

Public Document Pack

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



**Belfast
City Council**

4th March, 2026

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room, City Hall on Tuesday, 10th March, 2026 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

9. Planning Applications

- (c) **LA04/2025/0574/F** - Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building - Surface level car park at lands to east of Lanyon Place Station Mays Meadow (Pages 1 - 20)
- (d) **LA04/2025/1272/F** - Erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School, comprising 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and landscaping. (Amended Plans) - Harberton North Special School 29a Fortwilliam Park (Pages 21 - 34)

Development Management Committee Report	
Committee Date: 10 th March 2026	
Application ID: LA04/2025/0574/F	
Proposal: Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building	Location: Surface level car park at lands to east of Lanyon Place Station Mays Meadow, Belfast, BT1 3NR
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Northern Ireland Transport Holding Company 22 Great Victoria Street Belfast BT2 7LX	Agent Name and Address: Turley Hamilton House 3 Joy Street BELFAS
Date Valid: 17 th April 2025	
Target Date: 13 th November 2025	
Contact Officer: Ciara Reville Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>This application relates to the car parking area east of Lanyon Station, May Meadows. Full planning permission is sought for the erection of a 8 storey building for Grade A Office premises with retail and business units at ground floor, together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building.</p> <p>The application follows a detailed Pre-Application Discussion (PAD) process.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of the proposed uses • 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 • Pre-Application Community Consultation 	

The site is within the City Centre and is a highly sustainable location for new office development. The proposal would provide office, retail and business accommodation which would have a positive impact in terms of investment and economic activity.

The proposed building is of a high-quality design appropriate to its location.

No third-party objections have been received following press advertisement and neighbour notification.

NI Water offered an objection to the proposal indicating network capacity issues. However, it is considered unreasonable to withhold planning permission on those grounds as an appropriate planning condition can be imposed restricting development until a satisfactory agreement is reached with NIW. The Council's Environmental Health service and Urban Design Officer raise no objections. There is an outstanding response from DfI Road Services, however it is considered that the remaining issues will be overcome. Shared Environmental Services and NIEA have offered no objection to the proposal subject to planning conditions.

