • Policy DES 1 – Principles of Urban Design <p>Key Issues</p> <p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the Rosetta Road • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection • Wastewater infrastructure • Climate change • Extension of retail unit <p>The principle of an HMO at this location</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>
6.10	<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>
6.11	<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"> 1. The number of HMOs recorded under the HMO Licensing scheme; and 2. The number of planning approvals for HMOs not yet licensed
6.12	<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>
6.13	<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>
6.14	<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>Impact on the character and appearance of the area</p>
6.15	<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>
6.16	<p>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.</p>
6.17	<p>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.</p>
6.18	<p>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.</p>
6.19	<p>The proposal is considered to satisfy the relevant design criteria in Policies DES1, RD1, and RD3 of the Plan Strategy.</p>
	<p>Impact on residential amenity</p>
6.20	<p>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.</p>
	<p><i>Noise and disturbance:</i></p>
6.21	<p>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 to be any greater than that of the existing commercial unit at this location as the net increase will only equate to 27 square metres.</p>

6.22

Internal Layout:

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

6.23

The proposal is considered to satisfy the relevant criteria in Policies DES1, RD1, and RD3 of the Plan Strategy.

Traffic, Parking and Access

6.24

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.

6.25

Policy TRAN8 – Car parking and servicing arrangements states that, ‘*Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements*’. Existing Regional Planning Policy and SPG, including the published ‘Parking Standards’, do not incorporate car parking as a requirement for HMO development.

6.26

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.

	<p>Waste and Refuse Collection</p> <p>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.</p> <p>The waste provision requirements as set out in the Waste Infrastructure SPG are broken down as follows:</p> <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"> - 35% General Waste (Black bins) = 462L (Collected every 2 weeks) requiring 3 x 180L bins. 3 x 180L black bins are required. - 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). - 10% Food Waste (Brown bins/food caddy) = 66L (Collected weekly) requiring 3 x 23L food bins. 3 x 140L food bins are proposed. <p>It has been demonstrated how the proposal would be able to provide the required volume and separation of bins.</p> <p>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 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.</p> <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>Wastewater infrastructure</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</p>
6.27	
6.28	
6.29	
6.30	
6.31	
6.32	
6.33	

	<p>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>
6.34	<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>
	<p>Flooding</p>
6.35	<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>
	<p>Open Space</p>
6.36	<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>
	<p>Landscaping</p>
6.37	<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>
	<p>Health impacts</p>
6.38	<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>
6.39	<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>
	<p>Environmental protection</p>

6.40	<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>
6.41	<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 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.</p>
	<p>Retail</p>
6.42	<p>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.</p>
6.43	<p>The previous use of the ground floor was Class A1 retail. This was approved in 1990 under planning application ref. Y/1990/0203.</p>
6.44	<p>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.</p>
6.45	<p>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.</p>
6.46	<p>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.</p>
	<p>Climate Change</p>
6.47	<p>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.</p>
6.48	<p>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.</p>

6.49	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.
6.50	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. As a largely change of use application, it is proposed to retain, re-use and adapt the current drainage network on site. 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.
6.51	The proposal is considered acceptable having regard to Policy ENV5.
7.0	Recommendation
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>DRAFT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 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"> • 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. • 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. • 45 dB L_{Amax} 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. <p>Reason: In the interests of residential amenity.</p>

	<p>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.</p> <p>Reason: In the interests of residential amenity</p> <p>4. The hereby approved ground floor retail unit shall not operate outside the hours of 07:00hrs- 23:00hrs.</p> <p>Reason: In the interests of residential amenity.</p> <p>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.</p> <p>Reason: In the interests of residential amenity.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p>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.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p>
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	<p>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> <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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ADDENDUM REPORT	
Committee Date: 17 th June 2025	
Application ref: LA04/2024/1654/F	
Proposal: Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui generis)	Location: 432 Falls Road, Belfast, BT12 6EN
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by Elected Member (Cllr Ronan McLaughlin)	
Recommendation: Approval	
Applicant Name and Address: Gerald Mackle Callan House, Milford, BT60 3NZ	Agent Name and Address: Marc McNeice The Breague, 73 Lisanally Lane, Armagh, BT61 7HF
Date Valid: 21 st October 2024	
Target Date: 3 rd February 2025	
Contact Officer: Ciara Reville, Principal Planning Officer	
Background: <p>This application was deferred at the Planning Committee on Tuesday 17th June 2025 to allow members of the Committee opportunity to visit the site. The site visit took place on Tuesday 24th June 2025.</p> <p>This report should be read in conjunction with the original Committee report, appended.</p> <p>Recommendation</p> <p>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.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise provided that they are not substantive.</p>	

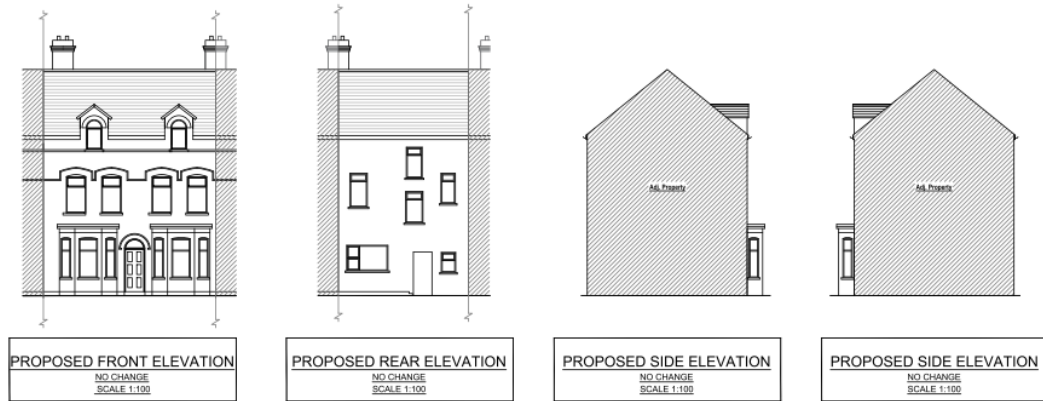
Development Management Report Committee Application

Summary	
Committee Meeting Date: 13 th May 2025	
Application Ref: LA04/2024/1654/F	
Proposal: Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui generis)	Location: 432 Falls Road, Belfast, BT12 6EN
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request for the application to be reported to the Planning Committee by an Elected Member (Cllr. Rónán McLaughlin).	
Recommendation: Approval subject to condition	
Applicant Name and Address: Gerald Mackle Callan House, Milford, BT60 3NZ	Agent Name and Address: Marc McNeice The Breague, 73 Lisanally Lane, Armagh, BT61 7HF
Date Valid: 21 st October 2024	
Target Date: 3 rd February 2025	
Contact Officer: Ciara Reville, Principal Planning Officer	
Executive Summary: This application seeks full planning permission for the change of use from an existing dwelling to a 7-bed house in multiple occupation (HMO). The key issues for consideration of the application are set out below: <ul style="list-style-type: none"> The principle of an HMO at this location Impact on the character and appearance of the surrounding area. Impact on residential amenity Traffic, Parking and Access Waste and refuse collection 7 objections have been received with the issues raised addressed within the main report. The application has been called in for the following reasons: <ol style="list-style-type: none"> Concerns regarding amenity Concerns over lack of parking. The scheme is compliant with Policy HOU10 in that the 10% threshold for HMOs on Falls Road has not yet been reached. Officers consider that the proposal will not be harmful in terms of traffic, parking, impact on residential amenity or 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, provided that they are not substantive.	

1.0	Drawings and Imagery
1.1	<p>Site Location Plan</p> 
1.5	<p>Proposed Floor Plans</p>  <p>PRO. GROUND FLOOR PLAN SCALE 1:50</p> <p>PRO. FIRST FLOOR PLAN SCALE 1:50</p> <p>PRO. SECOND FLOOR PLAN SCALE 1:50</p>

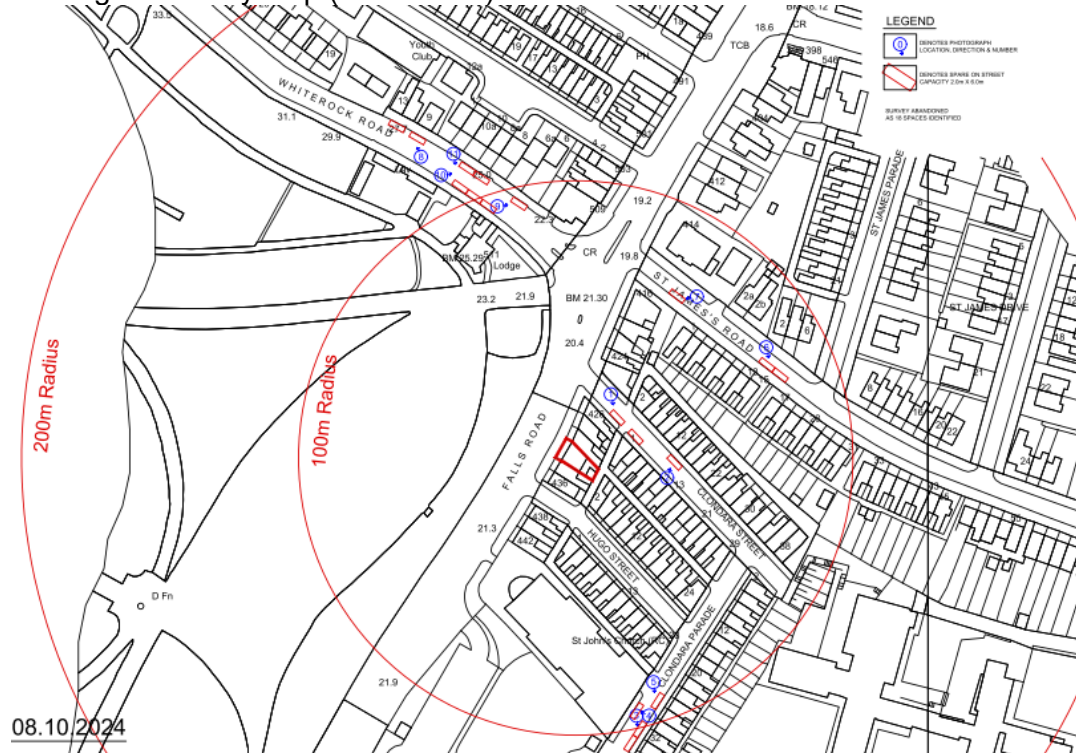
1.6

Proposed Elevations



1.7

Parking Availability Map (08/10/2024)



1.8	<p>Parking Availability Map (09/10/2024)</p> <p>09.10.2024</p>
2.0	Characteristics of Site and Area
2.1	The application site is located at 432 Falls Road and comprises a three-storey terraced dwelling. The property features an enclosed rear amenity space that backs onto an alley. The surrounding area is characterised by a mix of residential, retail, and community uses.
2.2	The site falls within the development limit as set out in the BUAP 2001 and draft BMAP 2015. 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.
3.0	Description of Proposal
3.1	This application seeks full planning permission for the change of use from an existing dwelling (C1) to a 7-bed house in multiple occupation (HMO) (Sui Generis).
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – Plan Strategy Belfast Local Development Plan: Plan Strategy 2035
4.2	Strategic Policies Policy SP2 – Sustainable development
4.3	Operational Policies Policy ENV1 – Environmental quality Policy HOU10 – Housing management areas (HMAs) Policy RD1 – New residential developments Policy BH3 – Area of townscape character Policy TRAN8 – Car parking and servicing arrangements Policy OS3 – Ancillary open space
4.4	Supplementary Planning Guidance Residential Design Transportation Waste Infrastructure

4.5	Development Plan – zoning, designation and proposal maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.6	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.7	Relevant Planning History Z/2001/2782/F – 432 Falls Road – Change of use from dwelling house to house of multiple occupancy – Permission granted 28/12/2001 Z/2008/2521/F – 432 Falls Road – Change of use from dwelling to provide 3no apartments plus dormer window to 2 nd floor rear – Permission granted 09/11/2009 Z/2010/0452/F – 432 Falls Road – Change of use from dwelling to provide 3no apartments plus dormer window and external staircase at rear (Amendment to previous approval Z/2008/2521/F) – Permission granted 18/05/2010
5.0	Consultations and Representations
5.1	Non-Statutory Consultation: - Conservation Belfast City Council - no objection to this proposal. Statutory consultation: - DFI Roads – No objection
5.2	The application has been advertised and neighbours notified. The Council has received 7 letters of representation raising the following concerns:- 1. Off-street Car Parking 2. Waste disposal 3. Anti-social behaviour Points 1-3 are considered in the report below, additional points raised are considered as follows: <ul style="list-style-type: none"> • Devaluing of property – This is not a material consideration and is outside the remit of the planning service. • Impact on sewage – The proposal will not intensify the use of the existing dwelling. The existing dwelling and proposed HMO will be connected to the main sewerage network. • Additional occupancy – The proposal will not intensify the current use of the property.
6.0	Planning Assessment
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	Operational policies – 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.
6.5	Belfast Urban Area Plan 2001 - The site is located within the settlement development limit in the BUAP and is not zoned for any use.
6.6	Belfast Metropolitan Area Plan 2015 (2004) - In draft BMAP 2015 (v2004) the site is located within the settlement development limits of Belfast and within a proposed Area of Townscape Character – Falls/ Donegall Road (Ref: BT 042).
6.7	Belfast Metropolitan Area Plan 2015 (v2014) - 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 – Falls/ Donegall Road (Ref: BT 042). The site is not located in a Housing Policy Area or an HMO Development Node in the Belfast HMO Subject Plan 2015.
7.0	Key Issues
7.1	The key issues for consideration of the application are set out below: <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the surrounding area • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection
7.2	<i>The principle of an HMO at the location</i>
7.2.1	The site is not located within a Housing Policy Area or development node as designated in the Belfast HMO Subject Plan 2015. Policy HOU10 of the Plan Strategy is applicable and states that: <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>
7.2.2	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: <ol style="list-style-type: none"> 1. The number of HMOs recorded under the HMO Licensing scheme; and 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 600m, the total number of dwellings in the street will relate to the total properties within 300m either side of the property on the street.
7.2.3	According to the LPS Pointer Address database there are 96 domestic properties on Falls Road. This would allow for 9 HMO properties on the Falls Road before the 10% threshold would be exceeded. There are currently 4 HMO properties along the Falls Road so 5 more could become HMO properties before the threshold is reached.
7.2.4	Each application is considered on its own merits and officers consider that this proposal is compliant with policy HOU10 for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.
7.2.5	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.
7.3	<i>Impact on the character and appearance of the surrounding area</i>
7.3.1	The proposed development will not result in any external alterations to the property, ensuring that its appearance remains unchanged. Additionally, there are no internal modifications that would alter the existing room configuration, meaning there will be

	no intensification of the property layout. As a result, it is expected that the proposal will have no adverse impact on the appearance or character of the surrounding area.	
7.4	<i>Impact on the character and appearance of the Falls/ Donegall ATC</i>	
7.4.1	The site is located within the Falls/ Donegall Road ATC. There are to be no alterations to the building.	
7.4.2	The proposal will not create conflict with the character of the Falls Road and the overall character of the area will be maintained. The proposal is therefore considered to comply with Policy BH3 – ‘Areas of townscape character’.	
7.5	<i>Impact on residential amenity</i>	
7.5.1	<p>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></p> <p><i>a) Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas</i> - Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in HOU10 and RD1 & 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> <p><i>b) Does not unduly affect the privacy or amenity of neighbouring residents</i>, including overlooking, loss of light, overshadowing, dominance, noise or other <i>disturbance</i> - Officers consider that the scheme will not give rise to any of the issues listed in criterion b. There will be no further overlooking, loss of light, overshadowing and dominance than that which already exists. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.</p> <p><i>c) Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure</i> - There is sufficient space for cycle parking. The site is a convenient walking and cycling distance of major centres of health care, employment, education, churches, community facilities and the city centre. The site is well served by public transport - bus and glider services provide links between the area and the city centre, with two stops located less than 5-minute walk away.</p> <p><i>d) Provides appropriate open space</i> - The existing rear amenity space is to be retained which is considered sufficient to serve the proposal.</p> <p><i>e) Keeps hard surfacing to a minimum</i> - No hard standing is proposed as part of this application.</p> <p><i>f) Creates a quality and sustainable residential environment in accordance with the space standards set out in appendix C</i> - The proposal exceeds the minimum space standards as set out in the Belfast Local Development Plan: 2035 and provides a generous level of accommodation for a 7-bedroom, 9-person HMO.</p> <p>Accordingly, the proposal is in full compliance with the relevant HMO space standards. A breakdown of the required and proposed provision is outlined below:</p> <table><tr><td>7 Bedroom/ 9 Person HMO</td></tr></table>	7 Bedroom/ 9 Person HMO
7 Bedroom/ 9 Person HMO		

		Minimum Requirement	432 Falls Road Measurement
	Bedrooms Total	42sqm	80.3sqm
	Bedroom 1 GF	6.5sqm	12.5sqm
	Bedroom 2 1 st	6.5sqm	15.7sqm
	Bedroom 3 1 st	6.5sqm	10.1sqm
	Bedroom 4 1 st	6.5sqm	8sqm
	Bedroom 5 Attic (floorspace >1.5sqm in height)	6.5sqm	15.2sqm
	Bedroom 6 Attic (floorspace >1.5sqm in height)	6.5sqm	8.6sqm
	Bedroom 7 Attic (floorspace >1.5sqm in height)	6.5sqm	6.5sqm
	Combined Kitchen/ Living Room	19.5sqm	31.6sqm
	<p>Overall, the proposed layout offers suitable and well-proportioned living accommodation for future occupants.</p> <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 - All units have safe and secure access from the front door of the dwelling.</i></p> <p><i>h) Ensures that living rooms, kitchens and bedrooms have access to natural light - All habitable rooms in the dwelling have access to natural light.</i></p>		
7.5.2	<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 proposal comprises 7 bedrooms for the intended use of up to 9 persons and will also be subject to the licensing process which will determine how many persons the home can accommodate. HMOs can meet high demand for housing and the application site is 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.</p>		
7.5.3	<p>As indicated above, the HMO will further require to be licensed with BCC which requires the implementation of an anti-social behaviour plan, ensuring the HMO operator runs the property effectively.</p>		
7.5.4	<p>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.</p>		

7.5.5	<p>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:</p> <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 section 7.6 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 as a HMO is not considered to be a sub-division.</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 the nature of the proposal and the criteria set out above the proposal is considered to comply with Policy RD3.</p>
7.6	<i>Traffic, Parking and Access</i>
7.6.1	Officers acknowledge the objections to parking and 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.
7.6.2	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.
7.6.3	A parking survey was provided demonstrating that adequate parking is available within a radius of 150 metres walking distance from the application site to serve the proposal and concludes that the scheme will not be detrimental to on-street parking in the prevailing area.
7.6.4	The parking survey demonstrates that adequate parking is available to serve the proposal which is considered to meet Policy TRAN8. DfI Roads has considered the Parking Survey submitted under this application and has confirmed there is sufficient parking within the vicinity of the proposal. Furthermore, the site is in a sustainable location with regular bus services operating in proximity and accessible to services and amenities in the local and wider area.
7.7	<i>Waste and refuse collection</i>
7.7.1	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.
7.7.2	<p>The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI set 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 7 bed HMO this would equate to the typical production of 760L of waste per week. The total waste production is broken down into the following types of waste:</p> <ol style="list-style-type: none"> 1. 35% general waste (collected fortnightly), 2. 55% recycling and 3. 10% food waste (both 2. and 3. collected weekly).
7.7.3	<p>The following bins 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"> 1. Black bins – 3 x black bins (3 x 180L) – sufficient for 2 weeks of general waste.

	<p>2. Recycling – 3 x recycling packs (3 x 55L) – collected weekly.</p> <p>3. Food waste – 4 x food bins (4 x 23L) – collected weekly.</p>
7.7.4	<p>The SPG advises that applicants must provide a layout of the waste storage area demonstrating that all of the required bins can be accommodated in a way that:</p> <ul style="list-style-type: none"> • users can easily deposit any type of waste into the corresponding bins without moving them around; and • bins can be easily removed for collection.
7.7.5	<p>Taking account of the guidance set out in the Waste SPG 3 sets of bins would be required to serve the proposed HMO which according to the SPG would equate to an area of 2.0 x 1.8 (3.6sqm) for each set of bins, this proposal would require 3 sets of bins and so a total area of 10.8 sqm would be required.</p>
7.7.6	<p>The applicant has provided a plan which demonstrates that there is adequate provision for bin storage and that the bins can be easily accessed, whilst retaining an adequate amount of residential amenity space. A condition is recommended to ensure bin storage is provided within the curtilage of the property.</p>
7.7.7	<p>The rear amenity space measures 29.3 sqm. The provision of the minimum storage area for three sets of bins would leave approximately 18.5 sqm remaining for amenity provision. The dwelling benefits from a considerable amenity space compared to other houses as many have extended into the rear where the proposed site has not. The site is located within a 12-minute walk away from Bog Meadows Nature Reserve and a 10-minute walk from the Falls Park Playground which include significant open space and a play park, which occupants of the proposed HMO can avail of. The provision of amenity space is considered acceptable taking account of the local context and the proximity to open space facilities.</p>
7.7.8	<p>Officers consider that the information provided satisfactorily demonstrates that the proposed waste management arrangements are acceptable.</p>
8.0	Recommendation
8.1	<p>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.</p>
8.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>
<p>Draft Conditions</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The development shall not be occupied for the use hereby approved unless a refuse and recycling storage area within the rear curtilage of the property 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>	

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ADDENDUM REPORT	
Application ID: LA04/2024/1865/O	Committee Date: 12 th August 2025
Proposal: 3no. detached dwellings part 2 storey part 3 storey (amended plans)	Location: Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.
Referral Route: Section 3.8.1 of the scheme of Delegation. An elected Member of the Council (Cllr Jordan Doran) has requested for the application to be referred to the Planning Committee.	
Recommendation: Refusal	
Applicant Name and Address: Sentry Properties Limited 31a Main Street Ballyclare BT39 9AA	Agent Name and Address: Dermot Monaghan MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ
Date Valid: 28 th October 2024	
Target Date: 10 th February 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
Background: This application was deferred by the Planning Committee on Tuesday 17 th June 2025 to allow Members opportunity to visit the site. The site visit took place on Tuesday 24 th June 2025.	
Further Representation: Since the application was deferred a further representation was received on 7 th July 2025 from the landowner of 998 Crumlin Road located to the rear of the site. The concerns raised within this objection include: <ol style="list-style-type: none"> 1. Direct overlooking into the approved dwelling at no. 998 Crumlin Road. 2. Natural boundary of mature trees separating the sites would be impacted by the construction of the retaining wall. 3. Permission is not granted to access lands owned by the objector for the construction of the retaining wall or the properties. 4. Subsidence of land from Squires Hill as result of development. <p>In relation to point 3 above, this is a civil matter and does not fall within the remit of planning. Point 4 also does not fall within the remit of planning. The concerns highlighted in points 1 and 2 have been assessed within the main body of the original Committee report regarding amenity and landscaping.</p>	

Amended plans:

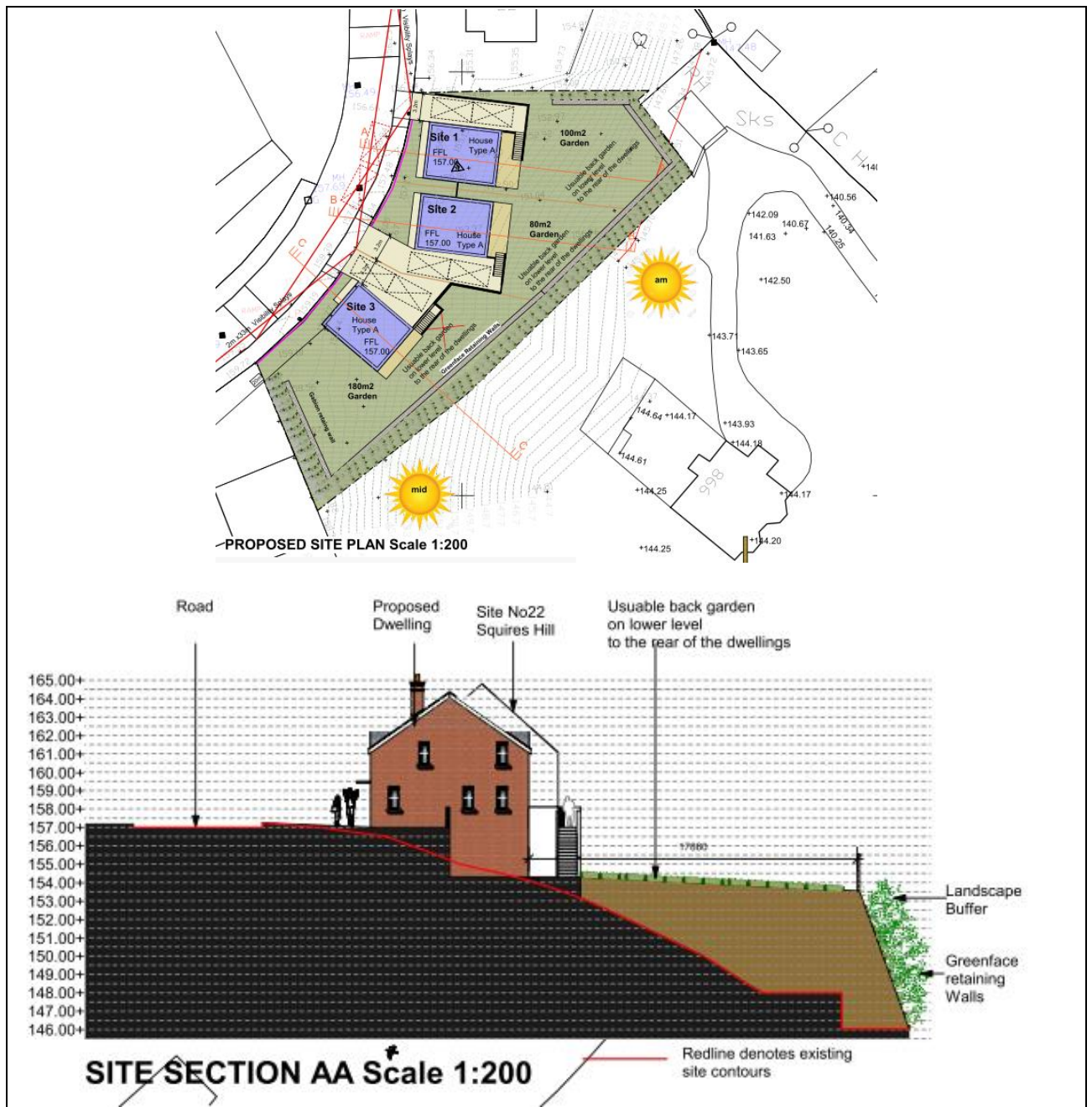
Amended plans were also received by the Council following the Planning Committee of 17th June. These plans included drawing 02A Existing Site Plan, drawing 03C Proposed Site Plan and drawing 07 Site Section through 998 which has superimposed the outline of the approved dwelling at number 998 Crumlin Road onto the site plan. The site was re-surveyed and the amended plans reflect the correct levels on site and at the site of the approved property at number 998 Crumlin Road with a FFL of 144.35. The FFL of the proposed dwellings is 157.00.

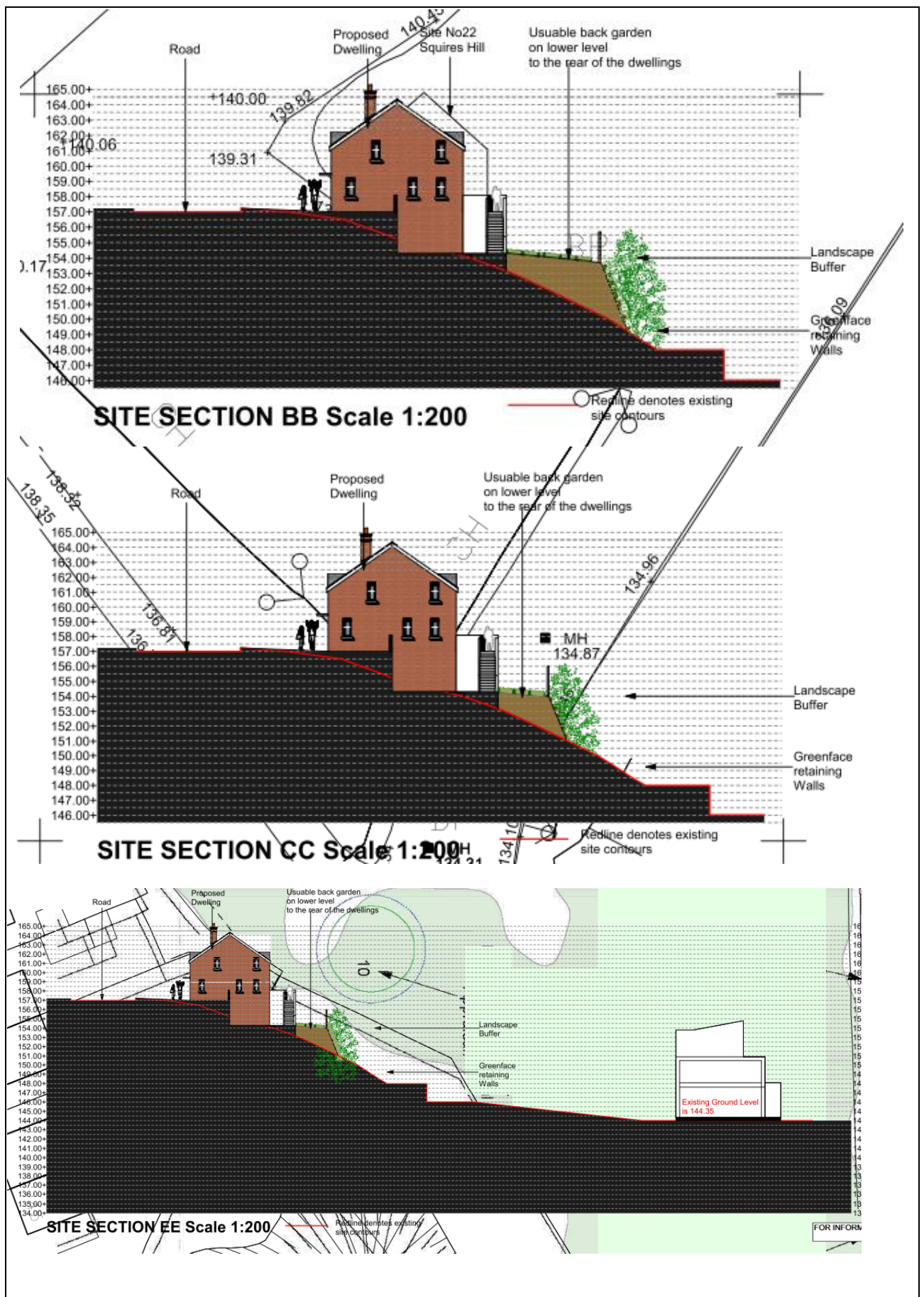
Based on the new levels provided, the impact of the proposal would remain similar to the original assessment. Paragraph 9.6 of the original report states that *"the site falls in a steep decline from west to east from 167.00 to 157.00 (a decline of 10m). Up to 2m of fill is required on the western side of the bank to create a level ground floor access (165.00-167.00)."* These figures now read that that site slopes from west to east from 157.00 to 147.00, still falling by 10m across the site. The front of the site would still require up to 2m of infill to provide level access and the levels now showing 155.00-157.00 at the front/ western boundary (drawing 03c). The level of fill required to the rear of the site remains unchanged from the original assessment.

The amended site plan and sections (03C) show that the retaining wall which is assessed under paragraph 9.10 of the original report would still be between 9-10m in height when viewed from the site at 998 Crumlin Road. The re-surveyed plans show the top of the retaining wall reaching 153.5-154.00.

Paragraph 9.12 of the original report states that *"The FFL of the dwelling at no. 998 Crumlin Road is noted as 141.00 (figure taken from the submitted site plan as part of the reserved matters planning application). The ridge height of the proposed dwellings (as shown on the sections of the submitted illustrative drawings) is noted to be 174.00. The height difference of 33m is substantial and would result in a development which is significantly dominant."* Based on the amended sections submitted under drawing 03C, the FFL of no. 998 Crumlin Road is 144.35 and the ridge height of the proposed dwellings would be 164.00, resulting in a difference in height of 20m. This is still considered unacceptable in its scale.

The objector at no. 998 Crumlin Road is aware of the amended plans and their additional representation (reported above) took post-date these amendments.





This report should be read in conjunction with the original Committee report, appended.

Recommendation

Having regard to the development plan and other material considerations, the proposal is considered to remain unacceptable and it is recommended that planning permission is refused.

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

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2024/1865/O	Committee Meeting Date: 17 June 2025
Proposal: 3no. detached dwellings part 2 storey part 3 storey	Location: Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.
Referral Route: Section 3.8.1 of the scheme of Delegation. An elected Member of the Council (Cllr Jordan Doran) has requested for the application to be referred to the Planning Committee.	
Recommendation:	Refusal
Applicant Name and Address: Sentry Properties Limited 31a Main Street Ballyclare BT39 9AA	Agent Name and Address: Dermot Monaghan MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ
Date Valid: 28 th October 2024	
Target Date: 10 th February 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
Executive Summary: This application seeks planning permission for 3 detached, split-level residential properties which are two storeys at the front and three storeys at the rear. The site comprises a vacant parcel of land located between 22 Squires View and 57 and 59 Squires View. The site is located on a steep	

gradient which falls by approximately 10m from east to west from Squires Hill Road towards the Crumlin Road. The site is also located on a moderate decline when approaching the site from south to north with levels falling from 169.40 to 166.84.

The key issues for the assessment of the application are:

- Principle of residential dwellings at this location
- Impact on existing residential
- Housing density
- Adaptable and accessible accommodation
- Design
- Amenity space
- Overshadowing
- Overlooking
- Access and parking
- Waste management
- Landscaping and trees
- Topography of the site
- Climate change

DFI Roads have offered no objection to the proposal following receipt of drawing no.6, uploaded to the planning portal on 12th December 2024.

NI Water have recommended refusal on the basis that there is no available capacity in the downstream Wastewater Infrastructure and no viable developer-led solution is available to achieve a foul connection.

The BCC Tree Officer requested further information including a management and maintenance plan; a proposed planting and landscaping scheme and a tree protection plan. This information was not submitted by the applicant.

Following submission of a biodiversity checklist, NIEA: Natural Environment Division have no objection to the development.

Recommendation

Having regard to the development plan, planning history on the site and other material considerations, the proposal is considered unacceptable and refusal is therefore recommended. 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.

Case Officer Report

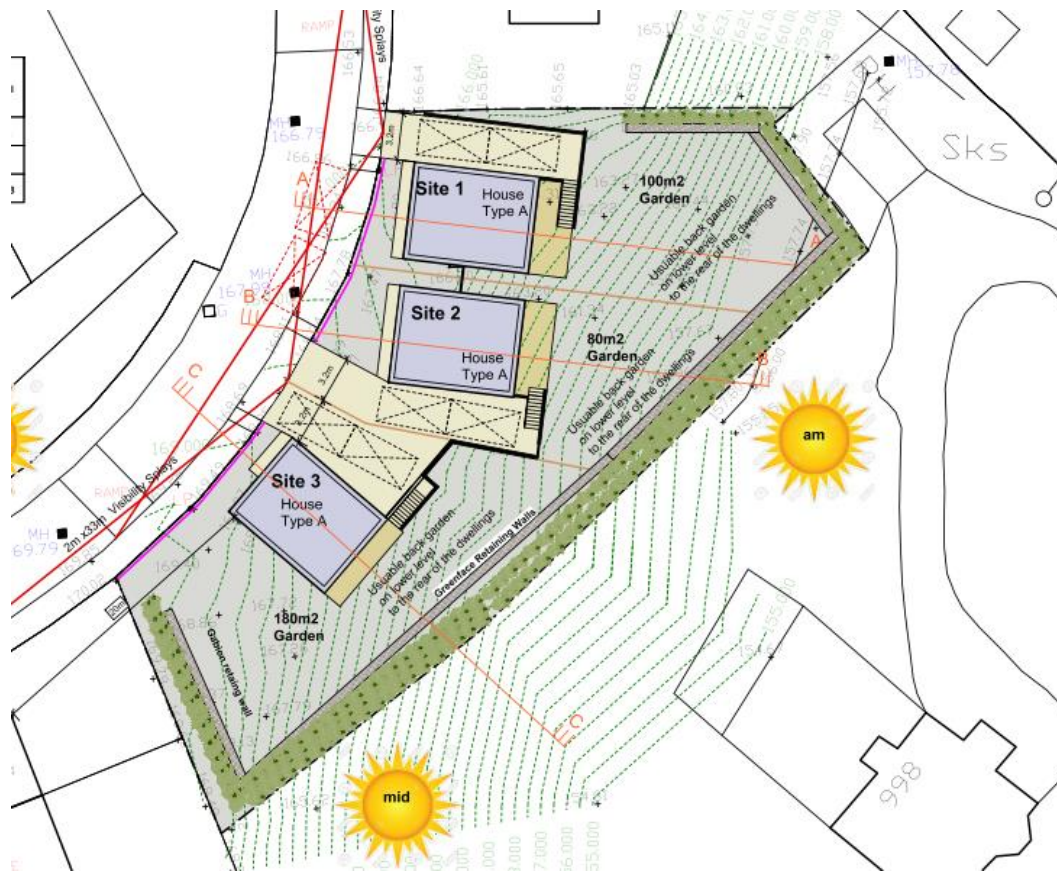
Site Location Plan



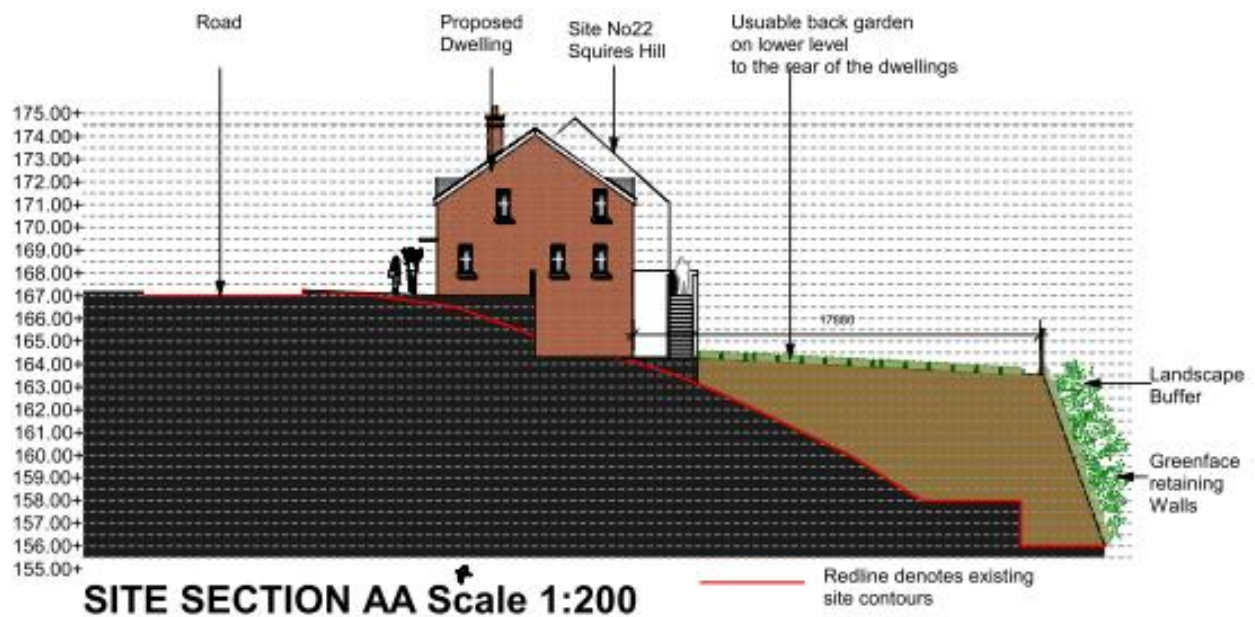
Existing Site Plan



Proposed Site Plan



Proposed Sections



<p>SITE SECTION BB Scale 1:200</p> <p>SITE SECTION CC Scale 1:200</p>	
1.0	Description of Proposed Development
1.1	The proposal seeks outline permission for 3 no detached residential properties located on a split level of part 2-storey and part 3-storey design. The proposal includes parking for 2 cars within the curtilage of each of the dwellings. A greenface retaining wall is proposed along the western boundary of the site.
2.0	Description of Site
2.1	The application site relates to an area of land measuring 0.12ha and is located within the development limit of Belfast. The site is zoned for housing in both versions of BMAP. The remainder of the zoning was approved for housing under application Z/1998/2945 and subsequently developed for 54 properties.

2.2	The site is a vacant parcel of land located between 22 Squires View and 57 - 59 Squires View. The site is located on a steep gradient which falls by approximately 10m from west to east from Squires Hill Road towards the Crumlin Road. The site is also located on a slight gradient when travelling towards the site on Squires Hill Road in a northerly direction, with levels falling from 169.40 to 166.84.
2.3	There is a hedge located along the western boundary of the site which was planted as part of the landscaping for the overall residential development under application Z/1998/2945 with trees and shrubs located at the southwest of the site. The landscaping of the site was included within the conditions of the original planning permission for 54 houses.
2.4	An existing retaining wall is located along the eastern boundary, separating the site from the land at no. 998 Crumlin Road.
2.5	The surrounding area is predominantly 2-storey, semi-detached residential properties. There are 2 detached properties located directly to the north of the site.
3.0	Planning History of the application site
3.1	Z/1998/2945 – Squires Hill Crescent and the rear of 1000 Crumlin Road. Development of 54 semi-detached dwelling houses. Permission granted 05/09/2000
3.2	LA04/2020/0359/F – 30m South of 22 Squires View. 4 semi-detached dwellings. Permission refused 04/06/2021
	Surrounding history
3.3	Z/2010/1625/F – Lands opposite No's 1-3 Squires View. Two detached dwellings and garages (Amended Address). Permission granted 02/11/2011.
3.4	Z/2007/1837/F – 60 Squires Hill Road. Erection of two-storey detached dwelling (Amended plans). Permission granted 10/04/2008. (Property now no. 1A Squires View)
3.5	LA04/2023/3305/O – 998 Crumlin Road. Erection of a detached dwelling & associated domestic garage. Permission granted 14/06/2024.
3.6	LA04/2024/1178/RM - 998 Crumlin Road. Erection of a detached dwelling & associated garage. Pending decision.
4.0	Policy Context
4.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.3	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.
4.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:
4.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan”), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.0	PLANNING POLICY
5.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy HOU4 – Density of residential development Policy HOU7 – Adaptable and accessible accommodation Policy DES1 – Principles of urban design Policy RD1 – New residential developments Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy OS1 – Protection of Open Space Policy TRE1 – Trees Policy NH1 – Protection of Natural Heritage Resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Residential Design Placemaking and Urban Design Sustainable Urban Drainage Systems Trees</p>
5.2	<p>Development Plan – zoning, designations and proposals maps</p> <p>Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
5.3	<p>Regional Planning Policy</p> <p>Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>

6.0	Statutory Consultees DFI Roads- No objections NIEA – no objection NI Water – refusal
7.0	Non-Statutory Consultees BCC Tree Officer – further information requested
8.0	Representations
8.1	<p>15 letters of objection have been received and 1 non-committal representation. The main issues raised are summarised as follows:</p> <ul style="list-style-type: none"> a) Green belt land should be protected b) Site is a wildlife habitat with bats and badgers present c) Significant damage to existing properties as a result of extensive piling required d) Increase traffic e) Loss of privacy f) Clearing of trees and shrubs on site g) Impact on views from no. 59 h) Overlooking into rear amenity area of no. 59 (first floor windows are obscure – no overlooking. No overlooking from GF windows – hall and toilet – also obscure) i) Entrance and egress the proposed properties would cause a danger to pedestrians using the footpath j) Sewage and waste capacity issues k) De-value surrounding properties l) Presence of the existing green break should be retained for visual amenity m) Lack of need for an additional 3 houses at this location n) Overshadowing of no.1A Squires View directly across from site <p>Full consideration has been given to all relevant concerns noted in the representations in the assessment of the application below.</p>
9.0	ASSESSMENT
	<u>Principle of development</u>
9.1	<p>The application site forms part of a larger residential development of 54 units which was approved under application Z/1998/2945 in 2000. On the approved Landscaping Proposals Plan of the previous approval, the current application site was shown as a steep slope with no built form and a hedge and trees around its boundaries. A note on the Landscape Proposal stated 'All banks to be topsoiled and planted with grass and wildflower seeds.' This landscape proposal was conditioned in the approval under Z/1998/2945.</p>
9.2	<p>In November 2011, planning approval was granted for two houses to the north of the application site under planning application Z/2010/1625/F. The site which was assessed under application Z/2010/1625/F was not as steep as the existing application site. Sections submitted as part of that application show that the levelling works required for the development were not as extensive as what is shown on the site sections for this proposed outline and required less engineering/retaining structures.</p>
9.3	<p>Although the site is zoned for housing in both versions of draft BMAP and the principle of residential development within the area has been established under applications Z/1998/2945 and Z/2010/1625/F, the application site has never been developed due to the</p>

	steep topography of the site. This portion of land formed part of the approval of Z/1998/2945 as a landscaped area which provided a visual break between the properties on Squires Hill and Squires View. Due to the constraints of the land, the site is not considered appropriate for housing. It would also create a conflict with the conditions/approved plans of the host approval.
9.4	<p><u>Character of established residential area</u></p> <p>Policy RD1 states that residential proposals should not create conflict with adjacent land uses, remaining in conformity with the character of any established residential uses.</p>
9.5	The levels shown across the Proposed Site Plan relate to the existing site levels and do not reflect the proposed site levels which are shown in the sections on the same drawing no. 03B. The proposed levels are provided on the section drawings across the site.
9.6	The site is a steep bank within the wider residential development. The sections demonstrate that the site falls in a steep decline from west to east from 167 to 157 (a decline of 10m). Up to 2m of fill is required on the western side of the bank to create a level ground floor access (165-167). The rear garden areas require significant fill which varies in depth across the sites to create useable garden space. The property noted as 'site 1' shows infill up to 8m at the rear. 'Site 2' requires approximately 4m of fill and 'Site 3' would require 3m fill.
9.7	The proposed split-level design, with a two-storey frontage and three-storey rear elevation would not remain in conformity with the character of the established residential area. By definition, an established residential area is dominated by a recognisable form housing styles with associated private amenity space or gardens. The definition contained in Appendix B of the Plan Strategy also notes that "properties may exhibit comparable design styles including common architectural detailing and treatment... however it is recognised that there are also settled housing areas where there is a greater range and mix of dwelling styles and where the overall pattern of development is less uniform." The existing housing development of Squires View and Squires Hill is characterised by two storey dwellings and level access to the rear. The overall pattern of development would be considered uniform in its design and layout. Although there are no public views of the application site outside of the existing residential development, the form and design would be at odds with the existing properties and would result in a design which is out of character to the area.
9.8	Paragraph 3.1.6 of the residential design SPG states particular care will be necessary in preparing layout proposals on sloping sites in order to minimise the impact of differences in level between adjoining properties, existing or proposed and it may be appropriate to consider the use of split-level dwellings. In this case the site is being inappropriately engineered with significant infill to create the levels required to facilitate a split-level development. The topography of the site does not naturally allow for development, even that of split-level design.
9.9	Based on the indicative levels shown on the sections and the ground levels of the adjacent properties at no's 22, 57 and 59 Squires Hill Road, it does not appear that there would be a significant impact on these neighbours in terms of the differences in levels. However, in the absence of existing and proposed site levels overlaid on the proposed site plan across the development site and the neighbouring properties it is difficult to know for certain what the impact on these properties would be.
9.10	The SPG states that particular care will be necessary in preparing layout proposals on sloping sites in order to minimise the impact of differences in level between adjoining

	<p>properties, existing or proposed. Outline planning approval has been granted for a dwelling at no. 998 Crumlin Road under application reference LA04/2023/3305/O. Although this development has not yet been constructed it remains to be a material consideration when assessing the impact of the proposed development. The level difference and creation of retaining walls would have a significant impact on this property. The difference in levels between the site at Crumlin Road and the top of the proposed retaining structure would be approximately 9m at a distance of 25m approx. This, with the dwellings on top, would be unduly prominent on this property and result in harm in respect of over-dominance. This is contrary to Policy RD1 and Policy DES1 of the LDP PS.</p>
9.11	<p><u>Design</u></p> <p>Policy DES1 - Principles of urban design and policy RD1 - New residential development are applicable to new residential development. These policies seek to ensure the highest quality of urban design is met and the amenities of residents are protected. As this proposal is for outline permission to establish the principle of housing development on this site, design details are not required at this stage. In the applicant's planning statement, they have noted that matters relating to siting, design external appearance, access and landscaping are reserved and that illustrative drawings have been submitted for information only. Whilst these details can be reserved, the supporting illustrative details do not demonstrate that appropriate development can be accommodated on the site. In order to achieve meaningful open space to the rear of the properties, each of the dwellings would sit ahead of the established building line of Squires Hill Road. The private amenity areas would meet the space standards set out in Creating Places, however the site would require between 3 - 8m of infill to achieve a usable rear amenity space. This level of engineering of the site demonstrates that the site is not appropriate for development. The proposal is therefore considered to be contrary to Policy DES1 and Policy RD1 for the reasons outlined above.</p>
9.12	<p>Although it has not yet been constructed, material consideration is given to the approved residential dwelling at no. 998 Crumlin Road which lies to the east of the site on a lower level. This outline permission, reference number LA04/2023/3305/O, expires 13 June 2029. A subsequent reserved matters application (LA04/2024/1178/RM) was received on 03 July 2024 and remains under consideration by the planning authority. The FFL of the dwelling at no. 998 Crumlin Road is noted as 141.00 (figure taken from the submitted site plan as part of the reserved matters planning application). The ridge height of the proposed dwellings (as shown on the sections of the submitted illustrative drawings) is noted to be 174.00. The height difference of 33m is substantial and would result in a development which is significantly dominant when viewed from the dwelling at no. 998 Crumlin Road. Although the ridge height of the proposed dwellings appears to be similar to the adjacent property at no. 22 Squires Hill Road, the proposed dwellings on site would sit closer to the dwelling at no. 998 Crumlin Road and therefore have a greater impact. For this reason, the proposed development is considered unacceptable. The proposal therefore fails to comply with Policy RD1 and Policy DES1.</p>
9.13	<p>Policy HOU7, adaptable and accessible accommodation also applies to all new homes. The criteria under this policy could be reserved matters if the principle of development was considered acceptable.</p>
9.14	<p><u>Density</u></p> <p>Policy HOU4 relating to density advises that within the outer Belfast area the average density for residential development is 25-125 units per hectare. The site measures 0.12ha</p>

	<p>and as such the proposed density for the site would be between 3-15 dwellings. The proposal therefore meets the lower end of the density band.</p> <p><u>Climate Change</u></p>
9.15	<p>SuDs measures and details regarding design and layout would be reserved matters.</p> <p><u>Access and Car Parking</u></p>
9.16	<p>DFI Roads were consulted and is content in principle, subject to conditions. Therefore, it is considered that there would not be any issues relating to traffic, access or parking based on the illustrative plans and as such the proposal would comply with policies TRAN 6 and 8 of the LDP.</p> <p><u>Open space</u></p>
9.17	<p>Open Space is not defined within the LDP, however the SPPS defines ‘open space’ as <i>“all open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.”</i></p>
9.18	<p>The SPPS states that <i>‘open space, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas.’</i> Paragraph 6.200 also goes on to state that open space can enhance the character of residential areas.</p>
9.19	<p>Policy OS 1 of the LDP PS states that the council will support the retention and improvement of existing open space throughout the district area. There is a general presumption in favour of retaining all such lands, including protecting any character and amenity value, whether specifically identified in the LDP or not unless the lands are identified in the LDP for an alternative use. 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). Although the site is currently zoned for housing and not zoned as open space it acts as a visual break within the built development of the wider residential area and was approved as an area of open space in the original planning approval under Z/1998/2945. There is a presumption against the loss of existing open space which applies irrespective of ownership, public access, physical condition or appearance.</p>
9.20	<p>The site as existing provides a visual break between Squires Hill Road and the newer Squires View development and as such has significant amenity value. The redevelopment of the site is not considered to bring substantial community benefits that decisively outweigh the loss of this open space. The provision of these 3 dwellings would not make a significant contribution to meeting any housing shortfall in the area. The proposal is therefore considered to be contrary to Policy OS1 in that officers are not satisfied that the loss of the open space would not result in detriment to the overall green infrastructure provision.</p>

	<u>Natural Heritage, Trees and Landscaping</u>
9.21	Policy TRE1 states that the council will seek to protect existing trees from new development, particularly those that are of visual, biodiversity or amenity quality and significance.
9.22	There is a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment and amenity. The proposal, if permitted, would result in the loss of shrubs and hedging which make a valuable contribution to the environment, biodiversity and visual amenity by way of a buffer to the built residential development at Squires Hill. However, there are no trees on the site and whilst the Council's Tree Officer assessment makes clear that the construction process will require considerable 'cut and fill' operations in close proximity to an existing tree group adjacent to the site southern boundary, these trees are of little amenity value due to poor condition and could be easily compensated for at Reserved Matters stage. The proposal is not considered to conflict with Policy TRE1.
9.23	NIEA NED have acknowledged that there is suitable nesting and foraging habitat for birds on site within the trees along the South boundary of the site and the scrub vegetation within the site. However, NED did not object to the development nor were ecological reports requested. NIEA HED also advised that any removal of hedgerow/vegetation should be replaced with like-for-like planting comprising a range of native and tree species. It is considered that the proposal would not have an unacceptable effect on any habitat and thus adheres to Policy NH1.
10.0	Recommendation
10.1	Due to the constraints of the site, the principle of residential development is not considered acceptable.
10.2	Having regard to the development plan, planning history on the site and other material considerations, the proposal is recommended for refusal.
11.0	Draft Refusal Reasons
11.1	The proposal is contrary to the Belfast Local Development Plan: Plan Strategy 2035 Policy OS1: Protection of Open Space, in that the loss of the open space would be detrimental to the overall green infrastructure provision in the locality and the redevelopment of the site is not considered to bring substantial community benefits which decisively outweigh the loss of the open space.
11.2	The proposal is contrary to the Belfast Local Development Plan: Plan Strategy 2035 Policy RD1: New Residential Developments and Residential Design SPG in that it fails to respect the characteristics and features of the site and, if permitted, would result in a form of development that is not in conformity with the character of the established residential area and would create conflict with adjacent land uses by way of over-dominance.
11.3	The proposal is contrary to the Belfast Local Development Plan: Plan Strategy 2035 Policy DES1 – Principles of urban design and Residential Design SPG in that it fails to respond positively to local context and character through architecture and urban form and would, if permitted, result in a form of development that is not of a high quality, sustainable design due to inappropriate engineering operations, ground remodelling works and associated retaining structures and would encroach beyond the established building line.

ADDENDUM REPORT	
Application ID: LA04/2025/0122/F	Committee Date: 12 th August 2025
Proposal: Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans)	Location: Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP
Referral Route: Section 3.8.1 of the scheme of Delegation. An elected Member of the Council (Cllr Long) has requested for the application to be referred to the Planning Committee.	
Recommendation: Approval	
Applicant Name and Address: Tera Developments Ltd Donegall House 7 Donegall Square North Belfast BT1 5GB	Agent Name and Address: Hadleigh Jess HR Jess Ltd 1 Jordanstown Road Newtownabbey BT37 0QD
Date Valid: 28 th January 2025	
Target Date: 13 th May 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
Background: <p>This application was deferred by the Planning Committee on Tuesday 17th June 2025 to allow Members opportunity to visit the site. The site visit took place on Tuesday 24th June 2025.</p> <p>Further to the Committee site visit, officers confirm that the impact of the proposal on the overhanging tree on the property to the east is considered at paragraph 9.21 of the original Committee report, appended. The Tree Officer offers no objection to the application.</p>	
Additional Representations: <p>Since the application was deferred an additional representation has been received from the neighbour to the rear of the site at no. 158 Upper Knockbreda Road. This representation mirrors that from the same resident, dated 13/02/2025.</p> <p>The main concerns raised include:</p> <ol style="list-style-type: none"> 1. Scale of the proposal in relation to no. 158 Upper Knockbreda Road. 2. Landslide and property damage as result of construction of steep site. 3. Overshadowing. 4. Overlooking from proposed dwellings into property at 158 Upper Knockbreda Road. 	

5. Landscaping at the rear will negatively impact light.
6. Increased runoff as result of development and loss of grass on site.

With regards point 2, this is not a planning consideration. All other concerns have been assessed within the main body of the original Committee report.

A further representation was made by Paula Bradshaw MLA. The main concerns raised in this objection include:

1. Overdevelopment and “town cramming” – the proposal is out of character with the existing low density housing in the area.
2. Design, scale and massing.
3. Loss of privacy and overshadowing.
4. Landscape and environmental concerns.
5. Land stability and construction risks.
6. Parking and traffic impact.

Land stability and construction risks as noted in point 5 of the objection are not within the remit of planning. All other concerns have been addressed within the body of the main case officer report below.

This addendum report should be read in conjunction with the original Committee report, appended.

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.

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2025/0122/F	Committee Meeting Date: 17 TH June 2025
Proposal: Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey	Location: Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP
Referral Route: Section 3.8.1 of the scheme of Delegation. An elected Member of the Council (Cllr Long) has requested for the application to be referred to the Planning Committee.	
Recommendation:	Approval
Applicant Name and Address: Tera Developments Ltd Donegall House 7 Donegall Square North Belfast BT1 5GB	Agent Name and Address: Hadleigh Jess HR Jess Ltd 1 Jordanstown Road Newtownabbey BT37 0QD
Date Valid: 28 th January 2025	
Target Date: 13 th May 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>This application seeks planning permission for 2 semi-detached, split level residential properties which are two storeys at the front and three storeys to the rear. There are 4 single storey garages currently located on the site. The site slopes in a northwest direction from the Lancedean Road towards the Upper Knockbreda Road to the rear of the site.</p> <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> - Principle of residential dwellings at this location - Impact on existing residential dwellings - Housing density - Adaptable and accessible accommodation - Design - Amenity space - Overshadowing - Overlooking - Access and parking - Waste management - Landscaping and trees - Climate change 	

DFI Roads, BCC Tree Officer and Environmental Health have offered no objections to the proposal subject to conditions. NIW have no objection to the proposal.

Recommendation

Having regard to the development plan, planning history on the site and other material considerations, the proposal is considered acceptable and recommended for approval. 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.