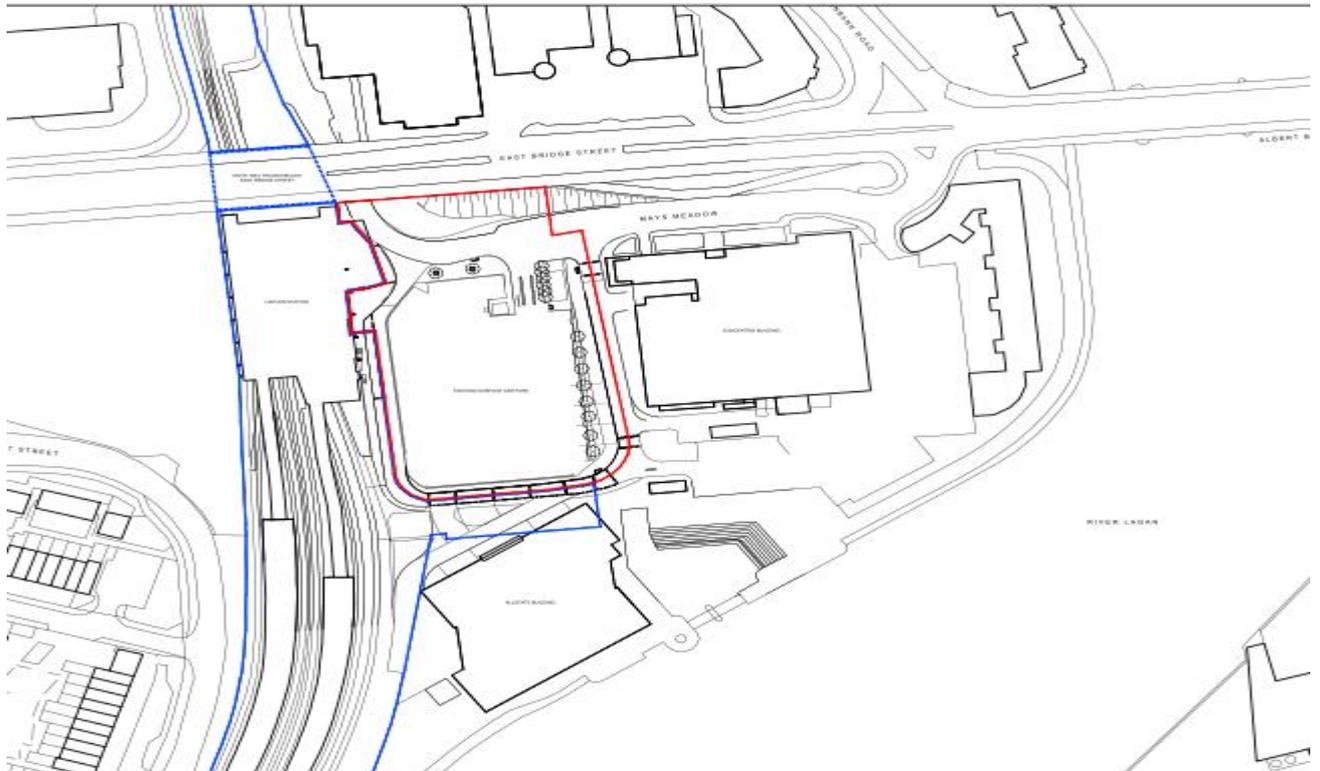
Recommendation

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

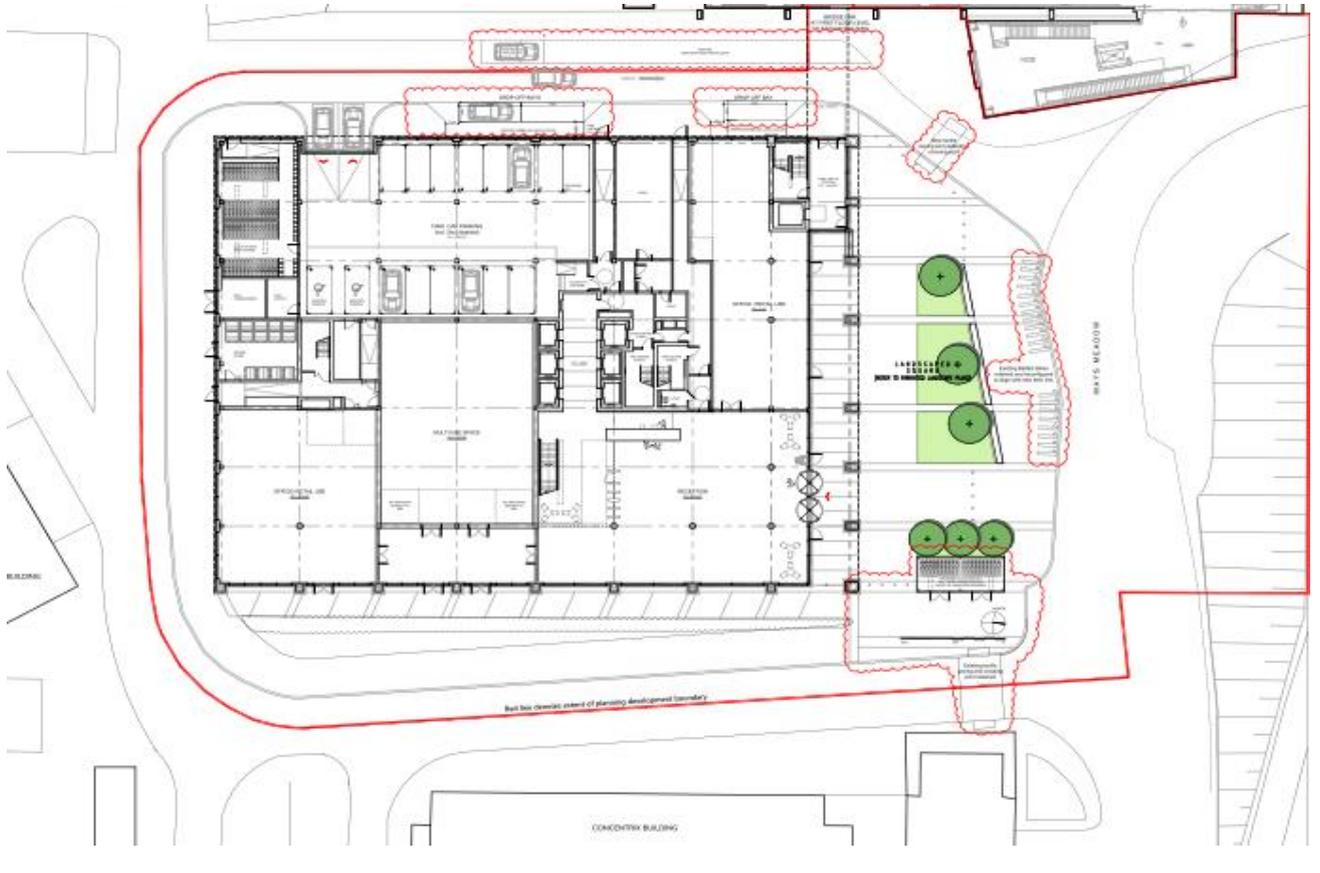
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, including those raised in the further consultation responses from DfI Road Services, provided that the issues are not substantive.