Case Officer Report

Site Location Plan



Proposed Elevations



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

PROPOSED LOWER GROUND FLOOR PLAN

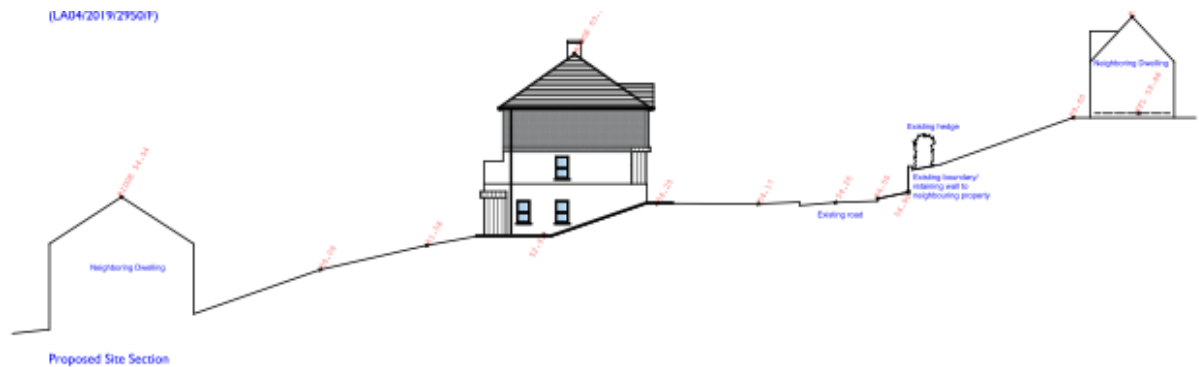
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

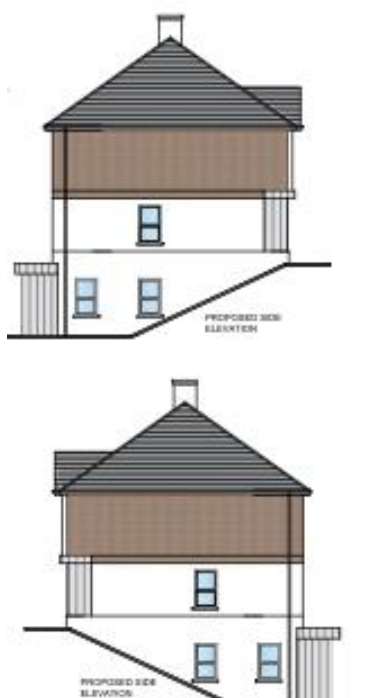
Landscape Plan



Proposed Sections



Proposed Side Elevations



1.0	Description of Proposed Development
1.1	The proposal seeks full planning permission for the erection of 2 semi-detached dwellings of split-level design with 2 storeys located on the Lancedean Road elevation and 3 storeys at the rear of the property. The development will result in the demolition of 4 existing single storey garages currently located on site.
2.0	Description of Site
2.1	The application site relates to an area of land measuring 0.1ha and is located within the development limit of Belfast. The site is white land within the BUAP and both versions of BMAP. The site slopes from the Lancedean Road to the Upper Knockbreda Road.
2.2	The dwellings located on the northern side of Lancedean Road are predominantly semi-detached properties with a 2 storey elevation fronting onto Lancedean Road and a 3 storey elevation to the rear facing the Upper Knockbreda Road. The properties along Lancedean Road vary in terms of materials, scale and massing and design.
3.0	Planning History of the application site
3.1	Y/2006/0033/F – Demolition of 4no. garages and erection of 2no. semi-detached two storey dwellings, with attic over and basement. Permission granted 10/05/2006
3.2	LA04/2019/2950/F - Demolition of 4 garages, construction of a dwelling house to include one replacement garage, house to be part single, part two storey and associated site works. Permission granted 23/06/2020

3.3	LA04/2024/0999/F – Demolition of 4no. garages and erection of 2 no. semi-detached 3 storey dwellings. Application withdrawn.
4.0	Policy Context
4.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.3	<p>The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p>Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan”), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p>BUAP – The site is located within the development limit of Belfast and is whiteland in BUAP.</p> <p>Draft BMAP - The site is located within the development limit of Belfast and is whiteland in both versions of BMAP.</p>
5.0	PLANNING POLICY
5.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><u>SP1 – Growth Strategy</u> <u>SP2 – Sustainable development</u></p> <p>Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU7 – Adaptable and accessible accommodation</p>

	Policy DES1 – Principles of urban design Policy RD1 – New residential developments Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy TRE1 – Trees
5.2	<u>Supplementary Planning Guidance</u> Residential Design Sustainable Urban Drainage Systems Trees
5.3	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
5.4	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
6.0	Statutory Consultees DFI Roads- No objection subject to conditions NI Water – Approval
7.0	Non-Statutory Consultees BCC Tree Officer – No objection subject to conditions Environmental Health – No objection subject to conditions
8.0	Representations
8.1	9 letters of objection have been received from 5 third party representations. The main issues raised are summarised as follows: <ul style="list-style-type: none"> a) Planning was previously refused for the same proposal b) Traffic issues c) Parking concerns d) Subsidence e) Detrimental effect to the environment and existing properties f) Impact of development on tree roots g) Old site map used which does not show neighbouring garages and extensions h) Overdevelopment of the site i) Excessive scale and massing j) Overshadowing k) Loss of privacy l) Less grassland to absorb runoff m) Proposed development is not in conformity with the design, layout and urban morphology of Lancedean Road and Upper Knockbreda Road.

	<p>Full consideration has been given to points a) to m) in the assessment of the application below.</p> <p>n) Error within the 'Supporting Planning Statement' which makes reference to the Crumlin Road.</p> <p><i>This was made in error for a small portion of the applicants planning statement relating to the surrounding area of the site, the majority of the statement is referencing the correct application site. The case officer has not assessed the application based on this and has conducted their own site visit and assessment of the site and surrounding area.</i></p> <p>o) Loss of views and amenity</p> <p><i>The loss of views is not a planning consideration. The impact on amenity has been assessed within the body of the report.</i></p>
9.0	ASSESSMENT
9.1	<p><u>Principle of housing at this location</u></p> <p>The principle of residential development has been established on site under previous planning applications. The development approved under application LA04/2019/2950/F is extant and will expire on 21/06/2025. Although the extant approval was for 1 residential unit, the proposed footprint is similar to that of the previously approved dwelling. The footprint of the single dwelling was 106m² and the footprint of the proposed dwellings is 103m² in total.</p>
9.2	<p><u>Housing Density</u></p> <p>Policy HOU4 relating to density advises that within the outer Belfast area the average density for residential development is 25-125 units per hectare. The site measures 0.1ha which would relate to an acceptable density of at least 2.5 dwellings on site. The proposal therefore falls just below the recommended density for a site of this area. The proposal replicates the existing densities on this portion of the street which predominantly houses semi-detached properties on similar sized plots of land. Taking account of the sloping nature of the site and surrounding context, the proposed density is on balance considered acceptable.</p>
9.3	<p><u>Character of established residential area</u></p> <p>Policy RD1 states that residential proposals should not create conflict with adjacent land uses, remaining in conformity with the character of any established residential uses.</p>
9.4	<p>The site is located at the end of a row of 7 no. two storey dwellings. These existing dwellings are split-level with a further basement level at the rear, owing to the sloping</p>

	nature of the land. The single storey dwellings on the opposite side of the road sit high above the road and are accessible via steps.
9.5	A key consideration of this application is the topography of the site which falls in a downward slope from the Lancedean Road towards the Upper Knockbreda Road. The proposed development accommodates the topography in an acceptable manner using split-level design, comparable to neighbouring dwellings. The Residential Design SPG is supportive of the use of split-level dwellings on sloping sites which do not require prominent retaining walls. In terms of layout, scale, proportions, massing and appearance of buildings the scheme is acceptable.
9.6	The proposed split-level design, with a two-storey frontage and three-storey rear elevation would mirror the design of the 7 properties from no. 2-14 which are split level (part 2 and part 3 storeys). Following amendments to the proposal, it is considered the proposed landscaping assists with integration and mitigates the visual impact of the proposal.
9.7	There is a mix of dwelling styles and materials within the surrounding area and on balance, it is considered that the proposed dwelling respects the surrounding context and is appropriate to the character of the area. The proposed dwellings are to be finished in part red brick and part white painted render, which are materials found in the immediate area and are considered appropriate
9.8	The existing garages are of poor quality and the proposed development will result in an improvement to the streetscape. It is therefore not considered that the proposal will be detrimental to the character of the area.
9.9	The proposal is considered to respond positively to the local context and character in compliance with Policy DES1.
9.10	<p><u>Residential quality and Impact on amenity</u></p> <p><i>Overlooking</i></p> <p>The proposed dwellings sit higher than the property to the rear at no. 158 Upper Knockbreda Road. The separation distance of approximately 24m to the rear elevation alleviates concerns of overlooking. The proposed development sits further back on the site than the 2019 previously approved dwelling, however the separation distance is still considered to be acceptable. This is in compliance with the Residential Design SPG which states that a separation distance of no less than 20m should be maintained between facing windows of the main habitable rooms.</p>
9.11	A single-storey garage has been built to the rear of the property at 158 close to the boundary with the application site. A garage is also located adjacent to the site at no. 16 Lancedean Road. The location map and site plans submitted are from outdated OS data which do not show these garages, however the case officer noted them during the site visit. As these are not habitable rooms there are no concerns of overlooking or overshadowing from the development.

9.12	The proposed gable windows on the lower ground floor will be to facilitate a stairway and sitting room. The ground floor gable windows will be for a stairwell and will be conditioned to be fitted with obscure glazing. There are no gable windows provided at first floor level. Obscure glazed windows and proposed boundary treatments will help mitigate any potential overlooking from the proposed development.
9.13	The proposal is compliant with Policy RD1 in terms of overlooking. <i>Overshadowing</i>
9.14	A shadow analysis was undertaken by the case officer for the spring and autumn equinox using the online Suncalc programme and using the maximum height of the proposed development. The results are as follows: <ul style="list-style-type: none"> • 21 March – overshadowing of rear garden of no. 160 Upper Knockbreda Road in the early morning (8am-9am), overshadowing to the rear garden of no.158 Upper Knockbreda Road in the morning (10am-12am), overshadowing of the garage and driveway of no. 16 Lancedean Road in the afternoon (12-3pm). • 21 September – overshadowing of rear elevation and rear garden of no. 160 Upper Knockbreda Road in the early morning (9am-10am), overshadowing of rear garden and garage of no. 158 Upper Knockbreda Road from 10-11:30am and overshadowing of garage and driveway of no. 16 Lancedean Road from 12:30-4pm.
9.15	Although there is some degree of overshadowing of the neighbouring properties this is to be expected within an urban setting and is not to an unacceptable degree. The proposal would not result in the unreasonable loss of light to habitable rooms and private garden areas during the afternoon and evening.
9.16	The proposal is considered compliant with Policies DES1 and RD1 in relation to overshadowing and loss of light. <i>Space standards</i>
9.17	The proposal is compliant with Policy RD1 in that it would create quality and sustainable residential environments. The proposed dwellings meet the residential space standards set out in Appendix C of the LDP for a 3-bedroom 3 storey dwelling (95-100m ²). The internal floorspace of each dwelling measures 103m ² .
9.18	Adequate provision has been made for private amenity space within the proposed development, in accordance with the provisions of Creating Places and criterion d. of Policy RD1.

9.19	<p><u>Adaptable and Accessible accommodation</u></p> <p>Policy HOU7, adaptable and accessible accommodation also applies to all new homes. The internal layout of the proposed development complies with the criteria set out within HOU 7 and is considered acceptable.</p>
9.20	<p><u>Landscaping</u></p> <p>There are 3 trees proposed along the front boundaries of the proposed development and 6 proposed trees to the rear and side comprising cheery, rowan and serviceberry trees planted at heights of 2.5m to 4.25m at the time of planting. The rear proposed boundary treatments and hedging along the side boundary will help prevent overlooking as the trees and landscaping features establish within the site over time.</p>
9.21	<p>It is noted within the BCC Tree officer's consultation response that the adjacent neighbouring tree has a number of overhanging branches above the existing garages. This tree would require pre-construction tree surgery to enable construction. It is advised that the owner of the tree should fully consent and agree to future works upon the tree.</p>
9.22	<p>The proposal is compliant with Policy TRE1 in that the proposal would result in a net gain in tree numbers.</p>
9.23	<p><u>Access and Car Parking</u></p> <p>The proposed parking layout shows parking within the curtilage of the site for 1 car at each property. A parking survey was submitted to demonstrate available on street parking within the street. The existing garages have the potential to accommodate 4 cars at the site.</p>
9.24	<p>DFI Roads were consulted in relation to the proposal and have offered no objection to this development proposal. In their consultation response they stated that they were satisfied that parking on-street is unlikely to have a significant impact on the local road network in terms of traffic and road safety. Conditions have been attached.</p>
	<p><u>Climate change</u></p>
9.25	<p>Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. The applicant's supporting planning statement states that <i>redevelopment of this site will ensure that best practice architectural and energy efficient standards will upgrade the existing building fabric and ensure sustainability into the future.</i></p>
9.26	<p>Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal incorporates various hard and soft landscaping elements to assist an overall sustainable drainage solution including the planting of trees and hedges. The proposed design incorporates modern standards of building techniques, adequate</p>

	insulation and sustainable construction methods
9.27	<p>Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. A portion of the site will comprise landscaped rear garden space which will assist in the reduction of runoff.</p> <p><u>Waste-water infrastructure</u></p>
9.28	NI Water has confirmed that there is available capacity at the Waste Water Treatment Works and there is a public foul sewer and public water main within 20m of the proposed development boundary which can adequately service these proposals.
9.29	NI Water have no objection to the proposal following the submission of a Wastewater Impact Assessment relating to the site.
10.0	Recommendation
10.1	Having regard to the development plan, supporting planning guidance, planning history on the site and other material considerations, the proposal is considered acceptable on balance and is recommended for approval.
11.0	<p>Draft Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011 2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the ground floor windows on the side (eastern and western) elevations shall at all times be glazed with obscure glass to at least Privacy Level 3 (or equivalent). Reason: To safeguard the privacy of adjacent properties. 3. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council. Reason: In the interests of visual amenity. 4. 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,

	<p>within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>5. No works shall commence on site (including demolition and site clearance) unless a Tree Protection Plan ("TPP") to BS5837:2012 (or any standard that reproduces or replaces this standard) has been submitted to and approved in writing by the Council. The TPP shall detail the methods of tree/hedge protection and clearly detail the position and specifications for the erection of tree protective fencing and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details and the measures specified by the TPP shall remain in place until the completion of the construction.</p> <p>Reason: To safeguard existing tree(s) in the interests of visual amenity. Approval is required upfront to ensure that important trees are not permanently damaged or lost.</p> <p>6. There shall be 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>7. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>8. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking within the site.</p>
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9. The vehicular accesses shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.

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

Draft Informatives

1. Drawing Numbers

This decision relates to the following approved drawing numbers: 01, 02, 06, 07A, 09, 10, 11, 12

2. 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.

3. 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.

4. Non-planning requirements

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.

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Addendum Report	
Committee Date: 12 th August 2025	
Application ID: LA04/2024/2044/F	
Proposal: 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	Location: Lands at 39 Corporation Street, Belfast, BT1 3BA
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Corporation Street Properties Limited 1 Linfield Road Belfast	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Date Valid: 05.12.2024	
Target Date: 03.07.2025	
Contact Officer: Lisa Walshe, Principal Planning Officer	
Background <ol style="list-style-type: none"> 1. This application was approved by the Planning Committee at its 17th June meeting. The Committee granted planning permission, subject to conditions and a Section 76 planning agreement, and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and to deal with any other issues that arise, including resolving final responses from Environmental Health, NIEA: NED and SES, provided that the issues were not substantive. 2. The principal reason for reporting the application back to the Committee is because officers are recommending a change to the heads of terms in the Section 76 planning agreement relating to the delivery of the public realm. 3. This report should be read in conjunction with the original report to the Committee, appended. 	

Section 76 planning agreement

4. Negotiations on the Section 76 planning agreement are at an advanced stage. The outstanding issue relates to the delivery of the public realm and the complexities around the Council exercising an option to deliver the public realm in lieu of the developer undertaking the works (the exercise of this option would also involve a Financial Developer Contribution from developer to the Council of £245,000 to cover the cost of the works).
5. The detailed drafting of these clauses has raised concerns including the timing of the payment where the Council exercises the option, suggested implications for the Council if it fails to complete the public realm works in time and whether the Financial Developer Contribution is sufficient to cover the Council's costs in undertaking the public realm works. There are also complexities around a scenario whereby the Council wished to undertake some but not all of the works.
6. In view of these issues, it is recommended that the developer delivers the public realm themselves, which was always one of the original options. This "in kind" form of Developer Contribution whereby the developer delivers the infrastructure is more straightforward and generally more favourable than a Financial Developer Contribution because of the complexities often associated with the latter. The Committee is asked to agree this revised approach and that the Section 76 planning agreement can be amended accordingly.

Environmental Health consultation

7. The Council's Environmental Health team has provided a draft response, advising no objection subject to conditions. The conditions relate to contaminated land, air quality and noise. Delegated authority is sought to finalise the conditions.

DAERA NIEA and SES consultations

8. The consultation response from NIEA remains outstanding. SES will be re-consulted once the NIEA consultation response is received.
9. Delegated authority is sought to deal with any issues that arise from this consultation responses once received, provided that they are not substantive.

Recommendation

10. Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
11. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, including resolving the final responses from Environmental Health, DAERA NIEA and SES, provided that the issues are not substantive.

Development Management Report

Summary	
Committee Date: 17 th June 2025	
Application ID: LA04/2024/2044/F	
Proposal: 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	Location: Lands at 39 Corporation Street, Belfast, BT1 3BA
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Corporation Street Properties Limited 1 Linfield Road Belfast	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Date Valid: 05.12.2024	
Target Date: 03.07.2025	
Contact Officer: Lisa Walshe, Principal Planning Officer	
Executive Summary: This application relates to lands at 39 Corporation Street, Belfast. Full planning permission is sought for the 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. The application follows a detailed Pre-Application Discussion (PAD) process. The key issues for consideration of the application are set out below. <ul style="list-style-type: none">• Principle of PBMSA in this location• Design and placemaking	

- Impact on heritage assets
- Impact on amenity
- Climate change
- Open space
- Access and transport
- Health impacts
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Natural heritage
- Waste management
- Section 76 planning agreement
- Pre-Application Community Consultation

The site is located within the northern part of the City Centre and is a highly accessible location for new PBMSA development within walking distance of the new Ulster University campus. The application is supported by satisfactory evidence of need for the proposal.

The proposed building is considered to be of a high-quality design, appropriate to its location, which will regenerate a site which currently contains a vacant office building.

DfI Rivers, DfI Roads, Belfast City Airport, Historic Environment Division DAERA: Water Management Unit and DAERA: Regulation Unit were consulted and had no objections subject to conditions. NI Water object due to capacity issues which is addressed in the report. Final responses from NIEA: Natural Environment Division (NED) and Shared Environmental Services (SES) are awaited and delegated authority is sought to resolve same. Environmental Health (EH) responded and requested further points of clarification which have been provided. A final response is awaited and delegated authority is sought to resolve this.

Five letters of support have been received which are detailed in the main report.

Recommendation

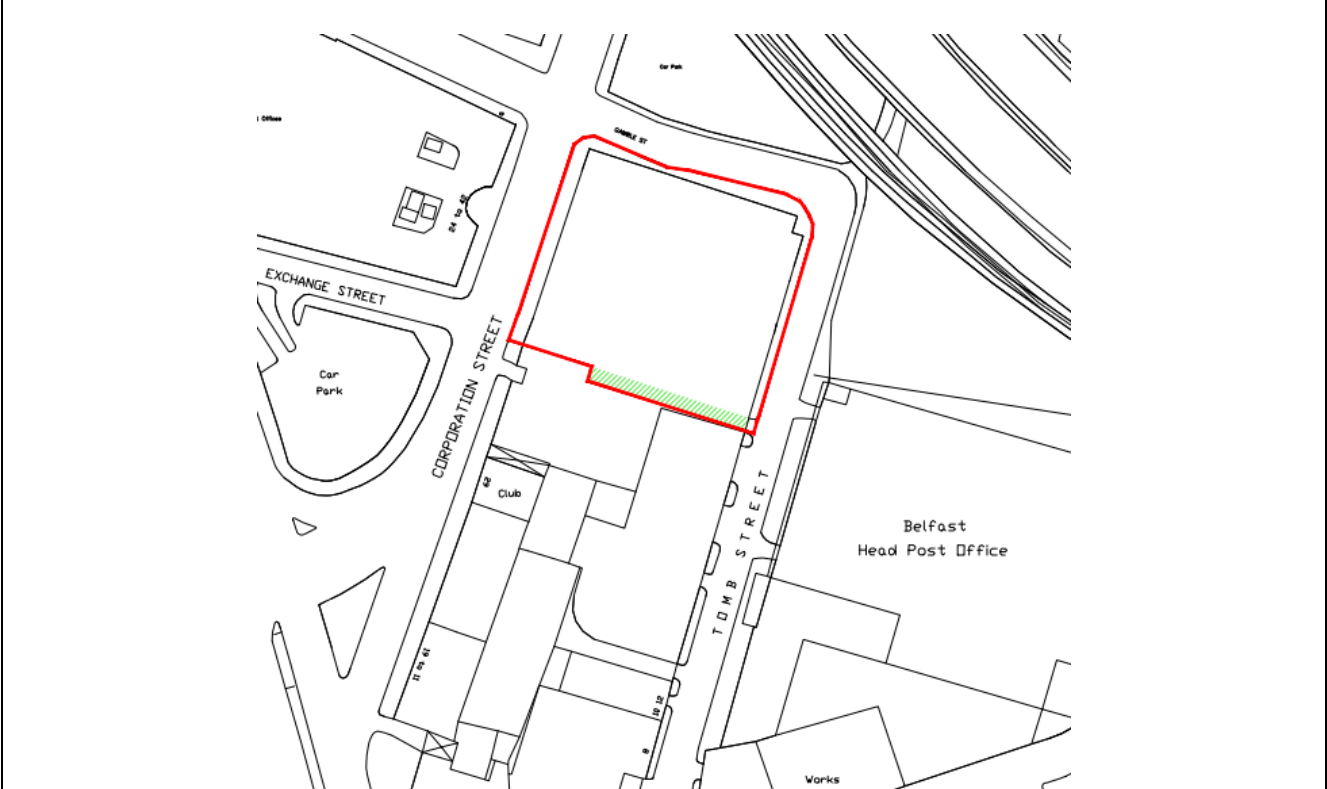
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, including resolving final responses from EH, NIEA: NED and SES provided that the issues are not substantive.

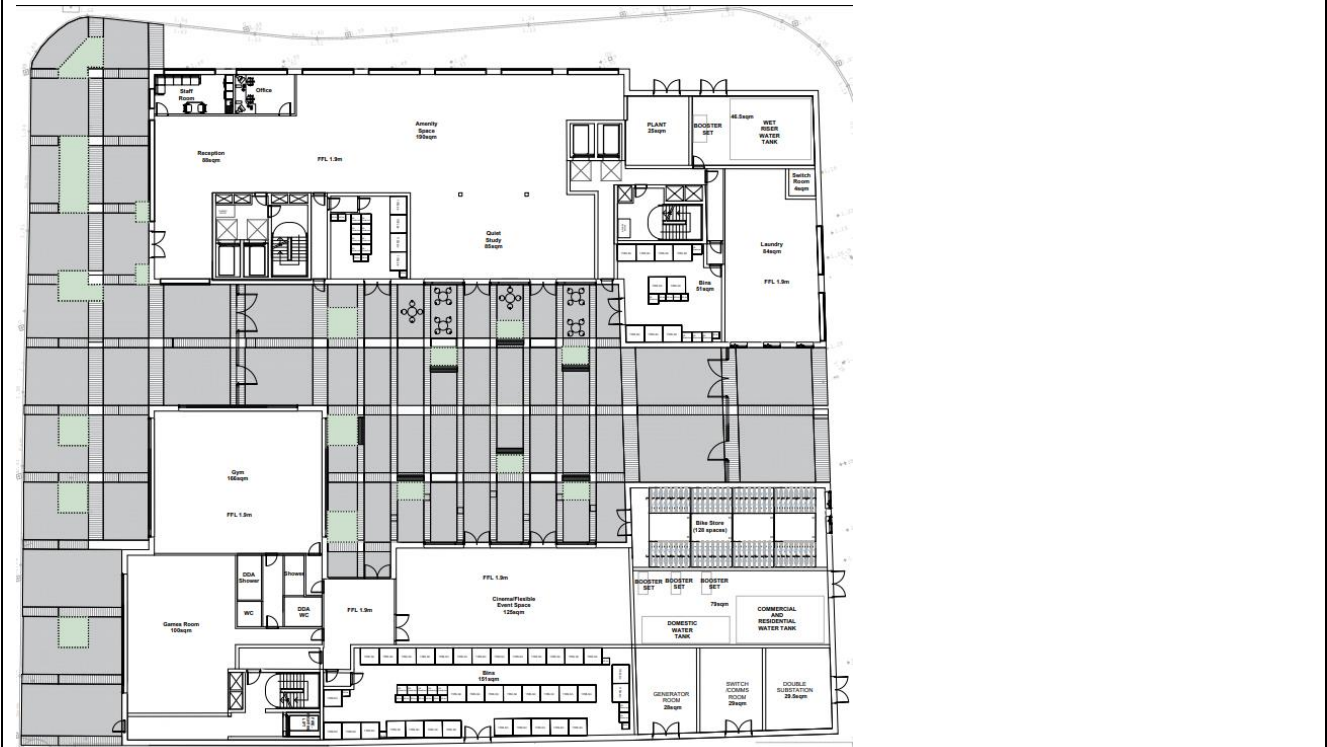
Case Officer Report

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Ground floor:



Proposed Corporation and Tomb Street Elevations:



Proposed Gamble Street Elevations



CGIs:





1.0	Characteristics of the Site and Area
1.1	This application site comprises 39 Corporation Street which is a vacant office development constructed c.1990. The site is one of the most recognisable buildings within the northern part of the city centre with critical views primarily from Corporation Street, Dunbar Link and the M3 Lagan Bridge.
1.2	The site is approximately 0.3 hectares (ha) in size and relatively flat. The subject lands also include a surface level car park (c.50 spaces) located to the north of the building towards Gamble Street. Immediately east of the site is the head office for Royal Mail including car parking for postal vans. South and west of the site is dominated by car parking (surface level and multi storey). The lands to the south and Tomb Street Car Park are to be demolished and consent has been given for the construction of 298 no. build to rent apartments in a 19-storey building (planning reference LA04/2021/2016/F). This was approved by Planning Committee in January 2024 however the Decision Notice is still to be issued.
1.3	The surrounding area has benefitted from significant regeneration over recent years, with Ulster University and Belfast Harbour being the main catalyst for this change. This includes the 'City Quays' developments (both constructed and approved) in addition to the main Ulster University Campus and other Purpose Built Managed Student Accommodation. The collective of new buildings is transforming this part of the north city.

<p>1.4</p> <p>1.5</p> <p>1.6</p>	<p>Description of Proposed Development</p> <p>The application seeks full planning permission for the 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.</p> <p>The proposed building would measure 64.8m at its highest point, not including roof plant. The building heights range from 9-20 storeys across three blocks of development. The stepped approach to the building breaks the built form and provides visual interest.</p> <p>The application follows a detailed Pre-Application Discussion (PAD) process.</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p>RELEVANT PLANNING HISTORY</p> <p>LA04/2024/0881/PAN – Erection of purpose-built manage student accommodation (comprising clusters and studios) including landscaped courtyard and roof terrace, communal facilities and all other associated site and access works. 39 Corporation Street, Belfast, BT1 3BA Acceptable (10th June 2024)</p> <p>LA04/2021/2016/F - 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) 21-29 Corporation Street & 18-24 Tomb Street Belfast Permission Granted at BCC Planning Committee January 2024</p> <p>LA04/2016/2357/F - Change of use of part of ground floor from office to job centre. Replacement of ramp for DDA access, and new public entrance to front façade. 39 Corporation Street, Belfast, BT1 3BA Approved</p>
<p>3.0</p> <p>3.1</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p>

Operational Policies:

Policy HOU12 – Purpose Built Managed Student Accommodation (PBMSA)

Policy DES1 – Principles of urban design

Policy DES2 – Masterplanning approach for major development

Policy DES3 – Tall buildings

Policy RD1 – New residential developments

Policy BH1 – Listed Buildings

Policy BH5 – Archaeology

Policy TRAN1 – Active travel – walking and cycling

Policy TRAN2 – Creating an accessible environment

Policy TRAN4 – Travel plan

Policy TRAN6 – Access to public roads

Policy TRAN8 – Car parking and servicing arrangements

Policy TRAN9 – Parking standards within areas of parking restraint

Policy ENV1 – Environmental quality

Policy ENV2 – Mitigating environmental change

Policy ENV3 – Adapting to environmental change

Policy ENV4 – Flood Risk

Policy ENV5 – Sustainable drainage systems (SuDS)

Policy HC1 – Promoting healthy communities

Policy GB1 – Green and blue infrastructure network

Policy OS3 – Ancillary open space

Policy TRE1 – Trees

Policy NH1 – Protection of natural heritage resources

Supplementary Planning Guidance

Placemaking and Urban Design

Tall Buildings

Masterplanning approach for Major developments

Sustainable Urban Drainage Systems

Transportation

Planning and Flood Risk

Residential Design

Development Plan – zoning, designations and proposals maps

Belfast Urban Area Plan (2001) BUAP

Draft Belfast Metropolitan Area Plan 2015 (v2004)

Draft Belfast Metropolitan Area Plan 2015 (v2014)

Regional Planning Policy

Regional Development Strategy 2035 (RDS)

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Other Material Considerations

Purpose Built Managed Student Accommodation in Belfast (June 2016)

Belfast: A Framework for student housing and purpose-built student accommodation

Developer Contribution Framework (2020)

Belfast Agenda (Community Plan)

4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – no objection, recommends conditions.</p> <p>DfC HED – no objection.</p> <p>DfI Rivers – no objection, the proposal is not within a flood plain.</p> <p>DAERA: Water Management Unit – standing advice and informatives</p> <p>DAERA: NED – final response outstanding</p> <p>DAERA: Regulation Unit – no objection subject to conditions</p> <p>NI Water – objection</p> <p>Belfast City Airport – No objection</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p>Development Plan Housing Team – No objections, comments provided and set out in main report</p> <p>Planning Service Urban Design Officer – No objection.</p> <p>Environmental Health – Response outstanding</p> <p>BCC Landscape and Development – no objection, unlikely significant adverse impact on the quality, character, or features of interest of the existing townscape.</p> <p>BCC Economic Development Unit – advises that a Construction Employability and Skills Plan is required and this should be secured by a Section 76 Planning Agreement.</p> <p>Shared Environmental Services (SES) – final response outstanding</p>
4.3	<p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>Five letters of support have been received which discuss the following:</p> <ul style="list-style-type: none"> • Increasing city centre footfall • Create investment opportunities and promote sustainable economic growth • Positive impact on local business community • Address demand for student accommodation • Revitalise the area