DRAWINGS AND IMAGERY

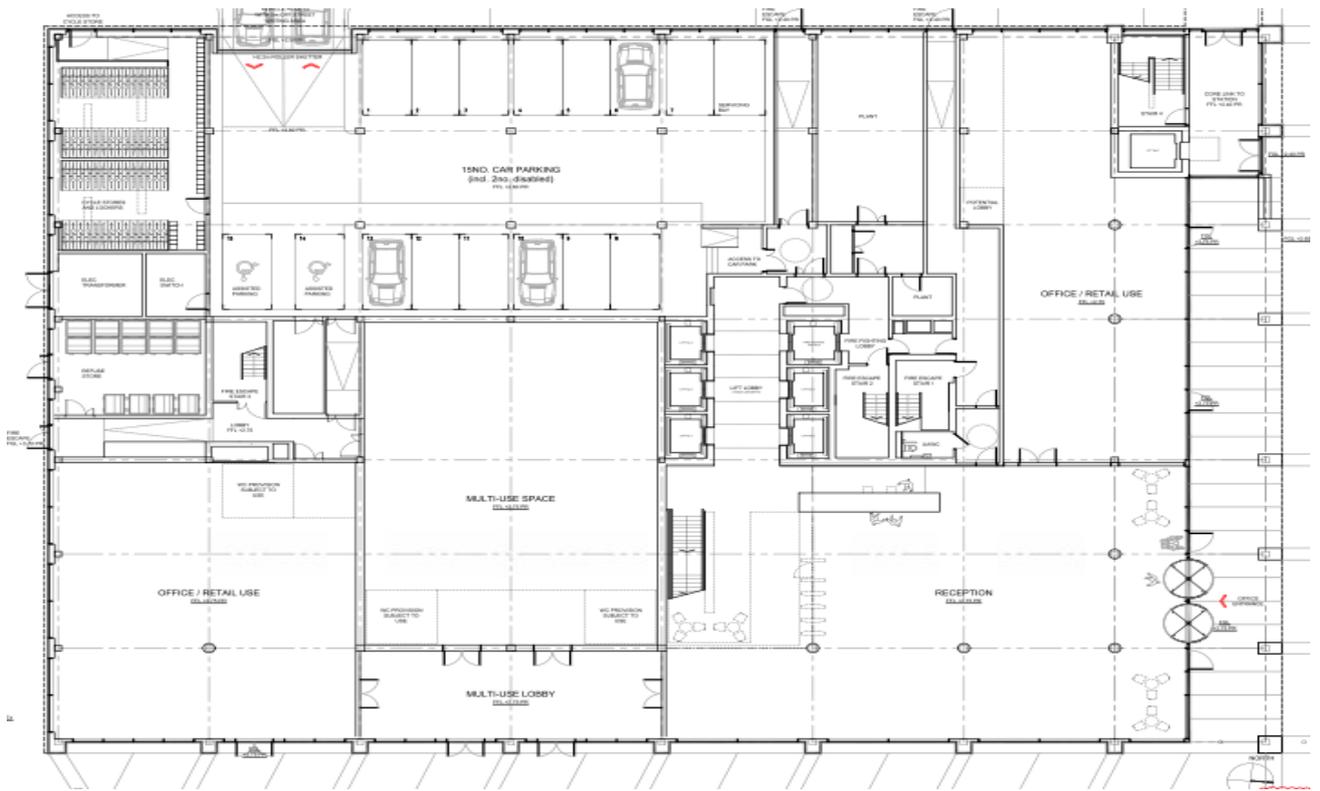
Site Location Plan:



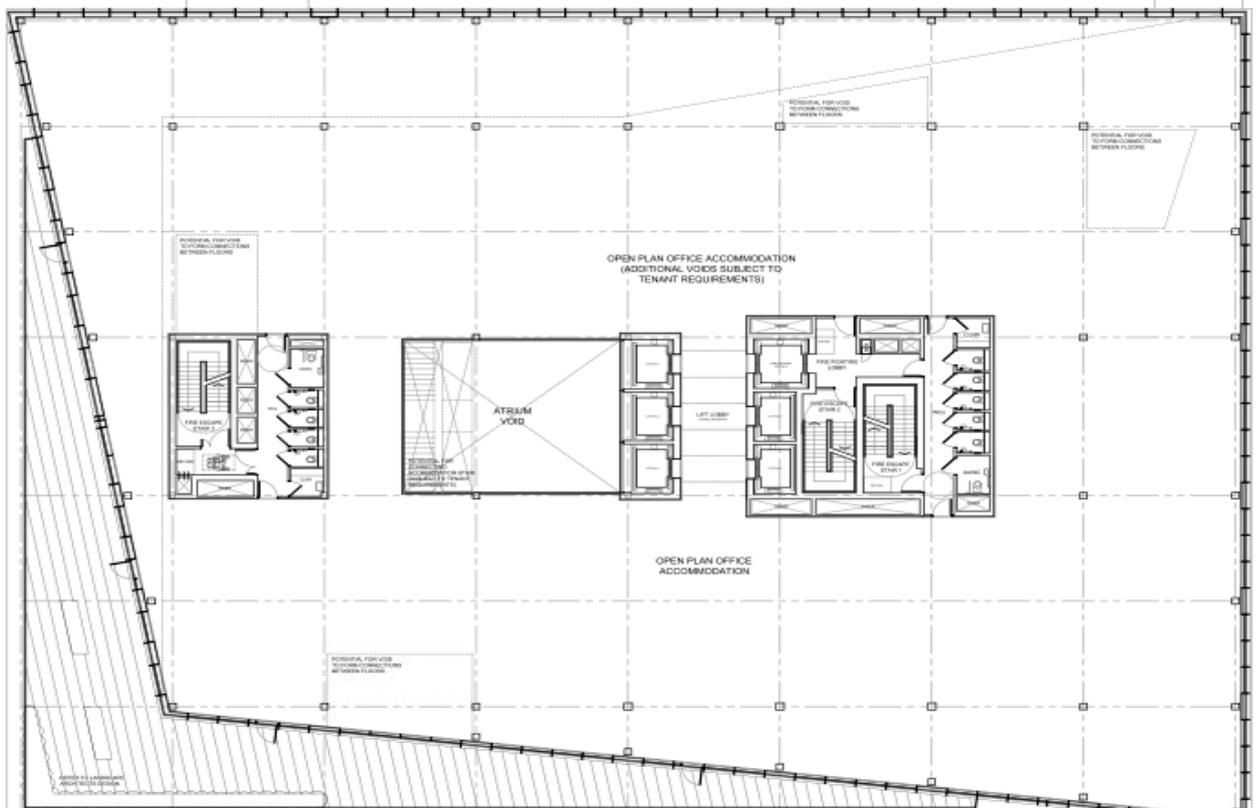
Block Plan



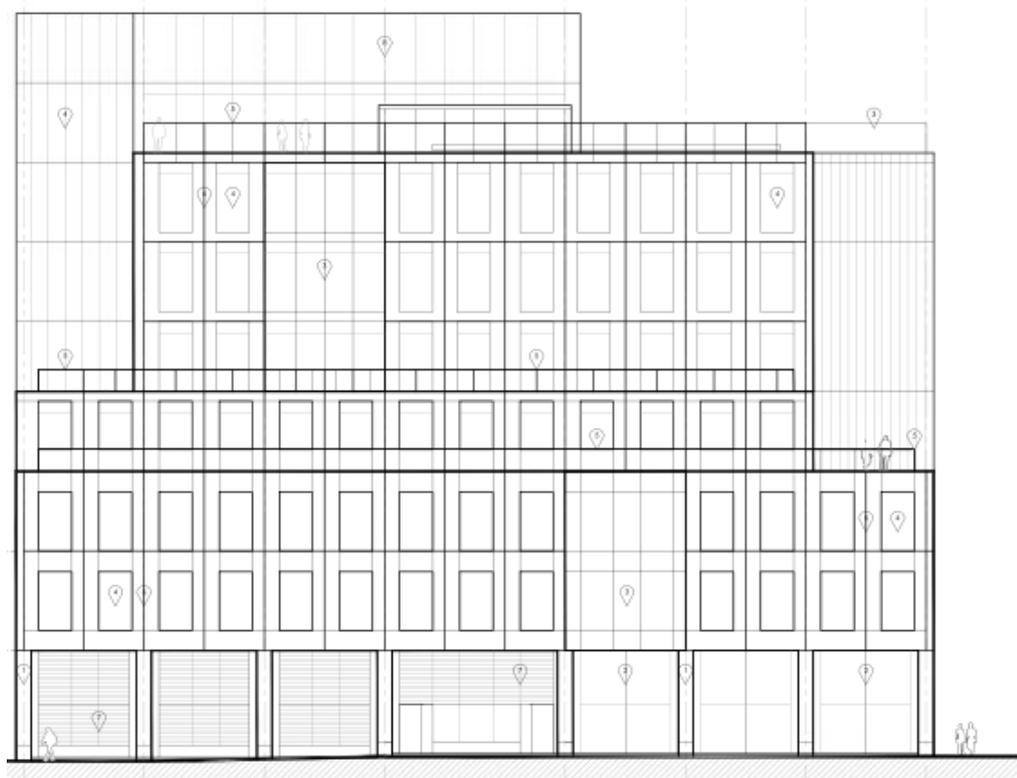