5.0	PLANNING ASSESSMENT
	Main Issues
5.1	<p>The main issues relevant to consideration of the application are set out below.</p>
	<ul style="list-style-type: none"> • Principle of PBMSA in this location • Design and placemaking • Principle of Short Term Let in this location • Impact on heritage assets • Impact on amenity • Climate change • Open space • Access and transport • Health impacts • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Natural heritage • Waste management • Section 76 planning agreement • Pre-Application Community Consultation
5.2	Development Plan Context
	<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 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.5	<u>Operational Policies</u>
	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed above.</p>
5.6	<u>Proposals Maps</u>
	<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</p>

	proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Urban Area Plan 2001 – the site is un-zoned “white land” within the Development Limit.
5.8	Belfast Metropolitan Area Plan 2015 (2004) – The subject lands are located within the City Centre Limit as per the Belfast Urban Area Plan 2001 and BMAP 2015. Within the Belfast Urban Area Plan (BUAP) 2001 the site is identified as un-zoned land. As set out within the Belfast Metropolitan Area Plan (BMAP) 2015, the site is located within the ‘Laganside North and The Docks’ Character Area (Ref: CC 015) and borders the Cathedral Area Conservation Area to the south. The subject site is identified as un-zoned land, with no specific policy designations.
5.9	<p><u>Principle of PBMSA in this location</u></p> <p>The site is located within the urban development limit in the BUAP 2001 and both versions of dBMAP 2015. It is within the City Centre in both versions of dBMAP 2015. Policy SD3 of the Plan Strategy states that the Council will support new economic and residential development to create a compact and vibrant city centre. The proposal is consistent with this strategic policy.</p>
5.10	Policy HOU12 of the Plan Strategy relates to proposals for PBMSA and lists a number of criteria that proposals should meet, as discussed below.
5.11	<p><i>Accessibility:</i></p> <p>In locational terms, criterion a. requires that PBMSA proposals are easily accessible to higher education institution campuses by sustainable transport modes and not within established residential areas. The site is located within the city centre and is readily accessible to various pedestrian and cycle linkways to the Ulster University Campus which is approx.400m to the northwest of the site. The site is also in close proximity to public transport links including; Great Patrick Street Metro services (90m walk), Laganside Buscentre Metro and Ulsterbus services (500m walk), York Street Station (1km walk) and Grand Central Station (1.8km walk). Due to the location and nature of the proposal, the scheme will be car-free as it benefits from high levels of accessibility to public transport. The majority of trips will be by sustainable modes of transport. Further rationale is set out within the Transport Assessment Form (Arup), and the application is also accompanied with a Travel Plan Framework.</p>
5.12	Having regard to these factors, the proposal is considered to satisfy the accessibility requirements of criterion a.
5.13	<p><i>Development not within an Established Residential Area:</i></p> <p>In terms of the second part of criterion a., Appendix B of the Plan Strategy states that an Established Residential Area is ‘...normally taken to mean residential neighbourhoods dominated by a recognisable form of housing styles with associated private amenity space or gardens. These areas may include buildings in commercial, retail or leisure services use, usually clustered together and proportionate in scale to the size of the neighbourhood being served.’ Taking account of the site’s location on Corporation Street and existing vacant office building on the site and uses in the</p>

	<p>surrounding area, it is therefore not considered to fall within an established residential area in the Plan Strategy. Criterion a. is therefore satisfied.</p>
5.14	<p><i>Scale of the development:</i></p> <p>Criterion b. specifies that PBMSA proposals should consist of a minimum of 200 occupants. The proposal comprises 895 bedrooms, therefore satisfying this criterion.</p>
5.14	<p><i>Need for additional PBMSA:</i></p> <p>Criteria e. requires that proposals meet an identified need for the type of accommodation proposed, demonstrated through a statement of student housing need. The application is supported by a “PBMSA Needs Assessment Report for Belfast”. The applicant’s statement details that in 2021/22 there were 34,660 full time students and that Belfast has the 13th largest full time student population in the UK outside of London. In Belfast, the higher education institutions are Queens University (QUB), Ulster University, Stranmillis University College, St. Mary’s University College and Belfast Met the largest Further and Higher Education College in Northern Ireland. QUB and Ulster University gave a joint presentation to the Council’s City Growth and Regeneration Committee (CGRC) in December 2022. The Committee was advised that the city required a further 6,000 rooms for students by 2028/30. In addition, there was a growing demand for PBMSA over private rental sector accommodation and insufficient rooms either in the planning process or being constructed to address the shortfall. In reality, in light of the emerging trend of PBMSA accommodation being increasingly favoured over traditional house shares, the increase in the number of international students choosing to study in Belfast and the projected increase in NI school leavers seeking university places by 2030, the scale of need for student beds is likely to continue to grow beyond the previously projected 6,000 beds.</p>
5.15	<p>Lambert Smith Hampton commissioned a report into PBMSA, dated March 2024, and states that the ratio of students to PBMSA will reduce to 3.7:1 if all schemes in the pipeline were developed and that should the projected demand come to fruition, the current development pipeline would not be sufficient to meet demand. The report concluded that investor activity in the market will increase.</p>
5.16	<p>Both Queens University Belfast and Ulster University have previously stated publicly that they will require an extra 5,000 places for Northern Ireland undergraduates by 2030, due to the projected rise in the number of 18/19 year olds. We note that since this presentation by the universities in December 2022, that a further 1,508 rooms have been completed, 1,183 rooms are under construction and a further 1,903 PBMSA beds have planning consent which have not yet started construction. The Statement of Need confirm that based on our review of the development pipeline, the levels of unmet demand would still remain at over 4,329 in the event of schemes being developed. The statement of student need also confirms that there are 7,415 full-time students currently in Belfast who potentially require but are unable to access PBMSA in the current market. The following table is included in the statement of need which shows the potential unmet demand as below.</p>

5.17

Table 1: CBRE Unmet Demand for PBMSA

Table 15: Unmet Demand for PBSA

Demand Pool	Belfast	
Total Full-time Students (FTS)	34,660	
Less living with parent/guardian	13,530	39% of FTS
Less not in attendance	700	2% of FTS
Less living in own residence	4,080	12% of FTS
Total Potential Students in the Target Market (Demand Pool)	16,350	47% of FTS
Current PBSA Supply	8,935	
PBSA in the Immediate Pipeline (under construction or planning approved)	3,086	
Total PBSA Supply including pipeline	12,021	
Unmet Demand	Excluding Pipeline	Including Pipeline (See Table 8)
Demand less Supply	7,415	4,329

Source: HESA Student Record, CBRE Research, NI Planning Portal

5.18

The Council's Plans and Policy Team have been consulted on the issue of need. They provided a breakdown of Belfast City Council's annual PBMSA monitoring (as of November 2024), updated to take account of approvals in the intervening period, in comparison to CBRE's assessments. There are two additional schemes that have been granted planning permission since November 2024 that CBRE were unable to count as committed, with a combined total of 1,690 bed spaces. This raises the total combined pipeline of PBMSA developments, including those built, under construction and approved but not yet commenced to 13,771. Based on the figures in Table 15 of CBRE's report, the change in the total pipeline would reduce the total unmet demand to 2,579 bed spaces. The supply figures are summarised in table 2 below.

5.19

Table 2: Supply figures for PBMSA accommodation in Belfast

Existing PBMSA Developments since 2015

Project Name	Address	Beds	Operational	CBRE (Nov 24)
John Bell House	1A College Square East	413	Sep-16	413
Botanic Studios	78-86 Dublin Rd, Belfast BT2 7HP	156	Sep-17	156
Great Patrick Street	28-30 Great Patrick Street	475	Sep-18	475
Elms BT1	78 College Avenue	747	Sep-18	Inc. as part of university operated accommodation below
Elms BT2	McClintock Street	490	Sep-18	
Swanston House	41-49 Queen Street	317	Sep-18	317
123 York Street	123-137 York Street	407	Sep-19	407
Little Patrick Street	26-44 Little Patrick Street	430	Sep-20	430
101 York Street	81-107 York Street	717	Sep-21	717
Bruce Street	Little Victoria St, Bruce St & Holmes St	271	Sep-23	271
Aster House	University Rd & Botanic Avenue	253	Sep-23	253
Alma Place	18-26 Library Street	393	Sep-23	393
The Edge	48-52 York Street	307	Sep-24	307
Nelson Street	Little York Street & Nelson Place	774	Sep-24	774
Bradbury Place	30-44 Bradbury Place	156	Sep-24	156
Completed as at November 2024		6,306		5,069
University operated accommodation		2,629		3,866
Total PBMSA in November 2024 (university and private)		8,935		8,935

5.20

Pipeline – Schemes with Permission Granted

Project Name	Address	Beds	CBRE (Nov 24)
Under Construction			
	140 Little Donegall Street	724	724
QUB Dublin Road	14 Dublin Road	459	459
Catholic Chaplaincy	28-38 Elmwood Avenue	41	included below
Total Under construction		1,224	1,183
Approved (Not started) as at November 2024			
123 York Street Extension	Lands at the corner of Little York Street and Little Patrick Street	94	94
Catholic Chaplaincy	28-38 Elmwood Avenue	Included above	41
Ventry Street	41-49 Dublin Road and 3-5 Ventry Street	201	201
Olympic House	Lands to the northeast of Olympic House, east of Queen's Road and south of BMC	1,007	1,007
Fanum House	Lands comprising existing Fanum House, Norwood House and adjacent lands	560	560
Total Not started as at November 2024		1,862	1,903

5.21

Project Name	Address	Beds	CBRE (Nov 24)
Approved (Not started) since November 2024			
Library Street	Library Street and Little Donegall Street	795	-
Castle Street ¹	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street	895	-
Total Not started since November 2024		1,690	
Total Under construction/Approved not started		4,776	3,086

5.22

The Plans and Policy Team go on to state that ‘given that total student numbers are not known for future academic years, it is acknowledged that the ratio bedspaces to future student can only ever be a prediction at best. Given this context, it seems unlikely that the existing trend for growth in international student numbers, which has been a significant driver of demand for private-sector PBMSA developments, will continue at the same rate in the future. It is also unclear to what extent the existing pipeline of PBMSA developments will be delivered to meet the existing demand. However, should everything that has been approved, alongside this proposal at Corporation Street, all be delivered in full, the likely ratio of PBMSA bed spaces to full time students will remain broadly comparable with other similar university cities’.

5.23

Having regard to these factors, it is considered that a need for the proposal is established, and that criterion e. is satisfied.

Purpose Built Managed Student Accommodation in Belfast SPG:

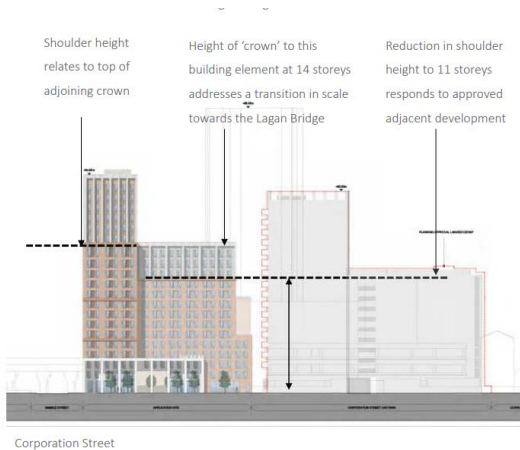
5.24

In the absence of specific planning policy at the time, in 2016 the Council published PBMSA Supplementary Planning Guidance to support the consideration of such planning applications. Updated SPG is currently the subject of public consultation and does not currently have determining weight

5.25

The 2016 SPG is material and sets out similar requirements to Policy HOU12 and other relevant policies in the Plan Strategy, covering areas such as accessibility, controlling development in established residential areas, open space, space standards, parking, waste and recycling. The Plan Strategy is the statutory Development Plan and carries greater weight than the 2016 SPG. Nevertheless, for the reasons set out in this report, it is considered that the proposal is consistent with the objectives of the guidance.

5.26	<p><i>Economic development:</i></p> <p>The Council's Economic Development Unit notes that the estimated construction cost of the development is £65 million. It is expected that approx. 88 construction jobs will be created during construction with approximately 21.5 jobs on operation. The Economic Development Unit advises that a Construction Employability and Skills Plan is required and this should be secured by a Section 76 planning agreement.</p>
5.27	<p>Having regard to the factors discussed above, the principle of PBMSA development in this location is considered acceptable.</p>
5.28	<p>The application also seeks additional use of the accommodation by further or higher education institutions outside term time. This is consistent with other PBMSA permissions across the city and would ensure that effective use is made of the building outside term and is considered acceptable as set out below.</p>
5.29	<p><u>Principle of Short Term Let in this location</u></p> <p>The building (no more than 50% of the rooms) is to be used as short term let accommodation outside of term time (namely July and August). Policy HOU13 provides 6 criteria to be met. Criteria e and f do not apply as the proposal is not within an HMA and does not involve a change of use from permanent residential use.</p>
5.30	<p>The proposed short-term use would be considered to strengthen and diversify the range of short-term accommodation in the city. The proposed location is within the city centre where the surrounding tourist accommodation is in the main provided by hotels. The proposal would strengthen the short-term range of accommodation and provide a meanwhile use outside of term time.</p>
5.31	<p>The site is highly accessible by public transport including Great Patrick Street Metro services, Laganside Buscentre Metro, Ulsterbus services, York Street Station and Grand Central Station.</p>
5.32	<p>The proposal is within close proximity to visitor attractions such as Belfast City Hall, Linen Hall Library and the Grand Opera House.</p>
5.33	<p>Appropriate management arrangements will be secured through the Section 76.</p>
5.34	<p>The short-term use is welcomed to ensure the building is in use outside of term time, the proposal complies with criteria a through d of Policy HOU13 and is considered acceptable.</p>
5.35	<p><u>Design and Placemaking</u></p> <p>The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1, DES2 and DES3 of the Plan Strategy. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development, while Policy DES3 relates to the assessment of tall buildings including any impact on the setting, character and appearance of listed buildings, conservation areas, ATCs, and historic monuments/gardens.</p>

5.36	The application follows a Pre-Application Discussion (PAD) process when issues relating to scale, height, massing and architectural treatment were discussed in detail.
5.37	<i>Scale, height and massing:</i>
5.38	The building comprises three built forms, each with varied overall heights. Along Corporation Street, the height rises from 5 to 20 storeys, along Gamble street it rises from 14 to 20 storeys and along Tomb street it is 9 to 14 storeys. The building at its highest point would measure 64.8m. Breaking up of the building forms on the site into a series of connected 'buildings' which are proportionally better balanced, create a shift in the rhythm and scale of forms as one approaches the Lagan Bridge to the north from the south.
5.39	The principle of a tall building on this site has been established through the local context and character of the site and its surrounding environment. This includes the neighbouring development Obel residential tower which is 28-storeys in height, the Royal Mail Building, the M3 Cross Harbour Bridge, the collective buildings at City Quays and the Build to Rent (BTR) scheme to the south of the development site which extends to 19-storeys along its northern edge (this application was recently approved by Committee but is yet to issue). The approved BTR scheme immediately adjacent to the site was a key consideration in the overall design for the site. The upper levels of this proposal would ensure a 5m offset from the southern boundary along Corporation Street. This is to satisfy the requirement for adequate physical separation of 10m from external balconies which are permitted in the approved BTR scheme adjacent. There will also be no development within the existing service zone. Image 3 below shows the relationship between this scheme and the adjacent 19 storey BTR approval.
5.40	<p><i>Image 3: Scheme read alongside adjacent application on Corporation Street</i></p>  <p>Corporation Street</p>
5.41	Accommodation on upper levels adjacent to the approved scheme on 21-19 Corporation Street is setback 0.6m from the lower façade to create a greater proportional balance to this wing and introduce a shoulder height which relates to the 11-storey parapet height of the adjacent approval (see coloured elevations below). Upper-level accommodation at the corner of Gamble/Corporation Street has also been setback by 0.6m. This setback is increased to 3.5m further east along Gamble Street thereby emphasising the weighting of built form at the corner location. At the Gamble Street/Tomb Street corner, upper-level accommodation steps back from the facade below by around 15m. A further 'crown' has been created along the east facing wing on Tomb Street, with upper-level accommodation stepping back from the facade below by 0.6m to create an articulated frontage.

5.42	The Council's Senior Urban Design Officer (SUDO) has no objection to the proposal, stating that <i>"the proposed scale, height and massing is considered to respond appropriately to the site's aspect and orientation. It also formally addresses its position as a bookend/termination to the existing urban block providing new frontages to the three streets which bound its perimeter"</i> .
5.43	It is considered that the scale and massing of the building are appropriate to the site and surrounding buildings. <i>Architectural treatment:</i>
5.44	The proposed materials have been designed to positively reflect the site and wider context of the area. A combination of multi-tone red brick and light grey aluminium cladding panels will be the dominant finishes on the proposal to ensure neutrality to existing built structures, and those of the wider surrounds. The intent to use brickwork for the main mass of the 'blocks' is to be contrasted with the precast concrete base and aluminium clad high level 'crown's which rest on top of each block. The light-coloured tone of the aluminium and precast concrete cladding draws on the stone and rainscreen cladding systems which exist in the wider context.
5.45	The proposed facades have been articulated in a way that the detail and treatment of windows will shift vertically where they appear flush on lower levels, in contrast to upper levels where their depth is revealed through the depth of recess achieved in the shared spandrel panel.
5.46	The proposed grouping of windows helps to create a hierarchy and appropriate scale to the facades. A subtle shift is proposed within each of the three 'blocks' that define the development. These include those main facades of each block where an aluminium spandrel panel is utilised between paired windows as compared to end/gable facades which utilise a recessed brick panel between paired windows. A condition is included to approve the materials ahead of construction. <i>Active frontage:</i>
5.47	The main entrance to the building is located along Corporation Street and is expressed through a formal colonnade and covered external space. This is three-storey in height and provides a civic response to the urban setting and services to increase the depth of public realm along Corporation Street. Active amenity spaces have been arranged to the main street frontages and to the central courtyard space (reception, social spaces, gym, study spaces, games space, cinema / event space and laundry) which provides well connected public realm and active amenity spaces. Access to the courtyard is provided from both Corporation Street and Tomb Street which will be managed / controlled access. The detailed design of access/gates will be conditioned to ensure a high quality of design and frontage. Accommodation has been planned to encircle the external landscape courtyard space.
5.48	Ancillary accommodation has been considered where this will in some instances result in non-active frontages. It is proposed that these areas will be restricted to the service alley, Tomb Street and the north-east corner of Gamble Street. Where non-active frontages will occur on Tomb Street and Gamble Street, decorative perforated panels are proposed over louvred vents to plant rooms.
5.49	Bin storage has been consolidated along the southern boundary of the site, utilising the right of way for service access and providing managed smaller satellite bin stores along the northern edge of the central courtyard space.

	<i>Masterplanning:</i>
5.55	As detailed above, the Planning Committee recently approved a 19 storey BTR scheme to the south of the development site in January 2024 (LA04/2021/2016/F) however the Decision Notice is still to be issued. The approved BTR scheme immediately adjacent to the site was a key consideration in the overall design evolution for this site. It was considered through the detailed PAD process the upper levels of this proposal would ensure a 5m offset from the southern site boundary along Corporation Street. This is to satisfy the requirement for adequate physical separation of 10m from external balconies which are permitted in the approved scheme on 21-29 Corporation Street. There will also be no development within the existing service zone.
5.56	In summary, the proposal is considered acceptable having regard to Policies DES1, DES2, DES3 and relevant provisions of the SPPS.
	<u>Impact on the Heritage Assets</u>
5.57	<p>The subject site is mainly surrounded by vacant plots and contemporary buildings, ranging in height from 3 storeys to 28 stories (Obel Tower). There are no adjacent heritage receptors, however several Listed Buildings are located in the vicinity, including:</p> <p>HB26/50/173 Northern Bank, 1-9 Victoria St. Belfast (Grade: B2) HB26/50/234 Transport House 102 High Street Belfast (Grade: B+) HB26/50/055 Albert Clock Queens Square Belfast (Grade: A) HB26/50/093 Sinclair Seamen's Church Corporation Square (Grade: B+) HB26/50/056 First Trust Bank 4 Queen's Square Belfast (Grade: B+) HB26/50/062 Custom House Custom House Square Belfast (Grade: B+) HB26/50/306 Direct Wine Shipments 5-7 Corporation Square (Grade: B2)</p>
5.59	HED, Historic Buildings has considered the impacts of the proposals on the setting of the listed buildings and are content.
5.60	HED Historic Monuments were also consulted and state that 'The application site is located in an area associated with the early ship-building in Belfast. The recorded archaeological sites and monuments nearby are indicators of a high archaeological potential for further, previously unrecorded archaeological remains which may be encountered within the application site'. They are content subject to conditions.
5.61	<p>It is considered that the proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.</p> <p><u>Impact on Amenity</u></p> <p><i>Space standards:</i></p>
5.62	Criterion c. of Policy HOU12 requires PBMSA proposals to provide a quality residential environment for students in accordance with the space standards for HMOs set out in Appendix C of the Plan Strategy. The proposed bedrooms would exceed the relevant space standards as set out in the table below. Criterion c. is therefore satisfied.

	<table><tr><th>Room type</th><th>Appendix C standard</th><th>Proposed</th></tr><tr><td>Standard bedroom</td><td>6.5 sqm</td><td>13 sqm</td></tr><tr><td>Studio</td><td>13 sqm</td><td>18</td></tr><tr><td>Accessible studio</td><td>13 sqm</td><td>25 sqm</td></tr></table>	Room type	Appendix C standard	Proposed	Standard bedroom	6.5 sqm	13 sqm	Studio	13 sqm	18	Accessible studio	13 sqm	25 sqm																																					
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5.63	<p>The proposed level of internal and external amenity space being proposed is comparative to other student accommodation developments of a similar scale. The internal amenity consists of approximately 838 sqm at Ground Floor Level including: Gym, Games Room, Cinema, Events Space, Study Area, reception and an amenity hub located on the 13th floor equating to 192sqm. A total internal amenity space of 1030sqm is being provided. The external amenity comprises a total of 668 sqm which is being delivered in the form of a ground floor landscaped courtyard and an amenity roof terrace on the thirteenth floor. Table 5 sets this out below:</p> <p>Table 5 Schedule of Amenity Areas</p> <p>Internal</p> <table><tr><th>Level</th><th>Type</th><th>Area (sqm)</th></tr><tr><td>Ground</td><td>Gym / Changing / Showers</td><td>166</td></tr><tr><td>Ground</td><td>Games Room</td><td>100</td></tr><tr><td>Ground</td><td>Cinema/Flexible Event Space</td><td>125</td></tr><tr><td>Ground</td><td>Reception Space</td><td>88</td></tr><tr><td>Ground</td><td>Main Amenity Space</td><td>190</td></tr><tr><td>Ground</td><td>Quiet Study Space</td><td>85</td></tr><tr><td>Ground</td><td>Laundry</td><td>84</td></tr><tr><td>Thirteenth</td><td>Amenity Hub</td><td>192</td></tr><tr><td></td><td></td><td></td></tr><tr><td>Total Area (sqm)</td><td></td><td>1030</td></tr></table> <p>External</p> <table><tr><th>Level</th><th>Type</th><th>Area (sqm)</th></tr><tr><td>Ground</td><td>Courtyard</td><td>296</td></tr><tr><td>Thirteenth</td><td>Amenity Terrace</td><td>372</td></tr><tr><td></td><td></td><td></td></tr><tr><td>Total Area (sqm)</td><td></td><td>668</td></tr></table> <p>Overall Total Amenity Space (sqm)</p> <table><tr><td>1698</td></tr></table>	Level	Type	Area (sqm)	Ground	Gym / Changing / Showers	166	Ground	Games Room	100	Ground	Cinema/Flexible Event Space	125	Ground	Reception Space	88	Ground	Main Amenity Space	190	Ground	Quiet Study Space	85	Ground	Laundry	84	Thirteenth	Amenity Hub	192				Total Area (sqm)		1030	Level	Type	Area (sqm)	Ground	Courtyard	296	Thirteenth	Amenity Terrace	372				Total Area (sqm)		668	1698
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	<p>Daylight and sunlight to bedrooms:</p>																																																	
5.64	<p>A Daylight/Sunlight Assessment was carried out to ascertain whether the proposed development would offer acceptable daylight/sunlight amenity for prospective residents. With regard to the scheme performance assessments for this report, they have quantified the level of daylight and sunlight within the proposed development in two different scenarios: with and without the granted neighbouring scheme (Ref. LA04/2021/2016/F) in the surrounding context. Inclusion of the neighbouring granted scheme was important to assess the proposed scheme in its most constrained state.</p>																																																	
5.65	<p>The compliance rates for the SDA (Spatial Daylight Autonomy) assessment are at 78% without the granted scheme in play. When the neighbouring scheme is included in the analytical model the compliance rate is reduced to 71%. This drop in compliance is to be expected considering the density and scale of the neighbouring scheme and scale of the neighbouring scheme. The SE (Sunlight Exposure) compliance rates range from 77% when assessed in the existing scenario and 60% when assessed in the cumulative scenario. Whilst a larger drop has been recorded, again it is to be expected. The Daylight/Sunlight Assessment concludes that the proposed development demonstrates satisfactory performance in relation to daylight and sunlight, particularly when considering the density and urban context of the proposal and the emerging trends in the immediate area. The impact and scheme performance assessments also reflect a worst-case scenario by incorporating the neighbouring granted building into the</p>																																																	

	<p>analytical model. This has ensured a robust assessment of the proposed scheme in this more constrained scenario.</p> <p><i>Management plan:</i></p>
5.66	<p>A student management plan has been provided with the application and will be dealt with as part of the Section 76 planning agreement. This will deal with, amongst other matters, anti-social behaviour, noise and management to mitigate potential impacts on neighbours, and satisfying criterion d. of Policy HOU12. The proposal also seeks permission for the building to be used as Short Term Let Accommodation outside of term time (namely July and August). Prior to use as Short Term Let Accommodation, the owner shall submit a Short Term Let Management Plan which will provide details on how the Owner will manage and maintain the property during Non-Term Time Use as Short Term Let accommodation. This is dealt with as part of the Section 76 planning agreement.</p>
5.67	<p>In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.</p> <p><u>Climate Change</u></p>
5.68	<p>Policy ENV2 requires that consideration is given to proposals that include demolition and it should demonstrate that reuse is not appropriate or feasible. As part of the supporting evidence LIKE have prepared a Demolition Justification Statement. This sets out a consideration of the existing building design in which the primary facades facing north, east and west are composted on glazed curtain walling and the building presents a number of performance related challenges which allow excessive thermal gain and loss. The design is not sustainable by modern standards, as it complicates temperature regulation and energy efficiency within the structure. Additionally, the building has remained unused, and its potential for future adaptation is limited. A combination of these factors makes the building less viable for contemporary use. Strictly adhering to the guidelines for reuse and retrofitting on buildings in this instance would conflict with other important policies related to sustainability, climate change efficiencies and ecological enhancement.</p>
5.69	<p>Policy ENV2 also requires new development proposal to maximise opportunities to incorporate sustainable design features where feasible. Policy GB1 Green and Blue Infrastructure also requires new development to incorporate these features as part of the design. This proposal incorporates a number of green roofs at Level 1, 5, 9 and 14 as identified on the Roof Plan. These elements of green space incorporated on the roof amounts to a total green area of 639sqm (for clarity this figure is exclusive of the hardstanding roof terrace which equates to 372sqm). The green roof terraces will comprise grassed areas, and, planting will be provided on both the courtyard and roof terrace at level 13 which have been incorporated for biodiversity gain in line with Policy ENV2 and ENV3. A blue roof is also provided at level 14 which equates to 400sqm. Both the Green roof and Blue roof are forms of SUDs which is a requirement of policy ENV2, ENV3 and policy ENV5.</p>
5.70	<p>Furthermore, the developer has incorporated a number of Sustainable Design Measures which includes an energy efficient development, ensuring that the design and construction is carried out to the highest ESG standards. Examples include installing electric panel heaters for space heating and a Central Air Source Heat Pump for hot water demand. Low energy LED lighting will be installed throughout.</p>

	<p><u>Open Space</u></p>
5.71	<p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.</p>
5.72	<p>The proposed level of internal and external amenity space being proposed is comparative to other student accommodation developments of a similar scale. The internal amenity consists of approximately 838 sqm at Ground Floor Level including: Gym, Games Room, Cinema, Events Space, Study Area, reception and an amenity hub located on the 13th floor equating to 192sqm. A total internal amenity space of 1030sqm is being provided. The external amenity comprises a total of 668 sqm which is being delivered in the form of a ground floor landscaped courtyard and an amenity roof terrace on the thirteenth floor.</p>
5.73	<p>The requirements of Policy OS3 are met.</p>
	<p><u>Access and Transport</u></p>
	<p><i>Accessibility and parking:</i></p>
5.74	<p>As previously mentioned, the site is located within the city centre and is readily accessible to various pedestrian and cycle linkways to the Ulster University Campus which is approx.400m to the northwest of the site. The site is also in close proximity to public transport links including; Great Patrick Street Metro services (90m walk), Laganside Buscentre Metro and Ulsterbus services (500m walk), York Street Station (1km walk) and Grand Central Station (1.8km walk). Due to the location and nature of the proposal, the scheme will be car-free as it benefits from high levels of accessibility to public transport. The majority of trips will be by sustainable modes of transport.</p>
5.75	<p>The proposal includes for secure and covered cycle stores on ground floor level of the building which will provide a total of 128 no. bicycle spaces. The bicycle store can be accessed directly from the central courtyard area. Furthermore, the site benefits from being within close proximity to the National Cycle Network (NCN) Route 93 which is 200m east of the site on Corporation Street and runs north-south along Donegall Quay which is part shared use path and part cycle track. NCN Route 93, which is approximately 12km in length, is a dedicated urban cycle route connecting Victoria Park, Titanic Quarter, and to other NCNs.</p>
5.76	<p>The development site is in an area of Parking restraint BCC – Core Zone 1 as designated in the Belfast Metropolitan Transport Plan (BMTP). Within areas of parking restraint there is a presumption against additional car parking. The objective is to reduce the need for car borne commuting and promote a shift to other forms of transport. This development proposes a car-free environment and will encourage the use of sustainable forms of transport, with sustainable transport measures included within the Travel Plan. Due to the student nature of the proposal and the site benefitting from high levels of accessibility to public transport, no parking is being provided, which is consistent with other recently approved PBMSA schemes in Belfast.</p>

5.77	<p>The applicant has provided details of disabled parking in the vicinity of the site. Exchange Street (2 disabled spaces), Dunbar Street (2 disabled spaces), Little Donegal Street (2 disabled spaces), NCP Belfast City Quays (24 disabled spaces), St Anne's Square Car Park (21 spaces) and Q-Park Victoria Square (64 spaces). Satisfactory parking provision is therefore in place for disabled car users.</p> <p>DfI Roads offers no objection to the proposal, which is considered acceptable in terms of accessibility, parking and highway safety. DfI Roads advises conditions, which are recommended.</p>
5.78	<p>The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS.</p> <p><u>Health Impacts</u></p>
5.79	<p>Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
5.80	<p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through excellent linkages with the city centre and its shops, services and amenities.</p>
5.81	<p>Good levels of open space/amenity space are proposed in the form of a landscaped courtyard and amenity roof terrace.</p>
5.82	<p>The proposal includes a gym, which would support the physical and mental wellbeing of occupants of the development.</p>
5.83	<p>In terms of place making, the proposed building is considered to be of a high-quality design which would provide a pleasant living environment for students, and well as enhancing the character and appearance of the area.</p>
5.84	<p>The proposal is considered to satisfy the requirements of Policy HC1.</p> <p><u>Environmental protection</u></p>
5.85	<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, noise and dust impacts.</p> <p><u>Contaminated land</u></p>
5.86	<p>Environmental Health's response is still outstanding on contamination however NIEA: Regulation Unit has reviewed and commented on the relevant reports. They have stated that no unacceptable risks to environmental receptors have been identified for the development and offer no objection to the development provided conditions and informatives are placed. The proposal accords with Policy ENV1.</p>

	<u>Air quality</u>
5.87	Further clarification was sought by Environmental Health (EH) with regards to air quality. This was provided and a final response from EH is expected imminently.
	<u>Noise and vibration</u>
5.88	Further clarification was sought by Environmental Health (EH) with regards to noise. This was provided and a final response from EH is expected imminently.
5.89	Subject to a final response from EH, it is considered that the proposal accords with Policy ENV1. Delegated authority is requested to resolve the final response from Environmental Health.
	<u>Flood Risk and Drainage</u>
5.90	Flood Maps (NI) indicates that a minor portion of the site does lie within an area of predicted pluvial flooding. DfI Rives has reviewed the Flood Risk Assessment, its logic and has no reason to disagree with its conclusions. A Drainage Assessment has been submitted and indicates that flood risk to and from a portion of the development will be managed by SuDS. Commenting on the efficacy of the proposed SuDS is outside Rivers Directorate area of knowledge and expertise. Consequently, Rivers Directorate cannot advise that the potential flood risk to the development, and from the development to elsewhere, has been satisfactorily addressed. The Planning Authority accept that sufficient SuDS measures are in place to manage this.
5.91	The proposal is considered to satisfy Policy ENV5.
	<u>Waste-Water Infrastructure</u>
5.92	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has objected to the proposal on grounds of insufficient network capacity. It states that there are significant risks to the environment and detrimental impact on existing properties. NI Water advises that the applicant consults directly with NI Water on this issue.
5.93	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. Moreover, NI Water has not provided direct evidence of expected harm that would result from the development. For these reasons, it would be unreasonable to refuse planning permission on these grounds and the proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.
	<u>Natural heritage</u>
5.94	Policy NH1 relates to the protection of natural heritage resources.
5.95	DAERA has provided advice from its Natural Environment Division (NED) and indicated concern regarding the level of multiple survey reports. These reports were in fact submitted as part of the application and were provided via the Planning Portal consultee hub on 21 st January 2025. However, it appears that DAERA did not follow the correct procedure, obtaining the documentation from the Planning Portal rather than the consultee hub and therefore did not see the redacted reports regarding protected species when issuing their response on 13 th May 2025. This has been communicated to

	NED and a fresh consultation was issued on 20 th May 2025. The response remains outstanding however it is anticipated that the issues can be resolved. SES will also need to be reconsulted following a final response from NED. It is anticipated that SES will advise that mitigation is provided by means of a condition to require submission and approval of the details of the method of sewage disposal. Delegated authority is sought to resolve the final responses from DAERA and SES subject to no substantive issues being raised.
5.91	DAERA: Regulation Unit has advised that it has no concerns about the proposal, advising conditions in relation to contamination. These conditions are recommended as appropriate.
5.92	Subject to a satisfactory further response from DAERA: NED and SES, the proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
	<u>Waste Management</u>
5.93	The application is supported by a Waste Management Plan. This sets out provision for accommodating total waste generated from the building, segregation of waste for recycling and how convenient and safe access for depositing waste and collecting waste will be facilitated. The Council's Waste Management team has been consulted and is satisfied.
	<u>Employability and Skills</u>
5.94	The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.
5.95	The Council's Economic Development Unit notes that the estimated construction cost of the development is £65 million. It is expected that approx. 88 construction jobs will be created during construction with approximately 21.5 jobs on operation. The Economic Development Unit advises that a Construction Employability and Skills Plan is required.
5.96	Typical interventions in the Employability and Skills Plan may include: <ul style="list-style-type: none"> - creating access to employment opportunities - delivering training to upskill people - creation and delivery of apprenticeship opportunities - ring-fencing opportunities for under-represented groups - delivery of employability interventions - addressing barriers to employment and skills development - delivery of youth interventions
5.97	The Construction Employability and Skills Plan should be secured by way of a Section 76 planning agreement.
	<u>Section 76 Planning Agreement</u>
5.98	Should the application be approved, the following planning obligations should be secured by way of a Section 76 planning agreement. <ul style="list-style-type: none"> • PBMSA Management Plan

	<ul style="list-style-type: none"> • Employability and Skills – to secure the submission and implementation of a Construction Employability and Skills Plan for the construction phase of the development. • Short term Let Management Plan • Public Realm – the public realm is divided into publicly adopted and privately maintained. The privately maintained public realm will be delivered by the applicant. The publicly adopted public realm can be delivered by either the Council (with a commuted sum of £245,000 from the applicant), or by the applicant. The agreed clause allows for either scenario.
5.99	These are considered necessary to make the proposed development acceptable.
5.100	A draft Section 76 planning agreement is at an advanced stage of negotiation and will need to be finalised before planning permission is granted.
	<u>Pre-Application Community Consultation</u>
5.101	For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.
5.102	Applicants are required to submit to the council a 'Proposal of Application Notice' (PAN) in advance of making the application, which sets out the proposals for the pre-community consultation. A PAN was submitted in May 2024 (LA04/2024/0881PAN) and confirmed by the Council to be acceptable.
5.103	The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received. A public event was held in July 2024 and a dedicated community consultation website established. Five people attended the public consultation event and only one comment card was received during the consultation process which supported the proposal.
5.104	The PACC report is considered compliant with the legislative requirements.
6.0	Recommendation
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, including resolving final responses from EH, NIEA: NED and SES as well provided that the issues are not substantive.

7.0	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site. Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car. 3. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure. Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users. 4. The development hereby permitted shall not be occupied or operated unless in accordance with the Service Management Plan uploaded to the Planning Portal on 26th November 2024. Reason: In the interests of road safety and convenience of road users. 5. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan uploaded to the Planning Portal on 26th November 2024. Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking. 6. No development or works shall commence on site (other than that required to fulfil this condition) unless a programme of archaeological work has been prepared by a qualified archaeologist and implemented in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Council. The POW shall provide for: <ul style="list-style-type: none"> • The identification and evaluation of archaeological remains within the site; • Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ; • Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and • Preparation of the digital, documentary and material archive for deposition. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work. Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded. 7. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work
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	<p>approved under condition 6. These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological programme of works.</p> <p>Reason: To ensure that the archaeological remains and features are properly analysed and recorded.</p> <p>8. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>9. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity</p> <p>10. All landscaping works shall be carried out in accordance with the approved details on drawing no24a, dated 03/03/2025. 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.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>11. No access gates shall be installed unless in accordance with details that shall have been submitted to and approved in writing by the Council before they are installed.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p>12. Notwithstanding the submitted details, no external brickwork, windows or doors shall be applied, installed, implemented or carried out unless in accordance with a written specification and physical sample which shall have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the details so approved.</p>
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Reason: In the interests of the special architectural and historic qualities of the Listed Building.

DRAFT INFORMATIVES

1. This planning permission includes conditions which require further details to be submitted to and approved by the Council. Please read the conditions 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.
2. This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement.
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.
4. The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at <https://planningregister.planningsystemni.gov.uk/>.

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Planning Committee

Development Management Report	
Committee Date: 17th June 2025	
Application ID: LA04/2025/0242/F	
Proposal: 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	Location: 2 - 10 Botanic Avenue, Belfast, BT7 1JG
Referral Route: Major hotel development.	
Recommendation: Approve, subject to conditions	
Applicant Name and Address: Andras House Limited 60 Great Victoria Street Belfast BT2 7BB	Agent Name and Address: Clyde Shanks Ltd Second Floor 7 Exchange Place Belfast
Date Valid: 13 th February 2025	
Target Date: 11 th September 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>The application seeks full permission for the 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.</p> <p>The site is located at the junction of Botanic Avenue, Donegall Pass and Ratcliffe Street in Belfast City Centre.</p> <p>The site occupies a vacant plot, currently in use as a surface level car park and a three-storey retail and office unit (No.10 Botanic Avenue). The area is of mixed use and includes retail, cafes/restaurants, offices, places of entertainment and a train station.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • <i>Principle of hotel development</i> • <i>Design & placemaking</i> • <i>Climate change</i> • <i>Access & transport</i> • <i>Health impacts</i> • <i>Environmental protection</i> • <i>Waste-water infrastructure</i> • <i>Waste management</i> • <i>Natural heritage</i> • <i>Section 76 legal agreement</i> • <i>Pre-application community consultation</i> 	

The site is within the City Centre as defined by both the Belfast Urban Area Plan 2001 and draft Belfast Metropolitan Area Plan 2015 (dBMAP).

The principle of hotel use is considered acceptable given the accessible city centre location and creation of a tourist facility providing overnight accommodation to support the city centre economy.

The height, scale and form of the proposed building are in keeping with character and context of the surrounding area. The character and appearance of the surrounding area will be enhanced with the development of the vacant plot that occupies a prominent position on a main thoroughfare junction.

The proposal does not include dedicated parking for the hotel; this is considered to be acceptable having regard to the highly sustainable city centre location. A Travel Plan has also been provided in support of the application, which promotes alternatives to the private car.

DfI Roads Service, HED, NIEA have responded advising of no objection, subject to conditions. NIW have recommended refusal due to sewage network capacity issues. Comments from Shared Environmental Services remain outstanding. BCC Environmental Health offered no objection subject to conditions. BCC Urban Design Officer expressed views at discussions with Officers referred to below.

Third-party representations were received in support of the proposed development.

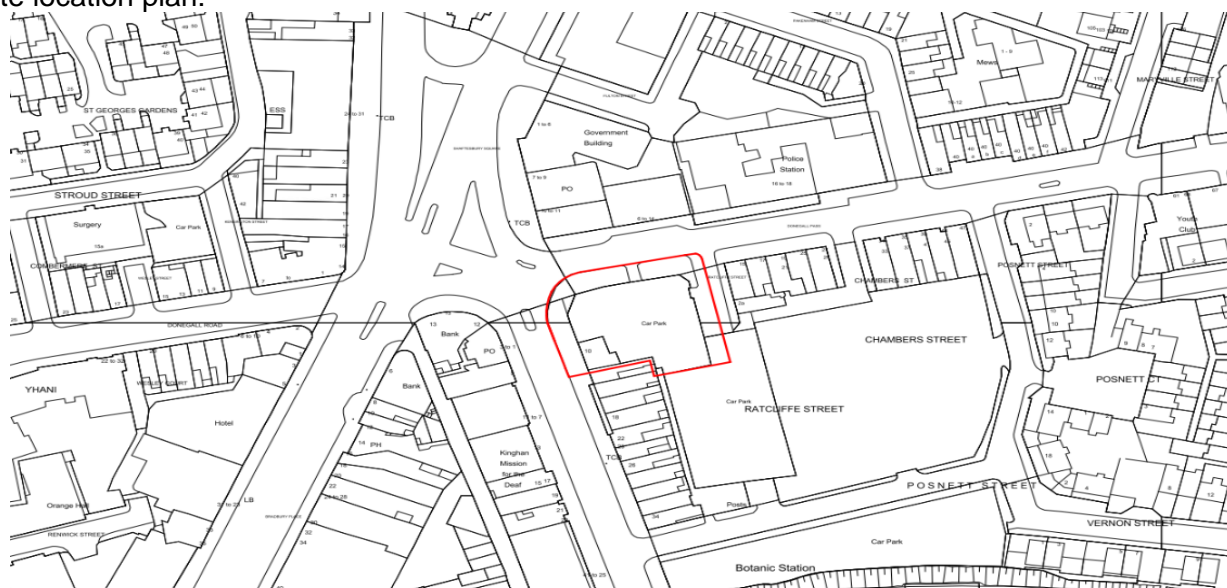
Recommendation

Having regard to the Development Plan and all relevant material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 Legal Agreement to secure employability and skills developer contributions.

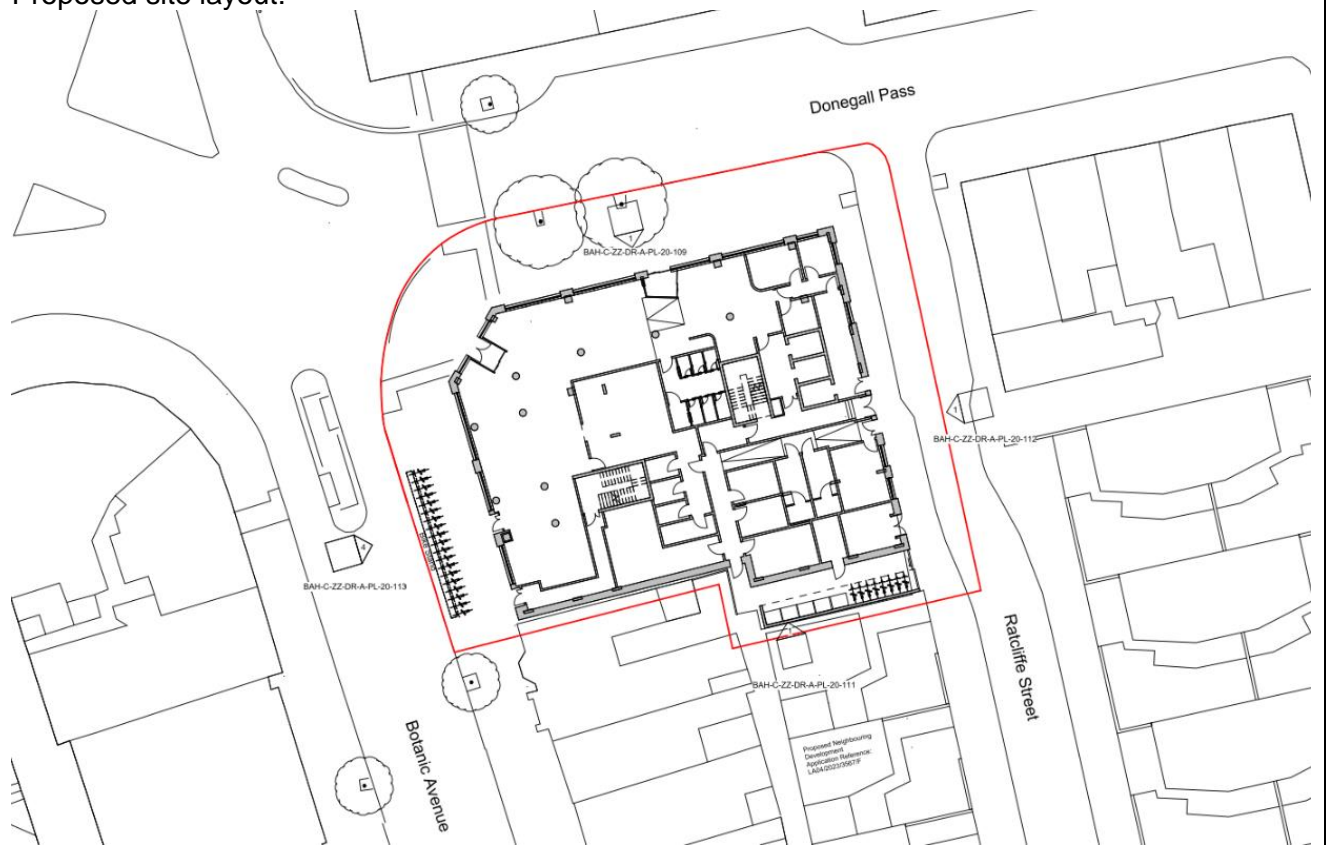
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions deal with any other issues that arise, provided that they are not substantive.

Proposed Plans

Site location plan:



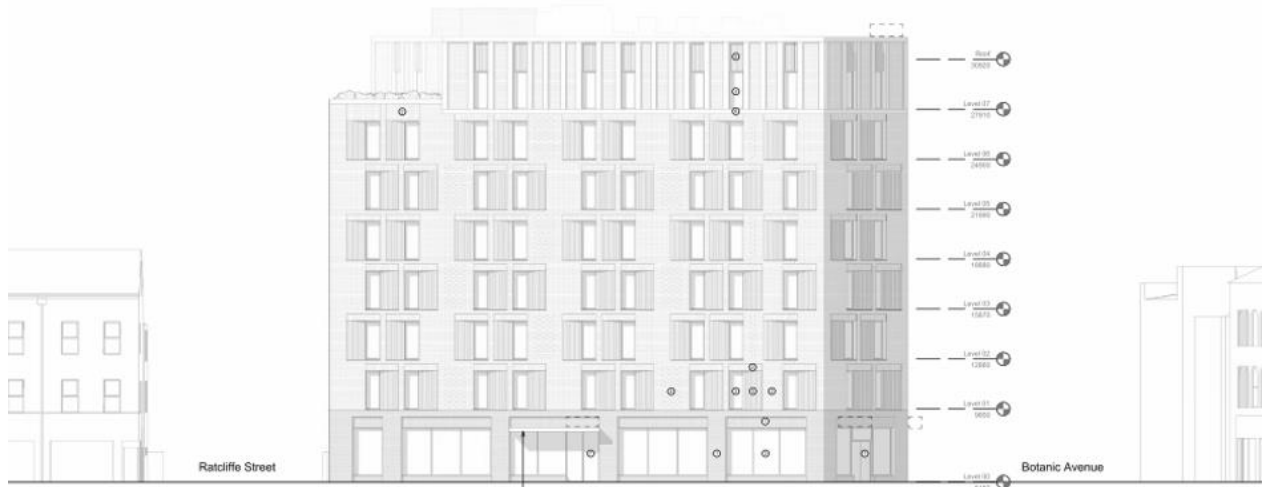
Proposed site layout:



Proposed west elevation (Botanic Avenue):



Proposed north elevation (Donegal Pass):



Proposed east elevations (Ratcliffe Street):



Proposed south elevation:



[illegible]

1.0	Characteristics of the Site and Area
1.1	The site is located at the junction of Botanic Avenue and Donegall Pass within the Belfast City Centre area. The site occupies a mainly vacant plot that is being used as a surface level car park and a three-storey building used for retail and office accommodation. The site is currently bounded by hoardings and poster panel advertisements. The area is of mixed use and includes retail, cafes/restaurants, places of entertainment and a train station.
2.0	PLANNING HISTORY
2.1	There is no relevant planning history.
3.0	PLANNING POLICY
3.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <ul style="list-style-type: none"> • Policy SP1A – Managing growth and supporting infrastructure delivery • Policy SP2 – Sustainable development • Policy SP3 – Improving health and wellbeing • Policy SP5 – Positive placemaking • Policy SP6 – Environmental resilience • Policy SP7 – Connectivity • Policy SD2 – Settlement areas <p><i>Operational Policies:</i></p> <ul style="list-style-type: none"> • Policy DES1 – Principles of urban design • Policy BH4 – Works to grounds affecting built heritage assets • Policy CI1 – Community infrastructure • Policy EC1 – Delivering inclusive economic growth • Policy TLC1 – Supporting tourism, leisure and cultural development • Policy TLC3 – Overnight visitor accommodation • Policy TLC4 – Evening and night-time economy • Policy HC1 – Promoting healthy communities • Policy TRAN1 – Active travel – walking and cycling • Policy TRAN2 – Creating an accessible environment • Policy TRAN4 – Travel plan • Policy TRAN6 – Access to public roads • Policy TRAN8 – Car parking and servicing arrangements • Policy ENV1 – Environmental quality • Policy ENV2 – Mitigating environmental change • Policy ENV3 – Adapting to environmental change • Policy ENV5 – Sustainable drainage systems (SuDS) • Policy NH1 – Protection of natural heritage resources

<p>3.2</p> <p>3.3</p> <p>3.4</p>	<p><u>Supplementary Planning Guidance</u></p> <ul style="list-style-type: none"> • Placemaking and Urban Design • Sustainable Urban Drainage Systems • Transportation • Evening and Nighttime Economy <p>Development Plan – zoning, designations and proposals maps</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014) <p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS) <p>Other Material Considerations</p> <ul style="list-style-type: none"> • Belfast Agenda (Community Plan)
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u></p> <ul style="list-style-type: none"> • DfI Roads: No objection subject to conditions • DfC HED: No objection • DAERA (NIEA): No objection • NI Water: Recommend refusal <p><u>Non-Statutory Consultees</u></p> <ul style="list-style-type: none"> • BCC Urban Design: discussed design principles with officers • BCC Environmental Health: no objection with conditions <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified, following which seven letters of support were received from local representatives and community organisations.</p>
<p>5.0</p> <p>5.1</p>	<p>PLANNING ASSESSMENT</p> <p><u>Main Issues</u></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • <i>Principle of hotel development</i> • <i>Design & placemaking</i> • <i>Climate change</i>

	<ul style="list-style-type: none"> • <i>Access & transport</i> • <i>Health impacts</i> • <i>Environmental protection</i> • <i>Flood risk & drainage</i> • <i>Waste-water infrastructure</i> • <i>Section 76 legal agreement</i> • <i>Pre-application community consultation</i>
	<p><u>Development Plan Context</u></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><u>Operational Policies</u></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><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 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) 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 dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan 2001: The site is un-zoned “white land” within the city centre. • Belfast Metropolitan Area Plan 2015 (2004): The site is un-zoned “white land” within the city centre. • Belfast Metropolitan Area Plan 2015 (v2014): The site is un-zoned “white land” within the city centre.

5.7	Due to the size and scale of the proposal and in line with Section 27 of the Planning Act (Northern Ireland) 2011, a Proposal of Application Notice (PAN) was submitted to the Council under LA04/2024/1602/PAN on 20 th August 2024. The Council confirmed on 3 rd October 2024 that the PAN was acceptable.
5.8	<p>Full details of the public consultation process and associated PAN information were provided in the Pre-Application Community Consultation Report, which is considered further in the report below.</p> <p><u>Principle of hotel use</u></p>
5.9	Policy TLC1 (Supporting tourism leisure and cultural development) recognises that tourism contributes to the prosperity of the local economy and the wider region. Proposals will be supported for new overnight accommodation in the city centre where it improves daytime and nighttime choices for visitors and improves the quality and accessibility of tourism facilities and assets. New tourism proposals should be of the highest standard and align with the council's integrated tourism strategy vision. Policy TLC3 (Overnight visitor accommodation) identifies that improving the supply of overnight accommodation is vital for encouraging visitors to stay in Belfast, whilst Policy TLC4 (Evening and nighttime economy) seeks to strengthen and enhance the evening and nighttime economy in the city centre.
5.10	The proposed development will contribute toward the aim to increase hotel bedroom numbers with an additional 164 no. beds. This will increase tourism footfall, helping strengthen the day and nighttime economy and supporting the hospitality sector through higher levels of overnight visitor expenditure. The proposed bar/restaurant will also strengthen the evening and nighttime economy. For the reasons stated the proposal complies with policies TLC1, TLC3 and TLC4.
5.11	Policy EC1 (Delivering inclusive economic growth) highlights the strong growth potential for the hospitality and tourism sectors. The erection of a 164-bed hotel with bar/restaurant facilities will be a positive addition to the hospitality and tourist sector in the city centre in line with Policy EC1.
5.12	Strategic Policy SP1 (Growth strategy) seeks to support additional jobs throughout the city over the plan period, whilst Policy SD3 (City centre) directs the council to support new development that will help create a compact and vibrant city centre.
5.13	The development of this site will provide a suitable and productive use of this vacant city centre site, providing a hotel within a city centre location on a prime thoroughfare. The construction phase will provide 220 direct jobs and 154 indirect jobs. Once operational, it is expected to create circa 36 no. jobs within the hospitality sector, and as such, the proposal accords with the strategic aims of the RDS, the SPPS, and policies SP1 and SD3 of the Plan Strategy.
5.14	<p>Having considered the above, the principle of the proposed hotel development is considered acceptable. The acceptability of the proposal in its entirety will depend upon the other planning considerations discussed below.</p> <p><u>Design & placemaking</u></p>
5.15	Policy DES1 (Principles of urban design) of the Plan Strategy promotes good placemaking, high quality design and the importance of proposals responding positively to local context. Policy SP5 (Positive Placemaking) states that development should

	<p>maximise the core principles of good design and positive placemaking in the creation of successful and sustainable places.</p>
5.16	<p>The merits of the design, scale, height and massing have been assessed as acceptable within this corner plot. In discussion with the Urban Design Officer (UDO), a concern relating to a section of the Donegall Pass façade was discussed. The UDO believed a step in the building design would reduce the bulky appearance of the building at its junction with Ratcliffe Street. Officers, having regard to the comments of the Urban Design Officer and to the overall design and use of the building take a balance approach and did not seek alterations to the design. Officers considered that a corner plot, as this location is, can accommodate a large building with a strong presence creating a key focal point for the street. In making this determination, it is noted that Equality House on the opposite side of Donegall Pass is slightly higher than the proposal and it extends further down Donegall Pass with no step in the height, unlike the proposed building. The two buildings taken together form a strong entrance into Donegall Pass and will project a strong façade onto Shaftsbury Square emphasising the commercial importance of the square within the wider city centre area. Officers are satisfied that the development represents a quality, sustainable design that will make a positive contribution to placemaking within the city centre. The proposal will revitalise a vacant plot in an important commercial area of the city that has seen a decline in recent years. The development will help enhance the sense of place and strengthen civic pride with materiality complementing the surrounding character. The inclusion of the ground floor bar/restaurants will reinstate active frontages at ground floor level to both Botanic Avenue and Donegall Pass, promoting a good design principle.</p>
5.17	<p>Consideration has been given to the Consil Report on Daylight and Sunlight and the potential for impacting on Ratcliffe Street. The property currently on Ratcliffe Street is a commercial retail/office; there is no requirement to protect daylight to a commercial building. The report has included housing units that are currently proposed for Ratcliffe Street under planning application, LA04/2023/3567/F. The assessment of impact on the proposed property shows there to be only minor deviations within the affected rooms at a level still within the guidelines. The affected windows are to the side gable; at ground floor it is a secondary window to the kitchen/diner, patio doors to front southern elevation being main light source. At first floor, an oriel window to bedroom 1, secondary window to front elevation is unaffected.</p>
5.18	<p>For these reasons the proposal complies with policies DES1 and SP5 of the Plan Strategy, the relevant provisions of the SPPS.</p> <p><u>Climate change</u></p>
5.19	<p>Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda, by seeking to reduce greenhouse gas emissions and adapt to a changing climate to build environmental resilience. Policy ENV1 (Environmental quality) allows for development that will maintain and, where possible, enhance environmental quality. Any proposal must protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment. Policy ENV2 (Mitigating environmental change) 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. There is a presumption in favour of retaining existing buildings. Policy ENV3 (Adapting to environmental change) states that planning permission will be granted for development that incorporates measures to adapt to environmental change. Policy ENV5 (Sustainable Drainage Systems) SuDS states that all built development should include, where applicable,</p>

	SuDS measures to manage surface water effectively on site to reduce surface water runoff.
5.20	The application has been accompanied by several supporting reports including a Climate Change Statement (CCS). This identifies measures to reduce the energy demand associated with the proposed development. This is to be achieved by using insulated envelope, efficient services and Air Source Heat Pump (ASHP) for domestic hot water (DHW), low energy ventilation and low energy lighting. In addition, an active cooling strategy design assists in preventing overheating now and in the future. The proposed demolition of no.10 Botanic Avenue is unavoidable, the design and layout could not be accommodated within the design of the proposed hotel. The foundation design could be compromised for the multi-storey building. The overall appearance and composition of the proposed hotel would be compromised in marrying a red brick building into the modern design of the proposal. Flood resilience measures and SuDS measures are employed via the use of green roof areas reducing the runoff rate from 12.6 l/s to 1.0 l/s. The additional of planting on roof terraces will be conditioned to further mitigate against climate change.
5.21	Subject to conditions to ensure implementation of these measures, there would be no conflict with policies SP3, SP6, ENV1, ENV2, ENV3, ENV5 and TRE1 of the Plan strategy, and the strategic aims of the RDS the SPPS, and the Belfast Agenda. <u>Access & transport</u>
5.22	Policy SP7 (Connectivity) supports connectivity to and within the city by sustainable transport modes, such as public transport, walking and cycling. Policy TRAN1 (Active travel, walking & cycling) supports development proposals which take account of the needs and safety of walkers and cyclists, their convenience to walking, cycle and public transport access and secure cycle parking facilities. Policy TRAN2 (Creating and accessible environment) promotes suitable access to buildings and their surroundings whilst taking account of the specific needs of people with disabilities or impaired mobility. Development which will generate significant travel uses require a Travel Plan under Policy TRAN4 (Travel plan), whilst Policy TRAN8 (Car parking & servicing arrangements) sets out the criteria under which reduced levels of car-parking will be assessed. The current parking standards for designated areas of parking restraint are set out in Policy TRAN9 (Parking standards within areas of parking restraint).
5.23	A Transport Assessment Form, Service Management Plan and Travel Plan have been submitted in support of the application which have been fully assessed by DfI Roads.
5.24	The site is located within a designated area of parking restraint. The proposal promotes a car-free, sustainable environment with no dedicated in-curtilage parking. Being in a highly accessible location in the city centre, the site is well served by sustainable modes of transport, including walking, cycling (Belfast bike docking station directly outside of site), and public transport (bus, train and taxi), which will reduce reliance on private car use and help tackle congestion. Internal secure cycle parking for eight bikes will be provided. The Transport Assessment form notes that the number of vehicle trips generated by the proposal will be minimal, with the majority of trips being via sustainable travel modes which will be promoted through the implementation of the Travel Plan via condition. The Service Management Plan, which clarifies that the hotel would be serviced via Ratcliffe Street, will also be controlled through condition.
5.26	The hotel will be available for use by overnight visitors with the bar/restaurants available to the public. The site is within short walking distance from bus and rail services, providing public transport links to the wider city and beyond. Pedestrian footpaths

	throughout the locality link the site to shops, bars, restaurants and leisure facilities within the city centre. Other tourism assets and conference facilities are also easily accessible from the site, including SSE Arena, Waterfront Hall and both the Ulster and Titanic Museums.
5.27	Whilst no disabled parking is provided, the highly accessible location of the site is acknowledged, together with the layout of the scheme which ensures there should be no prejudice to people with disabilities or impaired mobility accessing the hotel.
5.28	DfI Roads Service was consulted on the proposal and offered no objection subject to conditions for secure cycle parking and compliance with the Service Management Plan and Travel Plan. Having regard to the sustainable of the site location and proximity to parking facilities, access to public transport the proposal is considered to satisfy the relevant policies SP7, TRAN1, TRAN2, TRAN4, TRAN8 and TRAN9.
	<u>Health impacts</u>
5.29	Policy SP3 (Improving health & wellbeing) of the Plan Strategy requires new development to take health and wellbeing into account during early design stages. Policy HC1 (Promoting healthy communities) 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.
5.30	The city centre site is a highly accessible location and provides excellent opportunities for active travel, encouraging walking and cycling via good interconnection with the city centre and beyond. This is a car-free development and is supported by a Travel Plan seeking to reduce the reliance on the private car. The proposal is considered to satisfy the requirements of policies SP3 and HC1.
5.31	<u>Environmental protection</u>
	Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda to build environmental resilience. Policy ENV1 (Environmental quality) requires new development to protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment.
5.32	The proposal will utilise previous developed land which will contribute towards a sustainable form of development by using modern building materials that are designed to have a higher thermal efficiency that will contribute to environmental resilience. Through the reuse of vacant brown field land, the development contributes towards a sustainable pattern of development. The proposal also includes the demolition of an existing building on site, policy ENV2 seeks, where feasible, to avoid demolition and consider how the structure can be reused. It is considered, in this, proposal that it would not be feasible to retain the existing building, it would impact on the uniformity of the foundation system for the proposal. The exterior design of the proposed building would be compromised and the junction of the old to new would negatively impact on the overall energy efficiency of the proposal.

5.33	A consultation on the proposed development has been sent to Environmental Health (EH) regarding noise impact, air pollution and ambient air quality, odour and general amenity, contaminated land and other considerations. The response from EH indicated no objection to proposal subject to relevant condition.
5.34	<u>Contaminated land:</u> Following assessment of GQRA it was revealed that the level of contaminants were all detected below the human health guidelines values for commercial development therefore no risk to human health.
5.35	<u>Noise:</u> Consideration was given to Plant noise, Entertainment noise, Deliveries noise & inward noise impacts. Following consideration of Noise Impact Assessment EH concluded no significant issues all matters can be controlled via planning conditions.
5.36	<u>Odour:</u> EH applied a cooking level type of “high” as a factor of safety the end use/cooking type is not within the planning phase. To prevent any impact on surrounding land uses a condition was recommended preventing cooking on site until the suggested odour abatement is installed as recommended within the published odour abatement assessment.
5.37	<u>Flood risk</u> Policy ENV4 (Flood risk) of the Plan Strategy states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). River Agency flood maps reveal that the site is not located within an area prone to flooding.
5.38	NI Water and NIEA Water Management Unit (SES comments are still outstanding) note that the proposal has the potential to adversely affect the surface water environment, due to insufficient capacity within the sewage system. A planning condition will therefore be attached to a decision notice to ensure that no development can be completed or become operational until an acceptable solution has been achieved with NIW regarding the disposal of sewage and surface water from the site. A satisfactory resolution to the sewage system ensures compliance with policies ENV4 and ENV5.
5.39	<u>Waste-water infrastructure</u> Policy SP1A (Managing growth and supporting infrastructure delivery) of the Plan Strategy require that necessary infrastructure is in place to support new development.
5.40	NI Water has confirmed there is available capacity at the receiving Wastewater Treatment Works, however, the public foul sewer within 20m of the boundary of the site has insufficient capacity to adequately service the proposed development. The applicant's engineers are currently working to resolve this issue to the satisfaction of NIW.
5.41	<u>Waste management</u> A Waste Management Plan and Service Management Plan accompanied the planning application. These have been considered and the arrangements are acceptable, the waste collection frequency stated as daily. A condition will be attached ensuring adherence to both the Service Management and Waste Management plans.
	<u>Natural heritage</u>

5.42	Policy NH1 (Protection of natural heritage resources) requires the council to adopt the precautionary principle when considering the impacts of a proposed development on local heritage resources.
5.43	As the existing land and building is currently vacant, a Bat Survey has been undertaken and the associated report was submitted in support of the application. This identifies that no evidence of bats was found during the survey.
5.44	NIEA Natural Environment Division have assessed all supporting information including the Bat Survey and confirmed the report is acceptable and have no objections to the development.
5.45	<p><u>Section 76 legal agreement</u></p> <p>As this is a major application, a Section 76 legal agreement is required to secure developer contributions towards Employability and Skills in line with the council's Developer Contribution Framework.</p> <p><u>Pre-application community consultation</u></p>
5.46	<p>The applicant undertook their statutory duty to submit a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. LA04/2024/1602/PAN was submitted to the Council on 20th August 2024, the council confirmed on 3rd October 2024 that the PAN was acceptable in line with the requirements of Section 27 of the Planning Act 2011.</p> <p>The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the pre-application consultation undertaken by the applicant, which included:</p> <p><u>Pre-exhibition phase</u></p> <ol style="list-style-type: none"> 1. Advertising: newspaper advert, Belfast Telegraph & Irish News 21st October 2024: 2. Neighbour notification: leaflet drop within 90m of site 21st October 2024: <ul style="list-style-type: none"> • <i>Trifold leaflet including comment card,</i> • <i>Information on the in-person PACC process,</i> • <i>Information on the proposals,</i> • <i>Point of contact details of Technical Team for questions or feedback.</i> 3. Local stakeholder audit: audit carried out prior to the consultation process of all local businesses and organisations located within the immediate area of the site. 4. Press Coverage: press statement prepared and issued, widely covered by local newspapers: <ul style="list-style-type: none"> • <i>Proposal details,</i> • <i>Applicant information.</i>
5.47	<p><u>Exhibition phase</u></p> <ol style="list-style-type: none"> 1. Community Exhibition Event: In-person PACC event, Holiday Inn Hotel, 6th November 2024 4:00pm-7:00pm.

	<p>The event attracted 5 no. visitors who viewed and discussed the plans with the design team, which included:</p> <ul style="list-style-type: none"> • <i>Planning consultant,</i> • <i>Communications consultant.</i> <p>2. Second Community Exhibition Event: In-person PACC event, St. Mary Magdalene Church, Donegall Pass. 7th November 2024 4.00pm – 7.00pm</p> <ul style="list-style-type: none"> - Event attracted 12 no. visitors
5.48	<p><u>Post-exhibition phase</u></p> <p>1. Analysis of Community Feedback: Those who visited the community consultation event had a chance to view eleven presentation boards outlining the proposals.</p>
5.49	<p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Act.</p> <p><u>Conclusion</u></p>
5.50	<p>The principle of the proposed hotel development is considered acceptable under the strategic aims of the RDS, the SPPS and policies TLC1, TLC3 and TLC4, EC1, CC1, SP1 and SD3 of the Plan Strategy, in that it will increase hotel bedroom numbers and tourism footfall, strengthen the economy, support the hospitality sector through the creation of jobs opportunities and provide a productive and suitable redevelopment of a city centre vacant site.</p>
5.51	<p>By way of its quality design and positive response to its local context, it accords with policies DES1 and SP5, the relevant provisions of the SPPS.</p>
5.52	<p>All aspects relating to environmental considerations would comply with policies SP3, SP6, ENV1, ENV2 and ENV3 and the strategic aims of the RDS, the SPPS and the Belfast Agenda. Subject to suitable public surface water drainage, the proposed measures to deal with flood risk, drainage and wastewater also comply with policies SP1A, ENV4 and ENV5.</p>
5.53	<p>Access and transport arrangements are considered acceptable under policies SP7, TRAN1, TRAN2, TRAN4, TRAN8 and TRAN9 of the Plan Strategy and relevant provisions of the SPPS. Through the delivery of the Travel Plan, the proposal also complies with policies SP3 and HC1.</p>
5.54	<p>Measures proposed for the protection of natural heritage resources comply with Policy NH1, and the applicant has carried out their statutory duty under Section 27 of the Planning Act 2011 with regard to pre-application community consultation.</p>
5.55	<p>All statutory and non-statutory consultees have indicated their support of the proposal with the exception of NIW and Environmental Health. Water engineers are currently working to resolve outstanding water/sewage issue, a condition preventing development until resolution is suggested. Environmental Health have not responded however it is considered any issues arising can be overcome. Notwithstanding the NIW and EH issues, it is considered the development is acceptable subject to conditions. There have been no objections from any third-party representations.</p>

<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Local Development Plan and all material considerations, it is recommended that planning permission and listed building consent are granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>
<p>7.0</p>	<p>CONDITIONS</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011</p> <p>2. The development hereby permitted shall not become operational until the weather protected cycle parking has been provided in accordance with the approved plans.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>3. The development shall operate in accordance with the Service Management Plan.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p> <p>4. The development shall operate in accordance with the Travel Plan.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p> <p>5. The development hereby approved shall not be occupied unless the proposed climate change measures have been implemented in accordance with the approved details. The climate change measures to include SUDs and soft landscaping be retained in accordance with the approved details at all times.</p> <p>Reason: To mitigate and/or adapt to climate change</p> <p>6. If contamination is encountered during the carrying out of the development, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</p> <p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>

	<p>7. After completing the remediation works under Condition 6; and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use</p> <p>8. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>9. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p> <p>10. The rating level (dBL_{A,T}) from the operation of all combined plant and equipment must not exceed the existing daytime and night-time background sound levels at the nearest noise sensitive residential premises as outlined in Section 6.2 BS4142:2014 – Commercial Noise Impact of the Noise Impact Assessment titled Layde Consulting. Noise and Odour Impact Assessment. 2-10 Botanic Avenue, Belfast. P841-1. Dated February 2025 when measured or determined in accordance with BS4142:2014+A1:2019 ‘Methods for rating and assessing industrial and commercial sound’.</p> <p>Reason: Protection of nearby residential amenity</p> <p>11. The external plant associated with the hereby permitted development shall be limited and location specified to that presented in Figure 10, “Level 08” and Appendix 2 of the Noise Impact Assessment titled Layde Consulting. Noise and Odour Impact Assessment. 2-10 Botanic Avenue, Belfast. P841- 1. Dated February 2025</p> <p>Reason: Protection of nearby residential amenity</p> <p>12. The internal sound pressure level from amplified sound/music/entertainment within the hereby permitted development must not exceed the octave band sound pressure levels, stated in Table 15: Recorded Noise Levels (unweighted)</p>
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for sample music 1m from speaker source, of the submitted Noise Impact Assessment titled Layde Consulting. Noise and Odour Impact Assessment. 2-10 Botanic Avenue, Belfast. P841- 1. Dated February 2025

Reason: Protection of nearby residential amenity

13. No fixed amplified sound system shall be installed within the external ground floor plan frontage to Botanic Avenue, as per the report named Section 5.0 Ground Floor Plan, Botanic Avenue design and access statement (3)

Reason: Protection of nearby residential amenity

14. Double lobbied doors shall be installed to the western/northern of frontage the ground floor plan of the herby permitted development, as presented in the report named Botanic Avenue design and access statement (3) Section 5.0 Ground Floor Plan and shall remain in the closed position, except when used for access or egress.

Reason: Protection of nearby residential amenity

15. HGV deliveries, servicing and light goods vehicles movement associated with the herby permitted development shall not occur at any time on Sunday and prior to 08.00 hours and after 18.00 Monday to Friday, and prior to 08.00 hours and after 13.00 hours Saturday.

Reason: Protection of nearby residential amenity

INFORMATIVES:

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 the contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
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.
3. 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.

Planning Committee

Development Management Report	
Committee Date: 12 th August 2025	
Application ID: LA04/2024/2077/F	
Proposal: Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations.	Location: Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP
Referral Route: Major development.	
Recommendation: Approve, subject to conditions	
Applicant Name and Address: Paddy Simpson 26 The Barley Fields Londonderry BT48 8TN	Agent Name and Address: Laura McCausland
Date Valid: 29 th January 2025	
Target Date: 27 th August 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>The application seeks full permission for a change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations.</p> <p>The site is located on Apollo Road which is within close proximity of the Boucher Road.</p> <p>The site is currently occupied by a large single storey warehouse building comprised of a mix of offices and storage and distribution uses.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • <i>Principle of change of use</i> • <i>Design & placemaking</i> • <i>Access & transport</i> • <i>Climate change</i> • <i>Health impacts</i> • <i>Environmental protection</i> • <i>Waste-water infrastructure</i> • <i>Waste storage</i> • <i>Employability and Skills</i> • <i>Pre-application community consultation</i> <p>The site is whiteland within both the Belfast Urban Area Plan 2001 and draft Belfast Metropolitan Area Plan 2015 (dBMAP).</p>	

The principle of the proposed development is considered acceptable under the strategic aims of the RDS, the SPPS and the Plan Strategy. It has been demonstrated there is no sequentially preferable site to accommodate the proposal and the use proposed will support the day and night time offering within the city for visitors.

The proposal involves alterations to the existing elevations which will reflect the proposed use and are in keeping with the surrounding context of the area.

Sufficient parking has been provided and DFI Roads have no objections.

Dfi Roads Service, HED, NIEA, SES, Environmental Health and the LDP Team have responded advising of no objection, subject to conditions. NIW have recommended refusal due to sewage network capacity issues and this will be addressed by way of condition.

No third-party representations were received.

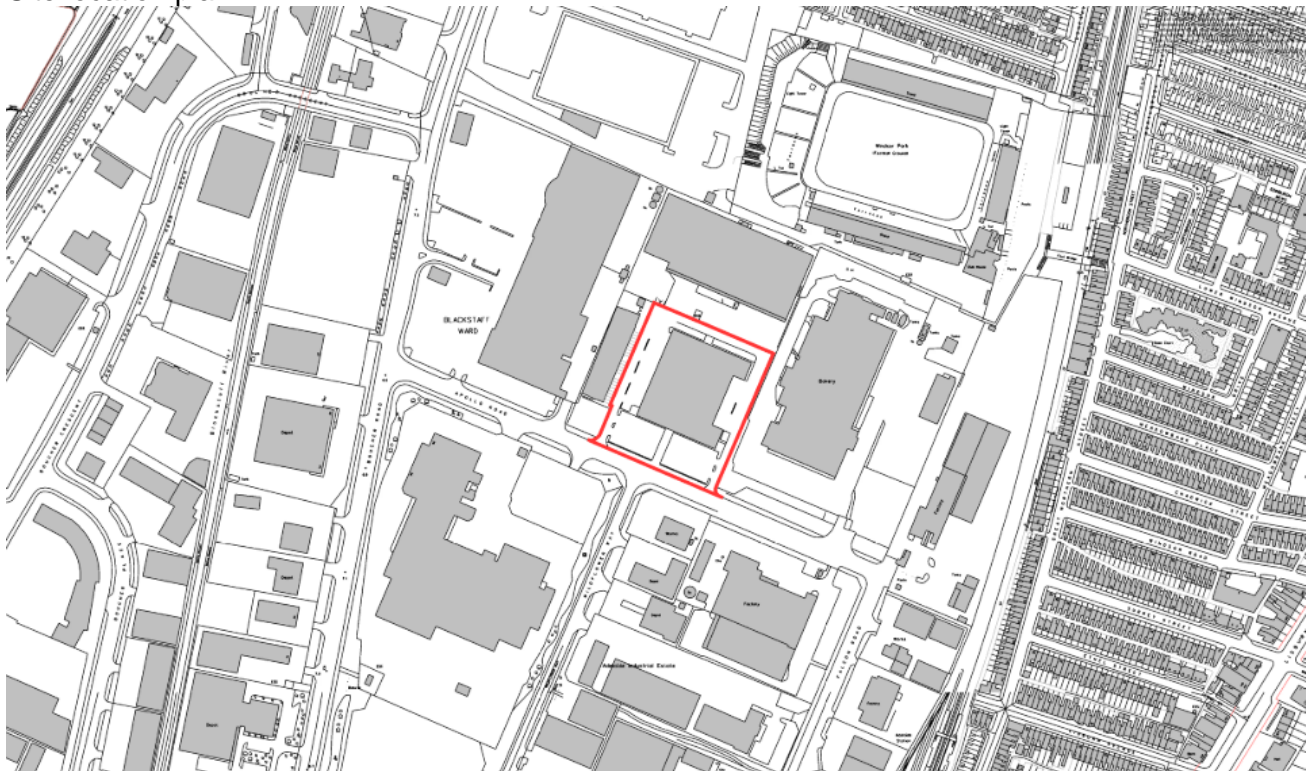
Recommendation

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

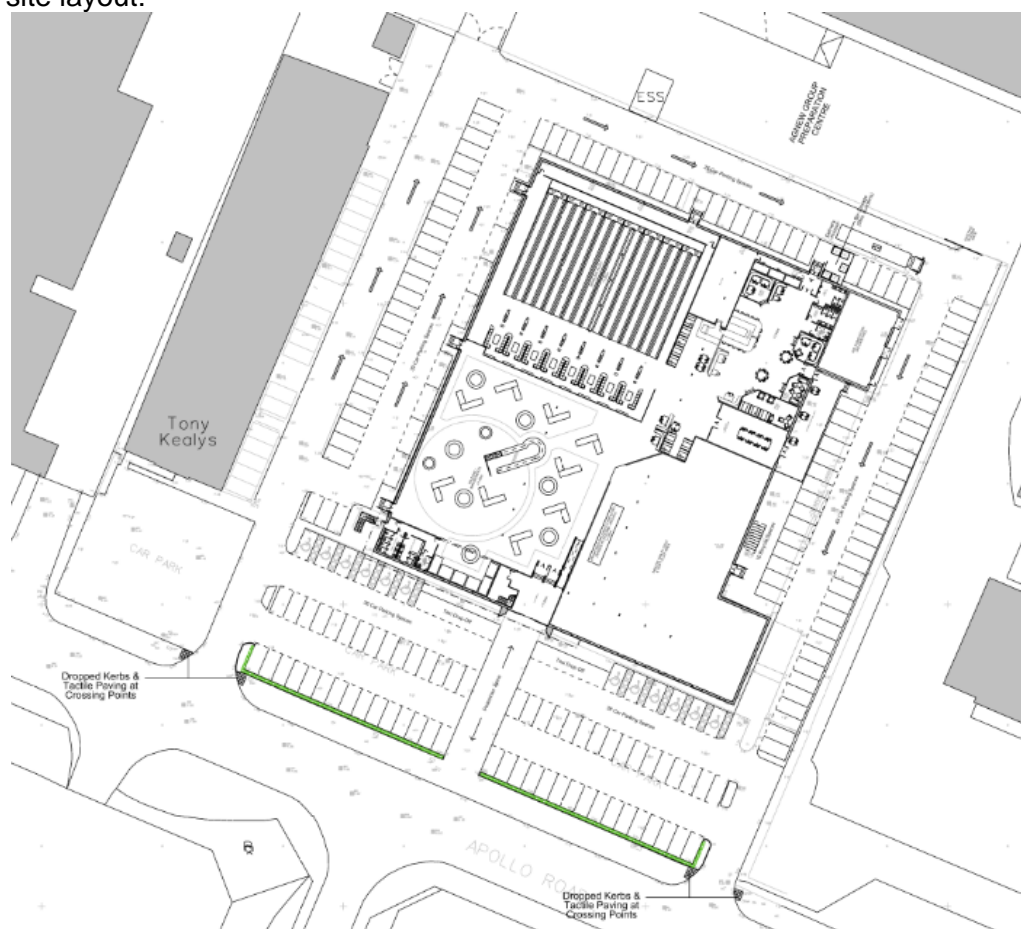
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions deal with any other issues that arise, provided that they are not substantive.

Proposed Plans

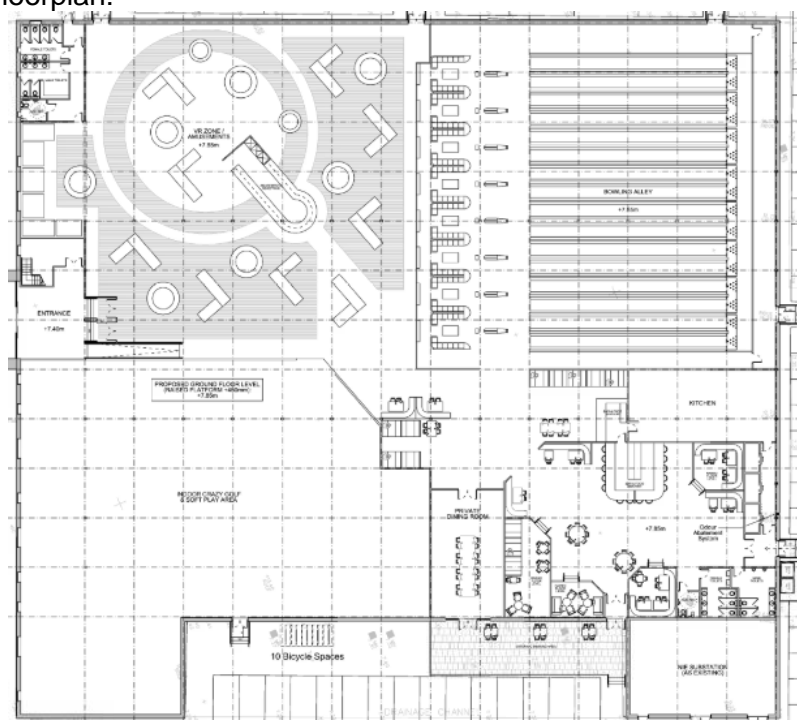
Site location plan:



Proposed site layout:



Proposed ground floorplan:



Proposed elevations:



1.0	Characteristics of the Site and Area
1.1	The site is located along the Apollo Road which is accessed from the Boucher Road. The site is currently comprised of a large single storey warehouse building with a large amount of car parking which surrounds the building. The surrounding area is mixed use with a number of similar warehouse buildings with varying uses such as retail, industrial and storage. To the west along the Boucher Road is a large retail park.
2.0	PLANNING HISTORY
2.1	<p>LA04/2018/1321/F- Unit 2-6 Apollo Road- Change of Use from Call Centre to vehicle storage including new access vehicle access ramp and associated site works. Permission Granted 24th October 2018.</p> <p>LA04/2018/2117/PAN- Unit 2-6 Apollo Road- Development of an 87 bed Hotel, 36 apartments and 14 business studios. PAN Concluded.</p> <p>LA04/2023/4125/PAD- Unit 2-6 Apollo Road- change of use from office space to a Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Carparking, Signage and Associated Site Works. PAD Concluded.</p>

3.0	PLANNING POLICY
3.1	Development Plan – Plan Strategy <u>Belfast Local Development Plan, Plan Strategy 2035</u> <i>Strategic Policies:</i> <ul style="list-style-type: none"> • Policy SP1A – Managing growth and supporting infrastructure delivery • Policy SP2 – Sustainable development • Policy SP3 – Improving health and wellbeing • Policy SP5 – Positive placemaking • Policy SP6 – Environmental resilience • Policy SP7 – Connectivity • Policy SD2 – Settlement areas <i>Operational Policies:</i> <ul style="list-style-type: none"> • Policy DES1 – Principles of urban design • Policy EC1 – Delivering inclusive economic growth • Policy TLC1 – Supporting tourism, leisure and cultural development • Policy TLC4 – Evening and night-time economy • Policy HC1 – Promoting healthy communities • Policy RET1- Establishing a centre hierarchy • Policy RET2- Out of Centre Development • Policy TRAN1 – Active travel – walking and cycling • Policy TRAN2 – Creating an accessible environment • Policy TRAN4 – Travel plan • Policy TRAN6 – Access to public roads • Policy TRAN8 – Car parking and servicing arrangements • Policy ENV1 – Environmental quality • Policy ENV2 – Mitigating environmental change • Policy ENV3 – Adapting to environmental change • Policy ENV5 – Sustainable drainage systems (SuDS) • Policy NH1 – Protection of natural heritage resources <u>Supplementary Planning Guidance</u> <ul style="list-style-type: none"> • Placemaking and Urban Design • Sustainable Urban Drainage Systems • Transportation • Retail and Main Town Centre Uses
3.2	Development Plan – zoning, designations and proposals maps <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.3	Regional Planning Policy <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS)

3.4	<ul style="list-style-type: none"> Strategic Planning Policy Statement for Northern Ireland (SPPS) <p>Other Material Considerations</p> <ul style="list-style-type: none"> Belfast Agenda (Community Plan)
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u></p> <ul style="list-style-type: none"> DfI Roads: No objection subject to conditions DfI Rivers: No objection Shared Environmental Services: No objection DAERA (NIEA): Raised concerns that the proposal has the potential to adversely affect the surface water environment NI Water: Recommend refusal
4.2	<p><u>Non-Statutory Consultees</u></p> <ul style="list-style-type: none"> BCC Local Development Plan Team: No objection BCC Environmental Health: No objection with conditions <p><u>Representations</u></p>
4.3	<p>The application has been advertised in the newspaper and neighbours notified, no representations were received.</p>
5.0	PLANNING ASSESSMENT
5.1	<p><u>Main Issues</u></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <i>Principle of change of use</i> <i>Design & placemaking</i> <i>Access & transport</i> <i>Climate change</i> <i>Health impacts</i> <i>Environmental protection</i> <i>Waste-water infrastructure</i> <i>Waste storage</i> <i>Employability and Skills</i> <i>Pre-application community consultation</i> <p><u>Development Plan Context</u></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</p>

	determination must be made in accordance with the plan unless material considerations indicate otherwise.
5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	<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 Polices</u></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><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 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) 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 dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan 2001: The site is un-zoned “white land”. • Belfast Metropolitan Area Plan 2015 (2004): The site is within a major area of existing Employment/Industry. • Belfast Metropolitan Area Plan 2015 (v2014): The site is un-zoned “white land”.
5.7	Due to the size and scale of the proposal and in line with Section 27 of the Planning Act (Northern Ireland) 2011, a Proposal of Application Notice (PAN) was submitted to the Council under LA04/2022/1465/PAN on 5 th July 2022. The Council confirmed on 9 th August that the PAN was acceptable.
5.8	<p>Full details of the public consultation process and associated PAN information were provided in the Pre-Application Community Consultation Report, which is considered further in the report below.</p> <p><u>Principle of Change of Use</u></p>
5.9	The proposal is for a change of use from an office space to a number of leisure uses such as a bowling alley, indoor golf, children’s soft play, VR zone and amusements as well as a restaurant.

5.10	Draft BMAP 2004 zoned the land as an area of existing employment and industry. However, at the PAC Inquiry it was recommended this zoning was deleted in order to acknowledge the reality of the situation on the ground at Boucher Road which contains a number of non-employment, retail and sui generis uses. Subsequently in Draft BMAP 2015 the area is zoned as whiteland. Draft BMAP remains a material consideration and given the recommendation from the PAC at the inquiry it is likely that the proposed site would have been in whiteland within any subsequent adopted version of BMAP. Officers therefore are content to give determining weight to the draft BMAP 2015 and consider the proposed use acceptable in the context of land use subject to the Plan Strategy.
5.11	Policies RET1 (Establishing a centre hierarchy) and RET2 (Out of centre Development) are relevant to the consideration of this proposal. RET1 establishes a network and hierarchy of centres for main town centres uses which includes cultural and community facilities, retail, leisure, entertainment and businesses. The proposal includes leisure and entertainment uses and therefore Policy RET 1 applies. The sequential approach directs these uses to centres before considering edge of centre sites.
5.12	RET2 states that main town centre uses outside of centres must: a) Demonstrate that there is not a sequentially preferable site in, or on the edge of, centres having regard to criteria of suitability, availability and viability; and b) Submit a retail impact assessment and assessment of need for proposals that have a floorspace of 1,000 m ² gross and above. The SPPS also states that a sequential test should be applied to planning applications for main town centre uses that are not in an existing centre. The site is not located within a designated centre and is therefore considered to be in an out of centre location.
5.13	The proposed floorspace exceeds 1000sqm and therefore a Sequential Test and Retail Impact Assessment have been submitted in support of the application. In terms of the Sequential Test the applicant has correctly identified a 20 minute catchment area as per the Council's guidance. In applying the sequential approach the applicant has applied a flexible approach and considered a reduction of 1000sqm of floorspace and buildings with multiple floors. The Sequential Test concludes that there are no sequentially preferable sites located in City/Town Centres, Edge of Town Centres or identified District Centres. The Appendix includes a comprehensive list of 43 alternative sites with various reasons as to why these sites are unsuitable.
5.14	The Local Development Plan Team were consulted and considered that the applicant's assessment has been carried out broadly in line with the guidance set out in the SPG and concludes there are no sequentially preferable sites in the proposal's catchment when considered against the suitability, availability and viability criteria.
5.15	In terms of the Retail Impact Assessment a base year of 2025 is used with a design year of 2028. The Assessment identifies a population catchment of 525,643 in 2025 rising by 3,075 people to 528,718 people in 2028. The Assessment identifies a spend per head ranging between £2,189 and £2,226 in the catchment area. The Assessment provides the relationship between the proposal and spending and considers the spending of the proposal within a number of applicable sectors such as leisure, recreation and sport and restaurants and determines that given the predicted growth in each sector the proposal will not divert trade from existing operators within the catchment. The need for the proposal is set out arguing that due to the anticipated growth of £26 million within the leisure and restaurant sectors there is a quantitative need for additional leisure facilities. The Assessment states that in terms of impact on City/Town Centres and District Centres the majority of trade draw will be from Belfast City Centre and given the existing turnover of the City Centre the impact will be minimal.

	In terms of District Centres many contain similar leisure offerings and due to the existing turnover the impact is less than 1% to each District Centre.
5.16	The Local Plan Team were consulted and while there were slight discrepancies in population projections and the predicted spend per head, they consider that the submitted figures remain reasonable. The LDP Team consider that the turnover calculations presented are in the range considered acceptable and that the needs assessment has been carried out in accordance with the Council's guidance. In terms of impact the LDP Team consider the estimates reasonable and proportionate and are in general consensus with the figures and estimates. The LDP Team had no objections to the proposal.
5.17	It is accepted that there are no sequentially preferable sites in the proposal's catchment when considered against the suitability, availability and viability criteria and the proposal is unlikely to adversely affect the vitality and viability of centres within the catchment. The principle of the use within the proposed location is considered acceptable.
5.18	Policy TLC1 states the council will support tourism leisure, and culture development that contributes to: <ul style="list-style-type: none"> a. Extending the offer across the daytime and night time for a broad range of visitors; and b. Improving the quality, and accessibility of tourism, leisure, and culture facilities and assets to support Belfast's reputation as an attractive tourism destination.
5.19	The proposal complies with Policy TLC1 by providing a leisure use which will contribute to extending the offer across daytime and night time for a broad range of visitors. The surrounding area does not contain a leisure facility of this type and therefore the proposal will improve the quality and accessibility of leisure facilities which supports Belfast's reputation as an attractive tourism destination.
	<u>Design & placemaking</u>
5.20	Policy DES1 (Principles of urban design) of the Plan Strategy promotes good placemaking, high quality design and the importance of proposals responding positively to local context. Policy SP5 (Positive Placemaking) states that development should maximise the core principles of good design and positive placemaking in the creation of successful and sustainable places.
5.21	The proposal involves alterations to the existing elevations to reflect the proposed use such as a double height glazed entrance and alterations to the cladding and windows. The alterations are considered minor in nature and will improve the design of the building to reflect the proposed leisure use. The proposed design is of high quality and will not harm the character and appearance of the surrounding area.
5.22	For these reasons the proposal complies with policies DES1 and SP5 of the Plan Strategy, the relevant provisions of the SPPS.
	<u>Access & transport</u>
5.23	Policy SP7 (Connectivity) supports connectivity to and within the city by sustainable transport modes, such as public transport, walking and cycling. Policy TRAN1 (Active travel, walking & cycling) supports development proposals which take account of the needs and safety of walkers and cyclists, their convenience to walking, cycle and public transport access and secure cycle parking facilities. Policy TRAN2 (Creating and

	accessible environment) promotes suitable access to buildings and their surroundings whilst taking account of the specific needs of people with disabilities or impaired mobility. Development which will generate significant travel uses require a Travel Plan under Policy TRAN4 (Travel plan), whilst Policy TRAN8 (Car parking & servicing arrangements) sets out the criteria under which reduced levels of car-parking will be assessed.
5.24	A Transport Assessment Form has been submitted in support of the application which have been fully assessed by DfI Roads.
5.25	The proposal will reconfigure the existing car park to provide 187no. spaces (including 12 disabled spaces) which will surround the building.
5.26	DfI Roads Service were consulted on the proposal and offered no objection subject to conditions. Having regard to the sustainable of the site location and proximity to parking facilities, access to public transport the proposal is considered to satisfy the relevant policies SP7, TRAN1, TRAN2 and TRAN8.
	<u>Climate change</u>
5.27	Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda, by seeking to reduce greenhouse gas emissions and adapt to a changing climate to build environmental resilience. Policy ENV1 (Environmental quality) allows for development that will maintain and, where possible, enhance environmental quality. Any proposal must protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment. Policy ENV2 (Mitigating environmental change) 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. There is a presumption in favour of retaining existing buildings. Policy ENV3 (Adapting to environmental change) states that planning permission will be granted for development that incorporates measures to adapt to environmental change. Policy ENV5 (Sustainable Drainage Systems) SuDS states that all built development should include, where applicable, SuDS measures to manage surface water effectively on site to reduce surface water runoff.
5.28	The proposal complies by policies ENV2 and ENV3 by reusing the existing building which avoids demolition and minimises waste. While no SuDs measures have been specified it is acknowledged there are limited opportunities given the application is for a change of use. Furthermore there are limited opportunities within the site for landscape to further mitigate against climate change. However to aid in the use of SuDs measures and to enhance the landscaping opportunities a condition will be attached to ensure that all new hardstanding will be permeable and that a soft landscaping scheme will be brought forward in agreement with the council and carried out prior to occupation.
5.29	Subject to conditions to ensure implementation of these measures, there would be no conflict with policies SP3, SP6, ENV1, ENV2, ENV3, ENV5 and TRE1 of the Plan strategy, and the strategic aims of the RDS the SPPS, and the Belfast Agenda.
	<u>Health impacts</u>
5.30	Policy SP3 (Improving health & wellbeing) of the Plan Strategy requires new development to take health and wellbeing into account during early design stages.

	<p>Policy HC1 (Promoting healthy communities) seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
5.31	<p>The application includes a Health Impact Assessment. The statement details measures to promote healthy communities such as accessibility measures to the building, a sensory area which will have physical and mental health benefits. The nature of the proposal encourages physical and mental activity and in itself provides benefits to contribute to healthy communities. The proposal includes cycle parking to encourage active travel options.</p> <p><u>Environmental protection</u></p>
5.32	<p>Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda to build environmental resilience. Policy ENV1 (Environmental quality) requires new development to protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment.</p>
5.33	<p>Environmental Health have been consulted in regards to air quality, odour and contaminated land. The response from EH indicated no objection to the proposal subject to relevant condition.</p>
5.34	<p><u>Contaminated land:</u></p> <p>A letter submitted confirmed that there will be no breaking of the existing floor slab. A false floor will be built above the floor slab and drainage for the toilets will be above the floor slab and connect into existing soil outlets. EH have no objections with a condition proposed.</p>
5.35	<p><u>Odour:</u></p> <p>The proposal includes a restaurant. The kitchen extraction outlet is located to the rear façade of the building and is indicated as terminating 1m above the ridge line. EH have no objections with a condition proposed.</p>
5.36	<p><u>Air Quality</u></p> <p>An Air Quality Impact Assessment was submitted and EH concluded the proposed development is not likely to have an adverse impact on local air quality. EH have no objections with a condition proposed.</p>
5.37	<p><u>Flood risk</u></p> <p>Policy ENV4 (Flood risk) of the Plan Strategy states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). Flood Maps (NI) indicate the site does not lie within the 1 in 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain.</p>
5.38	<p>A Drainage Assessment has been submitted and DFI Rivers have no reason to disagree with its conclusions.</p>

5.39	<p><u>Waste-water infrastructure</u></p> <p>Policy SP1A (Managing growth and supporting infrastructure delivery) of the Plan Strategy require that necessary infrastructure is in place to support new development.</p>
5.40	<p>NI Water has confirmed there is available capacity at the receiving Wastewater Treatment Works, however, an assessment has indicated network capacity issues. It advises that existing public waste-water infrastructure cannot currently support the proposal without significant risk of environmental harm, potential pollution, flood risk and harm to local amenity. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.</p>
5.41	<p>As the proposal would result in clear intensification of the use of the land, the Council has consulted Shared Environmental Services (SES) to assist its consideration of the Habitats Regulations. SES has advised that the proposal would not have an adverse effect on the integrity of any European site. DAERA has been consulted and is concerned that the sewage loading associated with the proposal has the potential to cause adverse environmental impact. Having regard to this advice, it is considered necessary to impose a condition to mitigate any likely significant effects on Belfast Lough. In this regard, the proposal is considered compliant with Policy NH1 of the of the Belfast Local Development Plan, Plan Strategy 2035 and paragraphs 6.176 and 6.177 of the Strategic Planning Policy Statement; and taking account of all relevant material considerations.</p>
	<p><u>Waste Storage</u></p>
5.42	<p>The proposal contains an acceptable waste storage area to the rear which is directly accessible from the proposed kitchen. A Waste Management Plan has not been submitted and therefore will be conditioned to be submitted and agreed.</p>
	<p><u>Employability and Skills</u></p>
5.43	<p>As this is a major application, a skills assessment has been carried out in line with the council's Developer Contribution Framework. This concluded that while 150 construction jobs is a sizeable number, due to the built time to deliver the scheme (6-9 months) it would not have a sizeable impact upon skills shortages. The applicant estimates that 60-70 full time jobs will be created by the development. The recommendation from the Councils Employability Skills team is that a S76 contribution relating to the construction and operational phase need not be applied.</p>
	<p><u>Pre-application community consultation</u></p>
5.44	<p>The applicant undertook their statutory duty to submit a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. LA04/2022/1465/PAN was submitted to the Council on 5th July 2022, the council confirmed on 8th August 2022 that the PAN was acceptable in line with the requirements of Section 27 of the Planning Act 2011.</p>

5.45	The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the pre-application consultation undertaken by the applicant, which included:
5.46	<p><u>Pre-exhibition phase</u></p> <ol style="list-style-type: none"> 1. Advertising: newspaper advert, Belfast Telegraph on Wednesday 10th August 2022. 2. Neighbour notification: leaflet drop within 1km of site from 16th August 2022. 3. Local stakeholder audit: Invites to the public event distributed to local community groups and follow up meetings held with local representatives, Belfast City Council, DFI Roads, DFI Rivers, NI Water and Environmental Health. 4. Press Coverage: Articles were published within the Irish News and Belfast Live. 5. Website: Set up in June 2022 and has remained active since. <p><u>Exhibition phase</u></p> <ol style="list-style-type: none"> 1. Community Exhibition Event: In-person PACC event, 17th August 2022, Adelaide Business Centre, Noon-9pm <p><u>Post-exhibition phase</u></p> <ol style="list-style-type: none"> 1. Analysis of Community Feedback: 28 responses were received, the majority was positive citing much needed leisure services, greater choice, benefits for the local community. Concerns received related to potential traffic. <p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Act.</p> <p><u>Conclusion</u></p>
5.47	The principle of the proposed development is considered acceptable under the strategic aims of the RDS, the SPPS and the Plan Strategy. It has been demonstrated there is no sequentially preferable site to accommodate the proposal and the use proposed will support the day and night time offering within the city for visitors.
5.48	The proposal is of a high quality design with changes kept to a minimum to retain the existing building.
5.49	There is sufficient parking within the site and the proposed access is considered acceptable.
5.50	<p>All statutory and non-statutory consultees have no objections with the exception of NIW. This will be resolved through the imposition of a condition.</p> <p>There have been no objections from any third-party representations.</p>
6.0	Recommendation
6.1	Having regard to the Local Development Plan and all 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 and deal with any other issues that arise, provided that they are not substantive.
7.0	<p>CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011 1. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development. Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site. 2. The vehicular accesses shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 3. The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site. Reason: To ensure acceptable cycle parking on the site and to encourage 4. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health. The development hereby permitted shall not become operational until the weather protected cycle parking has been provided in accordance with the approved plans. 5. The ventilation and extraction system shall be installed in accordance with the approved plans and documentation before the use hereby permitted commences on site and shall thereafter be retained as such at all times.

	<p>Reason: To safeguard the amenity of adjoining properties and the general locality.</p> <p>Prior to the installation of any centralised combustion sources (boilers, CHP, biomass or generators) at the hereby approved development, where there is a risk of impact at relevant receptor locations, an Air Quality Impact Assessment must be submitted to and approved in writing by Belfast City Council. Any submitted assessment shall include details of the combustion plant to be installed, emission rates and flue termination heights of the proposed combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations associated with the operation of the proposed combustion plant and with the overall development.</p> <p>Reason: Protection of Local Air Quality</p> <p>6. If contamination is encountered during the carrying out of the development, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</p> <p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>7. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>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.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p> <p>9. The development shall not be occupied or operated unless a Final Waste Management Plan has been submitted to and approved in writing by the Council. The development shall not be operated unless in accordance with the approved Final Waste Management Plan.</p> <p>Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.</p>
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10. 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 Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; 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 Planning Authority. 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 Planning Authority. 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.

INFORMATIVES:

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 planning@belfastcity.gov.uk.
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.
3. 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.

Planning Committee

Development Management Report	
Application ID: LA04/2023/2868/F	Date of Committee: 12 th August 2025
Proposal: Section 54 application to vary condition 04 of Planning permission Z/1996/0985 to allow for the sale of convenience goods, non bulky comparison goods and bulky comparison goods. (Amended Description).	Location: Lesley Retail Park, Unit 1 Boucher Road, Belfast, BT12 6HH
Referral Route: Major application: variation of condition to previous major application.	
Recommendation: Approval, subject to conditions.	
Applicant Name and Address: RJS Properties 7 Corbally Road Ballymena BT42 1JQ	Agent Name and Address: Inaltus Limited 15 Cleaver Park Malone Road Belfast
Date Valid: 13th March 2023	
Contact Officer: Ciara Reville, Principal Planning Officer.	
<p>Executive Summary: The application seeks planning permission to vary condition 04 of planning permission Z/1996/0985 to allow for the sale of convenience goods, non bulky comparison goods and bulky comparison goods.</p> <p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> • The principle of the proposed use at this location • Retail Impact of the proposal • Impact on the character and appearance of the area • Compatibility with adjacent uses • Access, parking and traffic management • Environmental Considerations <p>The Retail Impact Assessment, Sequential Test and supporting information accompanying the application have been reviewed by the Planning Service's Plans and Policy team, which has no objections to the proposed uses and considers that there are no sequentially preferable sites in the proposal's whole catchment when considered against the criteria of suitability, availability and viability. It further advises that the retail impact of the proposal on protected centres within the catchment will not be significant or result in significant adverse cumulative impacts. Conditions are recommended to enable the Council to retain control of the nature of retailing at this location.</p> <p>All consultees are content with the proposed development subject to conditions which are set out in the report.</p> <p>No third-party representations have been received.</p>	
Recommendation	

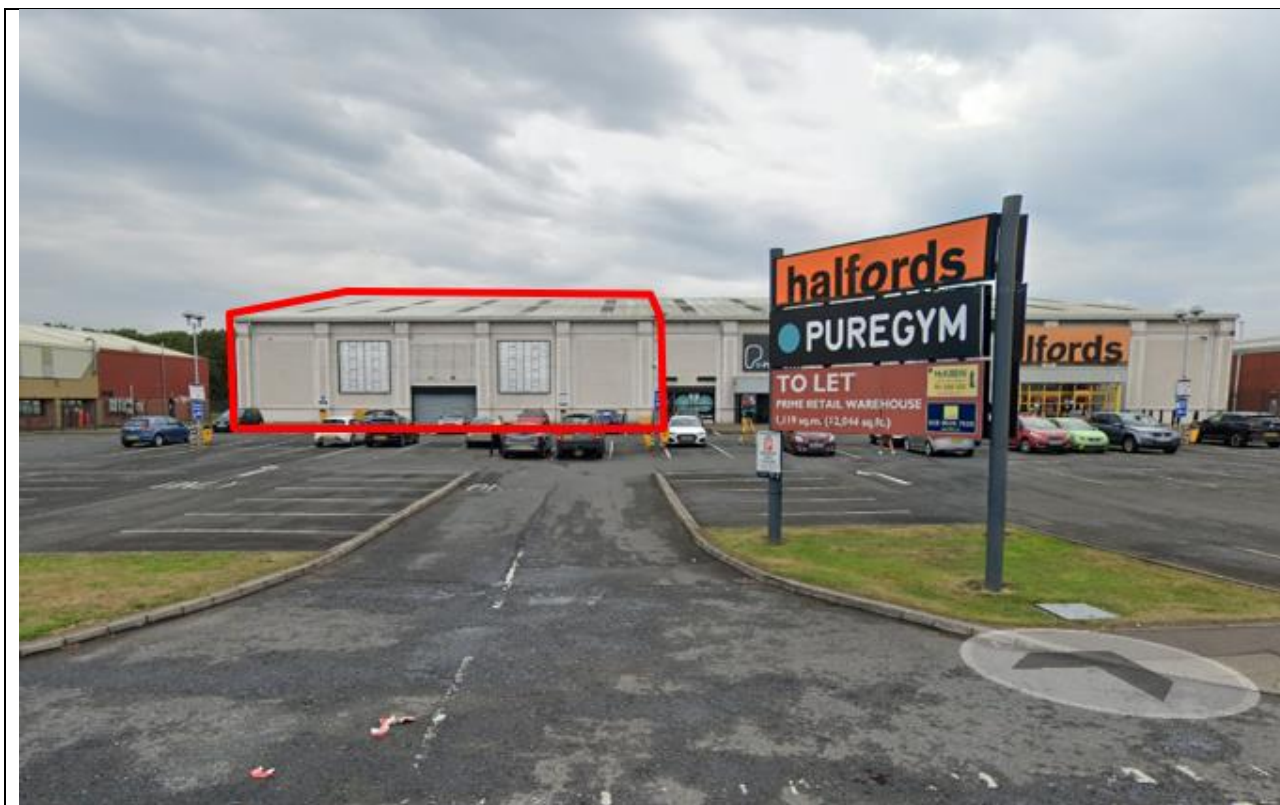
Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the variation of condition should be approved.

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 to vary condition 04 of Planning permission Z/1996/0985 to allow for the sale of convenience goods, non bulky comparison goods and bulky comparison goods.
1.2	<p>The site has a previous planning permission for three retail warehouse units that was approved in January 1997 under application reference Z/1996/0787/F. A subsequent application for 'Erection of 3 no. retail warehouses (ref. Z/1996/0985) was approved in February 1997 and was constructed. Condition 04 of Z/96/0985 limits the goods that can be sold in Unit 1 to:</p> <ul style="list-style-type: none"> (a) "DIY materials, products and equipment; (b) Garden materials, plant and equipment; (c) Furniture and soft furnishings, carpets and floor coverings and electrical goods; (d) Vehicle goods, parts, equipment and accessories, cycles, cycle goods and equipment and accessories and products related thereto; (e) Such other items as may be determined in writing by the Department as generally falling within the category of "bulky goods".
1.3	It is proposed to vary Condition 04 (which relates to the entire Lesley Retail Park) to allow Unit 1 to be operated for convenience and comparison floorspace. The split between these product lines would be 80% net floorspace for convenience floorspace and 20% net floorspace for comparison floorspace. The gross ground floor and external appearance of the building will not be affected by this proposal.

2.0	Description of Site
2.1	The site is located on the east side of Boucher Road about 900m south of its junction with Tates Avenue. It is about 1.8km south of the Belfast City Centre boundary as defined in the Belfast Urban Area Plan (BUAP) and the draft Belfast Metropolitan Area Plan (dBMAP). It is about 1200m from Broadway roundabout which provides access to the M1 Motorway/Westlink.
2.3	The site is zoned for industry and commerce use in the Belfast Urban Area Plan and is unzoned in both versions of Draft Belfast Metropolitan Area Plan.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	<p>Z/1996/0787 - 34 Boucher Road Belfast - Erection of 3 no. retail warehouse units – Approved 30/01/1997.</p> <p>Z/1996/0985 - 34 Boucher Road Belfast - Erection of 3 no. retail warehouse units. Approved 28/02/1997</p> <p>Z/2005/2148/F - Unit 1 Lesley Retail Park - New glazing to front entrance for display purposes. Approved 12/12/2025</p> <p>Z/2013/0397/LDP - Unit 1 Lesley Retail Park - Erection of an internal partition wall to subdivide Unit 1 into two units. Approved 16/05/2013</p> <p>LA04/2016/2413/LDP - Unit 1 Lesley Retail Park - Erection of mezzanine floor inside retail unit . Approved 04/04/2017</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	<p>Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014)</p> <p><i>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.</i></p>
4.3	Belfast Local Development Plan Strategy
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	<p>Policy RET 1 – Establishing a centre hierarchy.</p> <p>Policy RET 2 – Out of centre development.</p> <p>Policy DES 1 – Principles of urban design.</p> <p>Policy TRAN6 – Access to public roads</p> <p>Policy TRAN8 – Car parking and servicing arrangements</p>
5.0	Statutory Consultees Responses
	<p>DFI Roads – No objection subject to conditions</p> <p>DFI Rivers – No objection</p>

6.0	Non Statutory Consultees Responses Environmental Health- No objection NI Water – No objection BCC LDP Economy Team – No objection
7.0	Representations
7.1	The application was advertised on 14 th April 2023 and 28 th February 2025 and neighbour notified on the 13 th April 2023 and 24 th February 2025.
7.2	No objections were received.
9.0	Assessment
9.1	The principle of development has already been established through the previous approved application Z/1996/0985. This application will assess the acceptability of varying condition 4 to enable Unit 1 to be operated for convenience and comparison retailing (80% net floorspace convenience).
	Retail Impact
9.2	Both the Strategic Planning Policy Statement (SPPS) and RET 2 of the Plan Strategy (PS) require the submission of an assessment of need for proposals above a threshold of 1000sqm which are located in an out of centre location. Both quantitative and qualitative need should be addressed in any assessment.
9.3	The population within the catchment in the applicant's Retail Statement (RS) differs significantly to that calculated by the Development Plan and Policy (DPP) team in their consideration of the application.
9.4	However, the potential retail impact of the proposal as quantified in the applicant's RS seems reasonable and proportionate. Assessing retail impact is not an exact science and some of the data used within the applicant's RS in relation to the catchment of the proposal, trade diversions and population differ to that considered by the DPP team. However, the methodology appears robust, insofar as it follows the step-by-step approach albeit the catchment seems restrictive for a generic operator.
9.5	The net convenience retail sales area (760m2) is circa 2.4% of the existing convenience provision (31,404m2) whereas the net comparison retail sales area (190m2) the figure is 0.2% of the comparison provision (88,729m2).
9.6	In terms of the expenditure in the catchment, the DPP team considers that the submitted figures appear reasonable despite the difference in catchment population. In general, the quantum of floorspace within the 0-10 minute zone also seems reasonable and broadly in line with other recent RS's for proposals in the wider Boucher road area.
9.7	Whilst the trade diversions and retail impacts stated by the applicant differ from those in the applicant's RS, the DPP team has carried out its own sensitivity testing and is satisfied that the retail impact on protected centres within the catchment will not be significant.
9.8	The applicant has not stated who the end user is or the type of retailer that may occupy the unit (discount or non-discount store). The DPP team has used figures for a generic operator (non discount retailer) as a method of sensitivity testing the applicant RS. In respect to tables 9 and 10, the trade diversions and retail impacts seem reasonable and proportionate regarding existing convenience and comparison provision within the 0-10 minute zone. And whilst the DPP team through its own sensitivity testing, has recorded

slightly different trade diversions and retail impacts, ultimately it has drawn the same conclusions- that the retail impact on protected centres is not significant.

9.9 Belfast city council's Retail and Leisure Capacity Study (Braniff Report) published in 2017 demonstrated that there was a need for between 1,348m² (low forecast) and 11,887m² (LDP forecast) for convenience and 65,519m² (low forecast) and 98,336m² (LDP forecast) for comparison floorspace from 2017-2035. The population growth forecasted for the LDP hasn't been achieved when compared to NISRA midyear estimates for the period 2017-2023.

9.10 The LDP growth is reliant upon policy interventions and the Plan Strategy being only adopted in May 2023 has yet to see the outworking of these interventions. Therefore, using the LDP forecast is likely to over inflate the need for additional floorspace across Belfast local government district over the period 2017-2023.

9.11 The applicant at para 6.5 of the RS quotes the hard commitments in the Braniff Report. It must be recognised that this report is approx. 8 years old and there has been a significant amount of development granted planning permission in the intervening period. In the 2022/23 period alone, the DPP team has identified five convenience commitments with a total floorspace of 2,684m² (figure 2) which is significantly higher than 150 m² of need when applying the low forecast extrapolated out for a two-year period and more than double the need when applying the LDP forecast.

9.12 However, consideration must be given to the scale of the proposal and the fact that retail impact is unlikely to be significant, even when sensitivity testing and doubling trade diversion figures, for example.

Proposal	Convenience Floorspace (m ²)
Lidl Boucher Rd	1,140
Lidl Suffolk Rd	518
Lidl Castlereagh Rd	397
61b Boucher Rd (Polenz)	365
8-10 Boucher Rd	264
Total	2,684

Figure 2: Convenience retail commitments in catchment

9.13 Regarding comparison spending, it is noted that there is significant growth, and this equates to a significant need from 2017-2035. Extrapolating this out it gives an annual figure of 3,539m² and 7,279m² for a two-year period applying the NISRA low forecast or an annual figure of 5,463m² and 10,926m² for the period 2022-2024 applying the LDP forecast. And whilst there have been a number of hard commitments in the past number of years, there is still a need for comparison floorspace.

9.14 In terms of qualitative need, the applicant has stated that the proposal is needed to provide choice and convenience to residents that live in the area to the North of Boucher Road (i.e. the Village) and that it will increase competition with food and non-food retailers in the area which consumers will benefit from. It would be difficult to argue that there is an under provision for this type of retailing within the local area. However, sustaining a reason for refusal on need especially in the context of retail impact not being considered significant would be difficult.

9.15 The LDP Economy team have concluded that "provided that Development Management are satisfied that the proposal complies with the sequential test, the DPP would offer no

	<p>objections subject to the original condition 4 of Z/1996/0985/F being amended to the following:</p> <ul style="list-style-type: none"> • Unit 1 shall have a net retail floorspace of 950 sqm of which no more than 760 sqm net floorspace shall be used for the sale of convenience goods and no more than 190 sqm net floorspace shall be used for the sale of comparison goods. <p>Convenience goods for this purpose are hereby defined as the sale of:</p> <ul style="list-style-type: none"> (a) Food and drink, including alcoholic drink. (b) Tobacco, newspapers, magazines and confectionary. (c) Stationery and paper goods. (d) Toilet requisites and cosmetics. (e) Household cleaning materials. (f) Other retail goods as may be determined in writing by the Council as generally falling within the category of convenience goods”. <p>Sequentially preferable sites</p>
9.16	<p>A sequential test has been provided. As per para 8.2.13 of Policy RET2, “where it is argued that no other sequentially preferable sites are appropriate, the applicant must demonstrate why such sites are not practical alternatives in terms of their “availability, suitability and viability”.</p>
9.17	<p>The proposal requires:</p> <ul style="list-style-type: none"> • A site of 0.9 acres; • Capable of accommodating a building of 1100 sq m in size; • Provide circa 140 car parking spaces at surface level; and • A location that can cater for the shoppers and workers that use the Boucher Road on a daily and weekly basis.
9.18	<p>The proposal’s catchment is the south and west Belfast area. District centres such as the Park Centre, Westwood Centre and the Kennedy Centre were assessed. Further considered were locations on the Lisburn Road, Falls Road, Andersonstown, Stewartstown Road, Finaghy, Whiterock, Suffolk, Springfield Road and Shaws Road.</p>
9.19	<p>The sites have been tested against the requirements of the proposed development and there is no designated centre or sequentially preferable site within the catchment that can satisfy the commercial needs and physical requirements that the proposal is designed to meet.</p> <p>The council are of the opinion that both the retail impact assessment and sequential test has been carried out appropriately and the proposal is in compliance with Policy RET1 and RET2.</p>
9.20	<p>Other considerations</p> <p>DFI Roads have considered the proposal and have no objection subject to conditions. Therefore, the proposal complies with Policy TRAN6 and TRAN8.</p> <p>Environmental Health were also consulted on a waste management plan and other environmental considerations. No objections or conditions were recommended.</p>
9.21	<p>Pre-Application Community Consultation</p> <p>On 8th December 2022 a Proposal of Application Notice (PAN) was submitted to the Council and was received on 13th December 2022. The Council responded by letter dated 11th January 2023 that the PAN meets the requirements of the legislation. The overall approach of the consultation was accepted.</p>

	<p>A Pre-Application Community Consultation Report has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements. The report has confirmed advertising for the public event and that the public event took place in accordance with section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015.</p> <p>A bespoke webpage was also created for the proposed development. The report also confirmed that the additional consultations were carried out as recommended by the Council and residential properties within 100m of the application site. Copies of the public notice were also hand delivered to all dwellings and shops within a 100m radius of the site and businesses in the area were notified.</p> <p>The Pre-Community Consultation Report submitted satisfactorily demonstrates that the applicant has complied with the requirements of Sections 27 and 28 of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.</p>
10.7	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable and recommendation is for planning permission to be granted, subject to conditions.</p> <p>For Section 54 applications such as this, the Council normally adds relevant conditions from the previous grant of planning permission, in this case, application ref. Z/1996/0985. However, the previous approval only had 4 four conditions, one of which related to commencement of development within 5 years and two were pre-occupation conditions that were previously complied with prior to the occupation of the approved development. For this reason, it is considered appropriate to only include the 'varied' wording of Condition 4, alongside the new DFi Roads conditions.</p>
11.0	Summary of Recommendation:
11.1	Approval. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions prior to issue.
12.0	<p>Conditions:</p> <ol style="list-style-type: none"> 1. This planning permission has effect from the date of this decision. Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011. 2. 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. Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable travel. 3. The development hereby approved shall not be occupied or operated unless in accordance with the approved Workplace Travel Plan dated March 2023 and uploaded to the Planning Portal on 5th April 2023.

	<p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.</p> <p>4. The retail unit, known as Unit1, hereby approved shall have a net retail floorspace of 950 sqm of which no more than 760 sqm net floorspace shall be used for the sale of convenience goods and no more than 190 sqm net floorspace shall be used for the sale of comparison goods.</p> <p>Convenience goods for this purpose are hereby defined as the sale of:</p> <ul style="list-style-type: none"> (a) Food and drink, including alcoholic drink. (b) Tobacco, newspapers, magazines and confectionary. (c) Stationery and paper goods. (d) Toilet requisites and cosmetics. (e) Household cleaning materials. (f) Other retail goods as may be determined in writing by the Council as generally falling within the category of convenience goods”. <p>Reason: To limit the range of goods to be sold, in the interests of safeguarding the vitality and viability of the City Centre and other Centres within the catchment.</p> <p>5. No internal operations, including the construction of or extension to mezzanine floors, increasing the floor space available for retail use or subdivision to form additional units shall be carried out without the prior written consent of the Council.</p> <p>Reason: To control the nature, range and scale of the retail activities to be carried out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.</p>
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ANNEX	
Date Valid	13 th March 2023
Date First Advertised	05 th April 2023
Date Last Advertised	20 th February 2025
Date of Last Neighbour Notification	24 th February 2025
Date of EIA Determination	N/A
ES Requested	No

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Planning Committee

Development Management Report	
Committee Date: 12 th August 2025	
Application ID: LA04/2025/0537/F	
Proposal: Proposed erection of drive through café (amended design to that approved under LA04/2021/2815/F) and retention of amended parking layout, landscaping finishes, switchroom unit and associated site works (amendments to that approved under LA04/2021/2815/F – no change to supermarket building).	Location: Lands at access to Olympia Leisure Centre, directly opposite and approx. 70m east of Nos 9-15 Boucher Road, Belfast
Referral Route: Belfast City Council Land	
Recommendation: Approve, subject to conditions	
Applicant Name and Address: Lidl Northern Ireland Nutts Corner Dundrod Road Crumlin BT29 4SR	Agent Name and Address: MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ
Date Valid: 27 th March 2025	
Target Date: 10 th July 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
Executive Summary: <p>The application seeks permission for the erection of a drive through café (amended design to that approved under LA04/2021/2815/F) and retention of amended parking layout, landscaping finishes, switchroom unit and associated site works (amendments to that approved under LA04/2021/2815/F – no change to supermarket building).</p> <p>The site is located on the Boucher Road. The supermarket has been constructed as per the previous application and a car park is in place to which this application seeks to retain. To the rear of the site are football pitches as well as the National Stadium at Windsor Park. The surrounding area is mainly retail mixed with a number of cafes and restaurants.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • <i>Principle of café and switchroom</i> • <i>Design & placemaking</i> • <i>Access & transport</i> • <i>Impact on Amenity</i> <p>The site is whiteland within both the Belfast Urban Area Plan 2001 and an area of existing open space within draft Belfast Metropolitan Area Plan 2015 and 2004 (dBMAP).</p>	

The principle of the proposed development is considered acceptable under the previous permission.

The proposal forms minor amendments to the previous permission to reflect the operator of the drive thru café while the changes to the car park will improve safety and increase the parking provision.

DFI Roads remain outstanding and delegated authority is requested to deal with their response provided any issues raised are not substantive.

There have been no objections from any third-party representations.

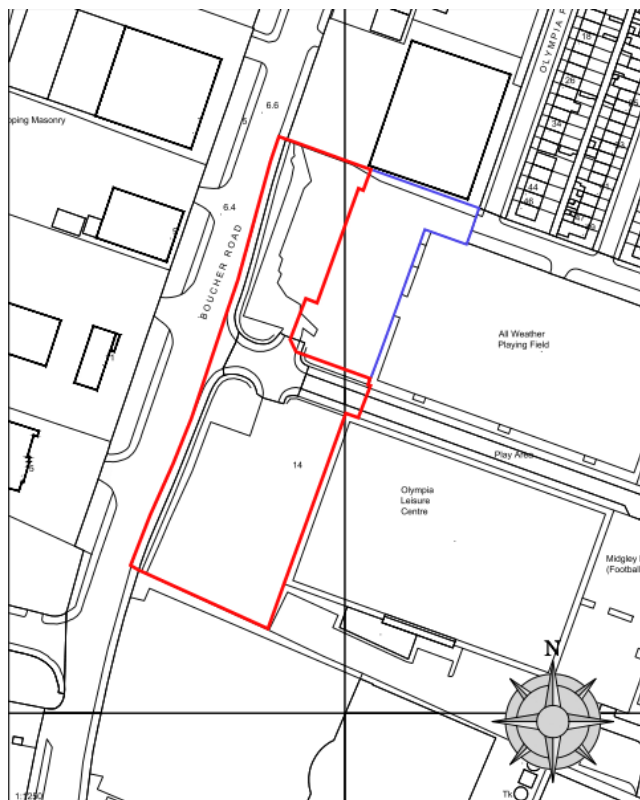
Recommendation

Having regard to the Development Plan and all relevant 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, deal with the outstanding DFI Roads response and any other issues that arise, provided that they are not substantive.

Proposed Plans

Site location plan:



[illegible]

The floor plan shows a rectangular building layout with the following dimensions and areas:

- Overall Dimensions:**
 - Width: 12.479
 - Depth: 10.423
- Internal Dimensions and Areas:**
 - Top section width: 18.422
 - Top section width (left): 12.479
 - Top section width (right): 3.105
 - Top section width (far right): 2.838
 - Left section width: 9.369
 - Right section width: 8.623
 - Right section width (back): 2.738
 - Right section width (front): 3.207
 - Right section width (bottom): 4.885
 - Central area width: 15.339
- Rooms and Features:**
 - WCs:** Located in the bottom left corner.
 - Customer Seating Area:** The large central area with tables and chairs.
 - Deli:** Located in the top right section.
 - Back Of House:** Located in the bottom right section.
- Other Features:**
 - A north arrow is located in the top right corner.
 - Dimensions are provided for various sections and the overall building.

Floor Plan Scale 1:100

Floor Area 173sqm

Proposed elevations:



Elevation A Scale 1:100



Elevation C Scale 1:100



Elevation D Scale 1:100



Elevation B Scale 1:100

Schedule of Finishes:

Roof: Kingspan Insulated Decking with a Trocal Membrane

Walls: EQUITONE (Tectiva & Linea) Panels

Wall Cladding: Parklex Facade Wall Cladding Panel, wood fibre laminate.

Rainwater Goods: Powder Coated Grey Aluminium- Colour Anthracite Grey

Windows / Doors: Powder Coated Grey Aluminium- Colour Anthracite Grey



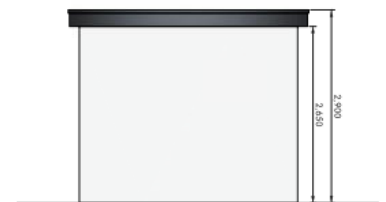
Proposed Floorplans and Elevations of Switchroom



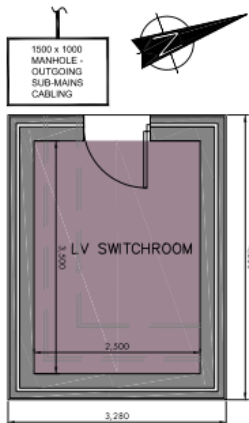
Front Elevation Scale 1:50



Side Elevation Scale 1:50



Rear Elevation Scale 1:50



Switch Room Floor Plan

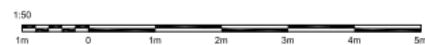
Scale 1:50



Side Elevation Scale 1:50

Proposed Finishes
Walls: Smooth white render
Steel Door: RAL 7016
Aluminium Fascia: RAL 7016

GFA 8.7 Sqm



1.0	Characteristics of the Site and Area
1.1	The site is located on the Boucher Road. The supermarket has been constructed as per the previous application and a car park is in place to which this application seeks to retain. To the rear of the site are football pitches as well as the National Stadium at Windsor Park. The surrounding area is mainly retail mixed with a number of cafes and restaurants.
2.0	PLANNING HISTORY
2.1	<p>LA04/2024/0672/NMC- Non-material changes to approved supermarket building as described in Supporting Statement and shown in the drawings that accompany the application - LA04/2021/2815/F. Refused 30.04.2024.</p> <p>LA04/2021/2815/F- Erection of Discount supermarket, drive through cafe, landscaping, car parking, and associated site works. Vacant lands at access road to Olympia Leisure Centre directly opposite and approx. 70m East of nos. 9-15 Boucher Road Belfast. Permission Granted 29.03.2023.</p> <p>LA04/2020/2045/PAN - Erection of discount supermarket, drive thru cafe, landscaping, car parking, and associated site works, Boucher Road, Belfast. PAN Acceptable 27.10.2020.</p> <p>LA04/2020/2007/PAD - Erection of discount supermarket, drive thru cafe, landscaping, car parking, and associated site works, vacant lands at access road to Olympia Leisure Centre - directly opposite and approx. 70m east of nos. 9-15 Boucher Road, Belfast, BT12 6HR.</p> <p>Z/2014/0587/O - A masterplan for the redevelopment/regeneration of the Olympia Leisure complex comprising the demolition of the existing Olympia Leisure Centre and the redevelopment of: 2no 3G playing fields (with associated spectator stand and changing facilities); a children's play area: car parking; extension of existing access to new leisure facilities (in west stand of the National Football Stadium); floodlighting: landscaping and boundary treatments; hotel and commercial units, Lands at Olympia Leisure Centre, Boucher Road, Belfast, BT12 6HR. Permission granted 31.03.2015 Relevant Planning History adjacent to the site</p> <p>LA04/2020/0828/F - Single storey drive thru cafe with an associated cold room, service area, outdoor seating and general ancillary site works, Balmoral Plaza Retail Park, Boucher Road, Belfast, BT12 6HR. Permission granted 10.11.2020.</p> <p>Z/2014/0594/F - Redevelopment / regeneration of the Olympia Leisure Complex comprising of the demolition of the existing Olympia Leisure Centre and the development of: 2no. 3G playing fields (with associated spectator stand and changing facilities): a children's play area: relocation of the car parking, extension of existing access to serve new leisure facilities approved in west stand of National Football Stadium under Z/2013/1437/F: floodlighting: landscaping and boundary treatments, Lands at Olympia Leisure Centre, Boucher Road, Belfast, BT12 6HR. Permission granted 31.03.2015</p> <p>Z/2012/1359/F - Re-development of Windsor Park to provide an 18,000 seated capacity National Football Stadium, comprising: demolition of the south and east</p>

	stands and erection of replacement south and east stands; refurbishment and extension of north and west stands; replacement flood lighting; coach and car parking; player accommodation and welfare facilities; ground support facilities including electronic display installations; hard and soft landscaping and storage facilities associated with ground maintenance; development of ancillary office accommodation, conference, training and community facilities; temporary construction access; upgrade of pedestrian access points and boundary fencing, Windsor Park, Donegall Avenue, Belfast, BT12 6LW. Permission granted 15.03.2013.
3.0	PLANNING POLICY
3.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <ul style="list-style-type: none"> • Policy SP1A – Managing growth and supporting infrastructure delivery • Policy SP2 – Sustainable development • Policy SP5 – Positive placemaking • Policy SP6 – Environmental resilience <p><i>Operational Policies:</i></p> <ul style="list-style-type: none"> • Policy DES1 – Principles of urban design • Policy EC1 – Delivering inclusive economic growth • Policy RET1- Establishing a centre hierarchy • Policy RET2- Out of Centre Development • Policy TRAN1 – Active travel – walking and cycling • Policy TRAN2 – Creating an accessible environment • Policy TRAN4 – Travel plan • Policy TRAN6 – Access to public roads • Policy TRAN8 – Car parking and servicing arrangements • Policy ENV1 – Environmental quality • Policy ENV2 – Mitigating environmental change • Policy ENV3 – Adapting to environmental change • Policy ENV5 – Sustainable drainage systems (SuDS) <p><u>Supplementary Planning Guidance</u></p> <ul style="list-style-type: none"> • Placemaking and Urban Design • Sustainable Urban Drainage Systems • Transportation • Retail and Main Town Centre Uses • Sensitive Uses <p>Development Plan – zoning, designations and proposals maps</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014)

3.2	<p>Regional Planning Policy</p> <ul style="list-style-type: none"> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.3	<p>Other Material Considerations</p> <ul style="list-style-type: none"> Belfast Agenda (Community Plan)
4.0	<p>CONSULTATIONS AND REPRESENTATIONS</p>
4.1	<p><u>Statutory Consultees</u></p> <ul style="list-style-type: none"> DfI Roads: Awaiting Response DfI Rivers: No objection NI Water: No objection
4.2	<p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified, no representations were received.</p>
5.0	<p>PLANNING ASSESSMENT</p> <p><u>Main Issues</u></p>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <i>Principle of café and switchroom</i> <i>Design & placemaking</i> <i>Access & transport</i> <i>Impact on Amenity</i> <p><u>Development Plan Context</u></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</p>

	<p>remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) 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 dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan 2001: The site is un-zoned “white land”. • Belfast Metropolitan Area Plan 2015 (2004): The site is within an area of existing Open Space • Belfast Metropolitan Area Plan 2015 (v2014): The site is within an area of Existing Open Space <p><u>Principle of Café and Switchroom</u></p>
5.7	<p>The principle of a café in this location is set under the previous approval LA04/2021/2815/F. This proposal reduces the footprint of the previously approved café and changes the design to reflect the occupier.</p>
5.8	<p>The proposed switchroom within the southern portion of the car park and is considered necessary infrastructure to facilitate the development and therefore acceptable in principle.</p> <p><u>Design & placemaking</u></p>
5.9	<p>Policy DES1 (Principles of urban design) of the Plan Strategy promotes good placemaking, high quality design and the importance of proposals responding positively to local context. Policy SP5 (Positive Placemaking) states that development should maximise the core principles of good design and positive placemaking in the creation of successful and sustainable places.</p>
5.10	<p>The proposed design, scale and massing of the proposed drive thru café is consistent with similar cafes within the surrounding area, it is considered that the proposal will not harm the character and appearance of the surrounding context. The proposed switchroom is an ancillary building of a small scale that will integrate within the development without causing harm.</p>
5.11	<p>For these reasons the proposal complies with policies DES1 and SP5 of the Plan Strategy, the relevant provisions of the SPPS.</p>

	<u>Access & transport</u>
5.12	Policy SP7 (Connectivity) supports connectivity to and within the city by sustainable transport modes, such as public transport, walking and cycling. Policy TRAN1 (Active travel, walking & cycling) supports development proposals which take account of the needs and safety of walkers and cyclists, their convenience to walking, cycle and public transport access and secure cycle parking facilities. Policy TRAN2 (Creating and accessible environment) promotes suitable access to buildings and their surroundings whilst taking account of the specific needs of people with disabilities or impaired mobility. Policy TRAN8 (Car parking & servicing arrangements) sets out the criteria under which reduced levels of car-parking will be assessed.
5.13	<p>The proposal amends the previously approved parking layout to serve both the retail store and the drive thru café. The amendments include:</p> <ul style="list-style-type: none"> • The removal of spaces along the northern boundary to allow HGV access to the retail store • Redesign of spaces adjacent to the entrance of the retail store to aid safer movement of traffic and prevent cars reversing onto the main access. • The addition of spaces as a result of the decreased footprint of the proposed drive thru café. • The total number of spaces will increase by 4 from 139 to 143.
5.14	The proposal also includes retention of the asphalt to the footpath fronting the site and the car parking spaces as opposed to paving as shown in the original approval. Given the asphalt was laid in 2018 and correspondence has been received from DFI Roads that their preference is to retain the asphalt this is considered acceptable. The surrounding footpaths are also finished in asphalt and therefore there will be no impact on the character or appearance of the area.
5.15	DFI Roads have been consulted and their response remains outstanding. Delegated authority is requested to deal with any issues arising from their response providing they are not substantive.
	<u>Impact on Amenity</u>
5.16	The proposed use as a cafe is considered a sensitive use within the Sensitive Uses SPG. The SPG recognises that cafes are often associated with a broad range of adverse impacts including noise and disturbance, odours, litter, vermin, road safety, traffic generation and anti-social behaviour.
5.17	A Noise Impact Assessment was submitted in support of the application. Environmental Health were satisfied that the proposed café would not give rise to an intensification of any adverse impacts over the previously approved café given the decrease in footprint. Environmental Health were content that conditions from the previous approval would ensure no adverse impacts without any formal consultation. Given there are no residential uses within the immediate surroundings it is unlikely the café will have any such impacts.
5.18	<u>Conclusion</u> The principle of the proposed development is considered acceptable under the previous permission.

5.19	The proposal forms minor amendments to the previous permission to reflect the operator of the drive thru café while the changes to the car park will improve safety and increase the parking provision.
5.20	DFI Roads remain outstanding and delegated authority is requested to deal with their response provided any issues raised are not substantive.
5.21	There have been no objections from any third-party representations.
6.0	Recommendation
6.1	Having regard to the Local Development Plan and all 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 and deal with the outstanding DFI Roads response and any other issues that arise, provided that they are not substantive.
7.0	<p>CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011 2. Notwithstanding the details set out in the Landscape Plan Drawing No. 06 uploaded to the planning portal on 27th March 2025, final details of the hard landscaping along the Boucher Road site frontage, including a programme for implementation, shall be submitted to and approved in writing by the Council prior to occupation of any part of the development. The landscaping shall be carried out in accordance with the approved details. Reason: In the interests of the character and appearance of the area. 3. All hard and soft landscaping works shall be carried out in accordance with the approved details as set out in Drawing 06 uploaded to the planning portal on 27th March 2025 and as agreed by the Council under condition 7. The landscaping works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details. Reason: In the interests of the character and appearance of the area. 4. Deliveries to or service collections from the hereby approved development shall only be permitted between the hours of 07:00-23:00hrs Monday to Friday;

	<p>between the hours of 08:00-23:00hrs on a Saturday and between the hours of 10:00-22:00hrs on a Sunday.</p> <p>Reason: Protection of residential amenity against adverse noise.</p> <p>5. No customers shall be served in the hereby approved drive through café outside the hours of 08:00 – 23:00hrs.</p> <p>Reason: Protection of residential amenity against adverse noise.</p> <p>6. The rating level (dBLAr,T) from the combined operation of all plant and equipment at the hereby permitted development shall not exceed the representative daytime and night time background noise level (dBLA90,T) at the closest residential receptors when measured and determined in line with BS4142:2019.</p> <p>Reason: Protection of residential amenity against adverse noise.</p> <p>7. Prior to commencement of operation of the hereby approved drive-through café, a proprietary kitchen extraction and odour abatement system shall be installed. This shall comprise an extraction canopy, fan and grease filtration as well as the additional odour abatement measures outlined in the Irwin Carr Odour and Air Quality Letter dated 21st January 2022, namely: fine filtration followed by a UV Ozone system to achieve a high level of odour control in line with relevant industry good practice guidance for commercial kitchen exhaust systems.</p> <p>Reason: protection of amenity against adverse odour impact.</p> <p>8. If during the carrying out of the development new contamination or risks to the water environment are encountered, that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health or environmental risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health and protection of environmental receptors to ensure the site is suitable for use.</p> <p>9. No development shall commence on site (including demolition, site clearance and site preparation) unless a Final Environmental Construction Management Plan has been submitted to and approved in writing by the Council. The Final Environmental Construction Management Plan shall include measures to control noise, dust, vibration and other nuisance during the demolition/construction phase. No development (including demolition, site clearance and site preparation) shall be carried out unless in accordance with the approved Final Environmental Construction Management Plan.</p>
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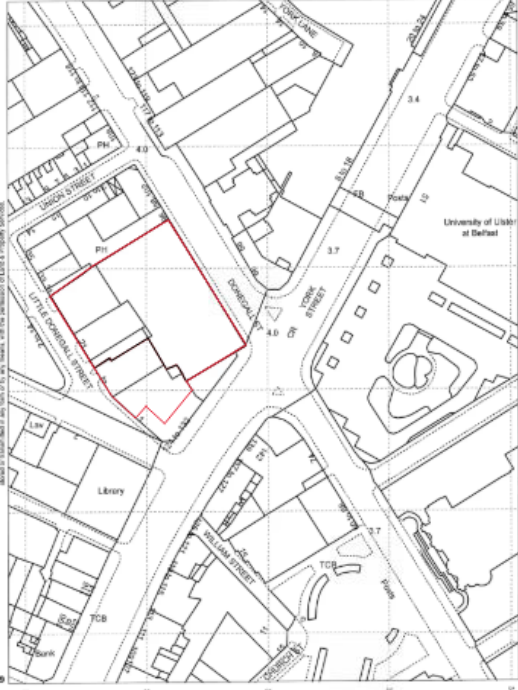
	<p>Reason: To safeguard the amenities of the area. Approval is required upfront because construction works have the potential to harm the amenities of the area.</p> <p>10. In the event that piling is required, no development or piling work should commence on this site until a piling risk assessment, undertaken in full 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”, has been submitted in writing and agreed with the Planning Authority. The methodology is available at:</p> <p>http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environmentagency.gov.uk/scho0501bitt-e-e.pdf</p> <p>No piling shall take place unless in accordance with the approved details.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>11. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing Nos.02E & 03C prior to the operation 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>12. 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 becomes operational 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>13. Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.</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>14. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with Drawing Nos. 02E & 03C. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking, servicing and traffic circulation within the site.</p> <p>15. The development hereby permitted shall not become operational until cycle parking facilities have been provided in accordance with Drawing Nos. 02E & 03C.</p>
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	<p>Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.</p> <p>16. The development hereby permitted shall not operate unless in accordance with the Service Management Plan.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p> <p>INFORMATIVES:</p> <ol style="list-style-type: none"> 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 the contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk. 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. 3. 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	
Application Ref: LA04/2025/0311/A	Committee Meeting Date: 12 th August 2025
Proposal: Street Art directly on facade of Donegall Street Elevation	Location: Telegraph Building, 124-144 Royal Avenue, Belfast, BT1 1DN
Referral Route: BCC Application	
Recommendation:	Advertisement Consent to be granted
Applicant Name and Address: Shauna McGowan, Belfast City Council 9-12 Adelaide Street, Belfast, BT1 5GS	Agent Name and Address: Shauna McGowan, Belfast City Council 9-12 Adelaide Street, Belfast, BT1 5GS
<p>Executive Summary:</p> <p>Advertisement Consent is sought for Street Art directly on facade of Donegall Street Elevation.</p> <p>The key issues in assessment of the proposed development include:</p> <ul style="list-style-type: none"> • Impact on the setting of Listed Buildings • Impact on Public Safety <p>Historic Environment Division and DfI Roads were consulted, and both have no objection to the proposal.</p> <p>There have been no other objections or representations from third parties.</p> <p>Recommendation</p> <p>Having regard to the development plan and other material considerations, the proposal is acceptable.</p> <p>It is recommended that planning permission is approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other issues that arise, provided that they are not substantive.</p>	

Officer Report	
1.0	Drawings
1.1	<div><p>Site Location</p><p>Proposed Plans</p></div>

	 <p>Former Belfast Telegraph Building Proposed North Elevation Unesco / City of Music Street Art</p> <p>Scale : 1:100 @ A1 February 2025</p>
2.0	Characteristics of the Site and Area
2.1	The site is located at Telegraph Building 124-132 Royal Avenue, Donegall Street. The area is characterized by a variety of multi-storey office development with ground floor retail outlets. The University of Ulster Belfast Campus is located to the east of the site.
3.0	Description of Proposal
3.1	The application is advertising consent for Street Art directly on facade of Donegall Street Elevation.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.1.1	Policies in the Plan Strategy relevant to the application include the following: <ul style="list-style-type: none"> • Policy DES4 – Advertising and Signage
4.1.2	<u>Supplementary Planning Guidance</u> Advertising and Signage
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004)

	Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Relevant Planning History LA04/2024/0203/LBC - Former Belfast Telegraph complex at 124-144 Royal Avenue - Demolition of attached structures, retention and restoration of the listed Seaver building comprising internal reconfiguration works, façade restoration of dormers, replacement windows and reinstatement of original entrance to southern façade. Permission Granted, 30.07.2024 LA04/2024/0190/F - Former Belfast Telegraph complex at 124-144 Royal Avenue - Renewal of planning permission ref: LA04/2018/1991/F for the demolition of existing non listed buildings and redevelopment of site with 6-8 storey buildings to accommodate office led mixed use development comprising Class B1 (a) office, ancillary Class B2 industrial floorspace, active ground floor uses retail (A1), restaurants, cafes and bars (sui generis); basement parking and associated access and circulation. Proposals include the retention and restoration of the listed Seaver building comprising façade restoration; new roof and reintroduction of dormers, replacement windows and reinstatement of original entrance to southern façade. Permission Granted, 30.07.2024 LA04/2024/0054/F - Former Print Hall, Ground Floor, 124-144 Royal Avenue - Change of use to conference centre facility with associated use as events/entertainment space – Permission Granted, 12.04.2024. LA04/2022/0155/F - Ground floor print hall, 122-144 Royal Avenue - Extension of time for temporary change of use of and alterations of former printing hall to event space for a period of 18 months – Permission Granted, 30.08.2022 LA04/2021/2825/A - Former Belfast Telegraph Printworks, 124-132 Royal Avenue - Retention of mesh banner signage (19.1m by 9.84m) for a temporary period of 24months. Permission Refused, 15.04.2022. LA04/2021/1586/A - Former Belfast Telegraph Printworks, 124-132 Royal Avenue - Proposed mesh banner signage (19.1m x 9.84m) for a temporary basis of 24months – Permission Refused, 10.11.2021. LA04/2020/0662/A - Former Belfast Telegraph Printworks, 124-132 Royal Avenue – Mesh banner signage (19.1m X 9.84m) (temporary for 1 year) – Permission Granted, 27.08.2020. LA04/2019/0878/F - Ground floor print hall, 122-144 Royal Avenue - Extension of time for temporary change of use of and alterations of former printing hall to event space for a period of 3 years - Permission Granted, 30.10.2019. LA04/2018/1991/F - Former Belfast Telegraph complex at, 124-144 Royal Avenue and, 1- 29 Little Donegall Street - Demolition of existing non listed buildings and redevelopment of site to accommodate office led mixed use development comprising Class B1 (a) office, ancillary Class B2 industrial floorspace, active ground floor uses retail (A1), restaurants, cafes and bars (sui generis); basement parking and associated access and circulation. Proposals include the retention and restoration of the listed Seaver building comprising facade restoration, new roof and reintroduction of dormers,

	<p>replacement windows and reinstatement of original entrance to southern façade [amended scheme] – Permission Granted, 22.02.2019</p> <p>LA04/2018/1968/LBC - Former Belfast Telegraph complex at, 124-144 Royal Avenue and, 1-29 Little Donegall Street - Demolition of attached structures, retention and restoration of the listed Seaver building comprising internal reconfiguration works, facade restoration of dormers, replacement windows and reinstatement of original entrance to southern façade - Permission Granted, 22.02.2019.</p>
5.0	Consultations and Representations
5.1	<p>Statutory Consultations. DFI Roads – No Objection HED – No Objection</p>
5.2	<p>Non-Statutory Consultations None</p>
5.3	<p>Representations There have been no objections or representations from third parties.</p>
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.1.1	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.
6.1.2	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.
6.1.3	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.
6.1.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in section 4.0 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).
6.1.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan

	<p>(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>
6.1.6	<p>The site is located within the settlement development limit in the BUAP and is not zoned for any use. The site is within the City Centre and un-zoned “white land” in the 2004 version of draft Belfast Metropolitan Area Plan 2015 and is designated as a Character Area (CC 015) and within the city centre boundary (CC 001). In draft BMAP 2015 version from 2014 the site is also located within the settlement development limits of Belfast and within a Character Area (CC 015), and within the city centre boundary (CC 001).</p>
6.2	<p>Key Issues</p>
6.2.1	<p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> • Impact on Listed Buildings. • Impact on Public Safety • Impact on Amenity
6.2.2	<p><i>Relevant policy:</i></p> <p>The proposal is assessed against Policy DES4 of the Plan Strategy and the guidance set out in the Advertising and Signage SPG (“SPG”). Policy DES 4 states that:</p> <p><i>‘Planning permission will be granted for advertisements and signage where it has been demonstrated that they:</i></p> <ul style="list-style-type: none"> <i>a. Are of good design quality, are located sensitively within the streetscape and do not have a negative impact on amenity;</i> <i>b. Will not result in clutter when read in addition to existing advertising and signage in the area;</i> <i>c. Will not adversely impact listed buildings, conservation areas or ATCs and their Settings’ and</i> <i>d. Do not prejudice road safety and the convenience of road users.</i> <p><i>In all cases applications for advertising consent will be expected to adhere to supplementary planning guidance.’</i></p>
6.2.3	<p>The proposal is assessed against the relevant criteria below.</p>
6.2.4	<p>Guidance on advertisements is provided at paragraphs 6.52 to 6.60 of the SPPS.</p>
6.3.	<p>Impact on public safety</p>
6.3.1	<p>Criterion d. of Policy DES 4 states that permission for advertisements will be granted for signage which does not prejudice road safety and the convenience of road users. Policy DES 4 paragraph 7.2.35 and the SPG (Para 4.6.1) acknowledges that the very nature of advertisements and signs are designed to attract the attention of passers-by and therefore have the potential to impact on road safety and that the Council will expect all advertisements to accord with the supplementary guidance with regard to its impact on public safety. The SPG advises that the Council will have regard to effect of an advertisement upon the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians).</p>

6.3.2	<p>The SPG at paragraph 4.6.2 outlines the main types of advertisements and signs which are likely to pose a threat to public safety. Those criteria which the proposal is in compliance of are set out below:-</p> <p><i>(a) Those which obstruct or impair sight lines at corners, bends or at a junction or at any point of access to a road.</i></p> <p><i>(b) Those which, by virtue of their size or siting (orientation/angle to road), would obstruct or confuse a road user's view or reduce the clarity or effectiveness of a traffic sign or traffic signal, or those which would be likely to distract road users because of their unusual design.</i></p> <p><i>(c) Signs which leave insufficient clearance on or above any part of the road or footpath, or insufficient lateral clearance for vehicles on the carriageway.</i></p> <p><i>(d) Those which are located so as to impair the safety of any person looking at them because there is no protection from moving vehicles or where the footpath is narrow at the point where the public stop to look at them.</i></p> <p><i>(e) Illuminated signs:</i></p> <ul style="list-style-type: none"> • <i>Where the means of illumination is directly visible from any part of the road.</i> • <i>Which, because of their colour, could be mistaken for, or confused with, traffic lights or any other authorised signals.</i> • <i>Which, because of their size or brightness, could result in glare or dazzle, or otherwise distract road users especially in wet or misty weather.</i> <p><i>(f) Signs which incorporate moving or apparently moving elements in their display, especially where the whole message is not displayed at one time therefore increasing the time taken to read the whole message.</i></p> <p><i>(g) Those which resemble traffic signs because of their colour or content or those which embody directional or other traffic elements, and which could therefore cause confusion with traffic signs.</i></p> <p><i>(h) Signs sited or designed primarily to be visible from a motorway or other special road;</i></p>
6.3.3	<p>The SPG further advises that in assessing the impact on road safety, a consideration for the council will be whether the advertisement/sign itself or its location is likely to be so distracting or confusing that it creates a hazard to, or endangers, people in the vicinity, be they drivers, cyclists or pedestrians.</p>
6.3.4	<p>DFI Roads were consulted and have no objection to the proposal. The council deem that the proposal complies with all the criteria outlined under paragraph 4.6.2 of the SPG. Therefore, the proposal would not impact on public safety.</p>
6.4	<p>Impact on Listed Buildings</p>
6.4.1	<p>Criterion c. of Policy DES 4 states that permission for advertisements will be granted for when advertisements do not adversely impact listed buildings, conservation areas or ATCs and their settings.</p>

6.4.2	The application site impacts upon HB26/50/323 Congregational Church 101-103 Donegal Street Belfast County Antrim BT1 2FJ (Grade B1) and HB26/50/189 Irish News Office, 113 Donegall Street Belfast County Antrim BT1 2GE (Grade B2) which are of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011.
6.4.3	Historic Environment Division were consulted and have no objection to the proposal. Officers deem that the proposal complies with Criterion c. of Policy DES 4 and will not adversely impact listed buildings or their settings.
6.5	Impact on Amenity
6.5.1	Criterion a. of Policy DES 4 states that permission for advertisements will be granted for signage that are of good design quality, are located sensitively within the streetscape and do not have a negative impact on amenity.
6.5.2	Criterion b. of Policy DES 4 states that advertisements will be permitted which do not result in clutter when read in addition to existing advertising and signage in the area.
6.5.3	The proposed advertisements are of acceptable design quality, and although of large scale, will contribute to a visually interesting streetscape and would not negatively impact on amenity. The proposal would not result in clutter when read in addition to existing advertising and signage in the area.
6.5.4	The proposal is therefore compliant with criteria a and b of Policy DES 4.
7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is approved.
7.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other issues that arise, provided that they are not substantive.
DRAFT CONDITION: 1. The advertisement hereby permitted must be erected within five years from the date of this consent. Reason: To avoid accumulation of unimplemented consents.	