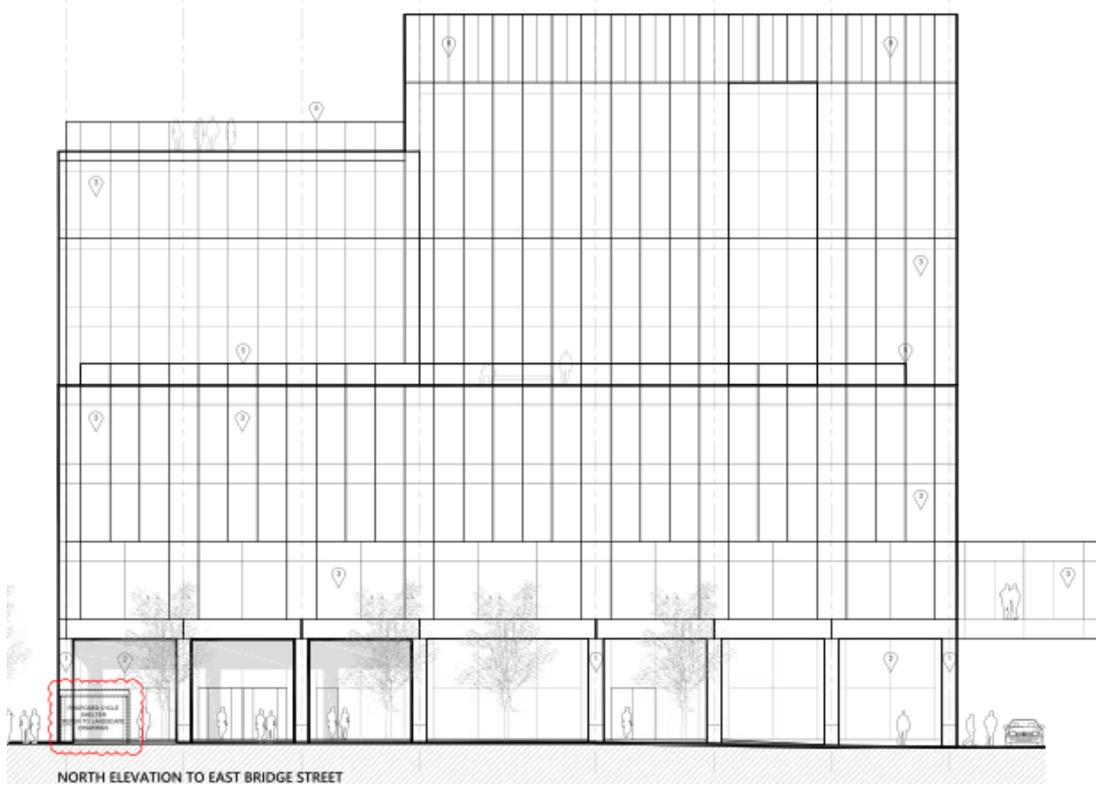
Ground floor plan:

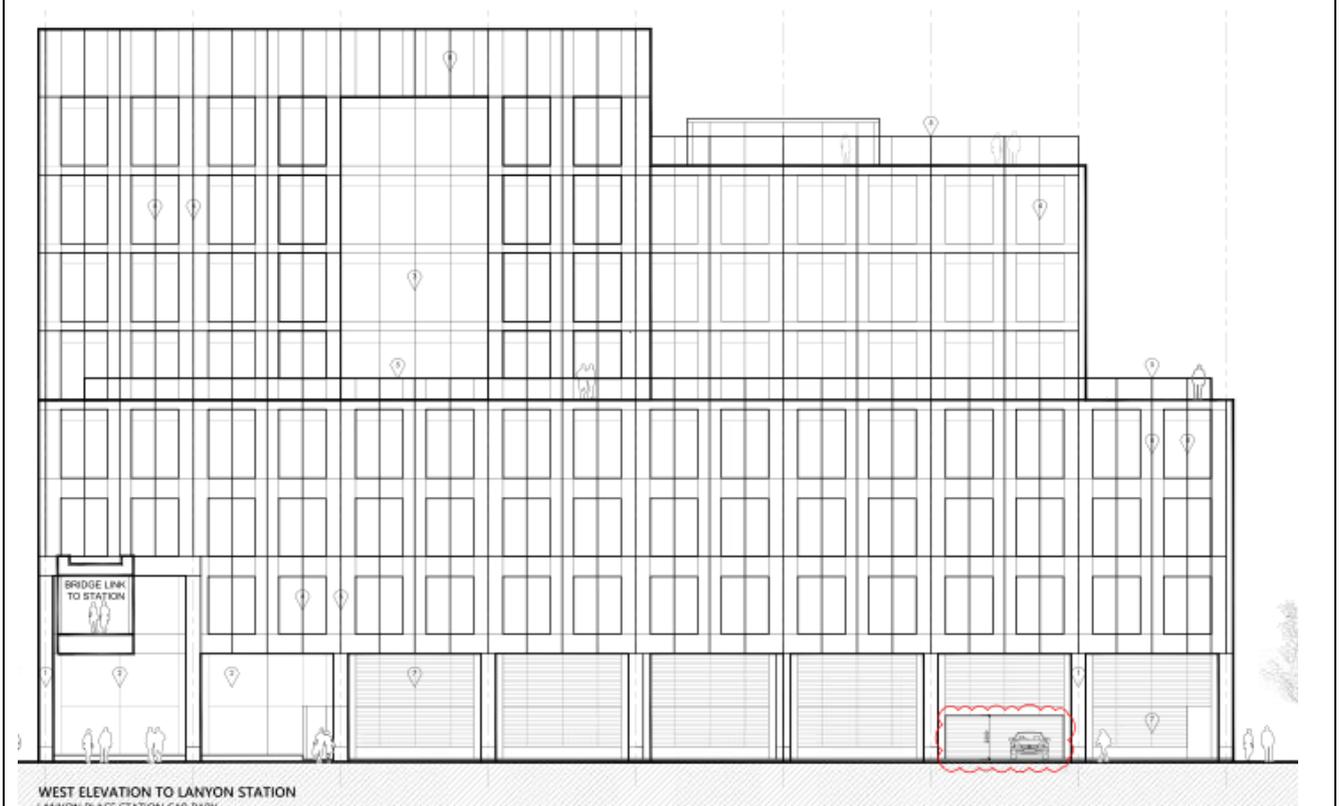
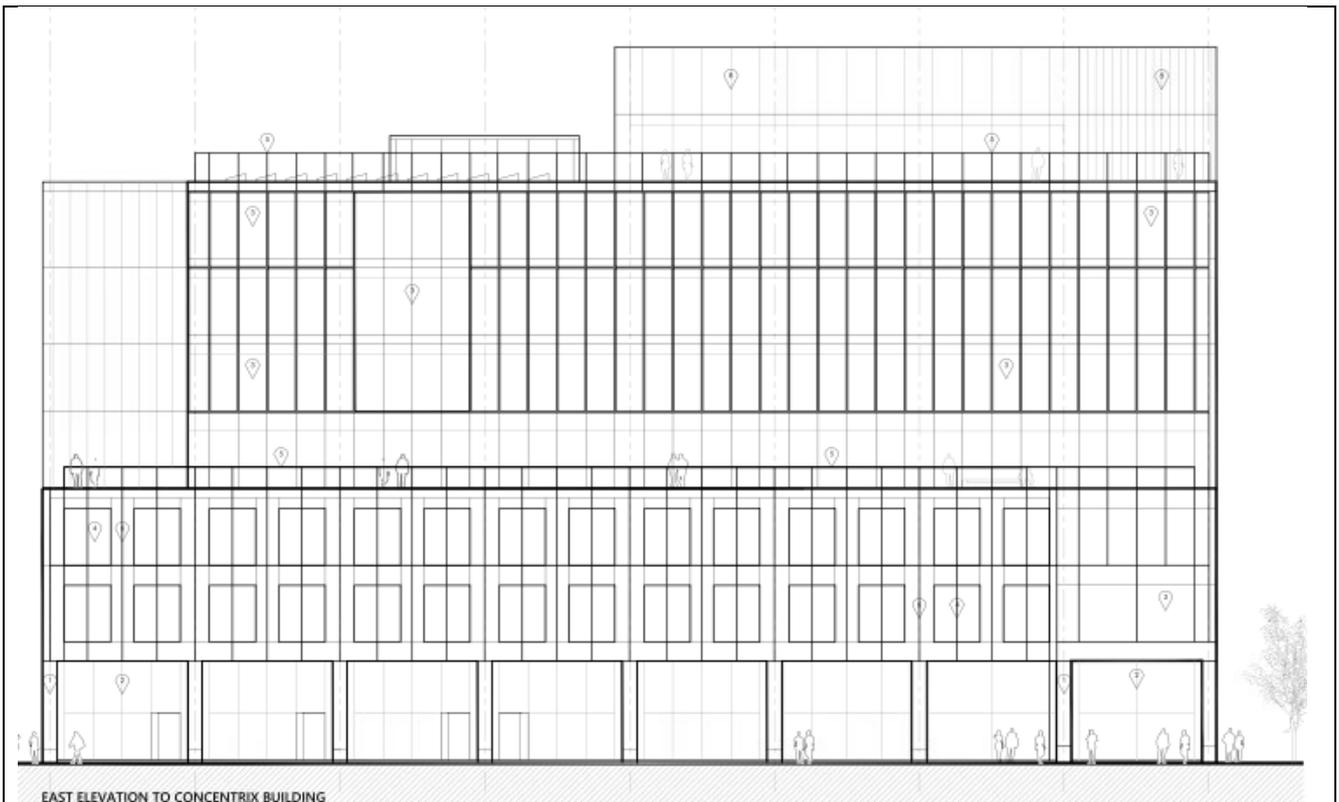


Typical Upper Floor Plan



Proposed Elevations:





CGIs:



1.0 Characteristics of the Site and Area

1.1 The site is currently a tarmac covered surface level car park which is adjacent to two existing office blocks (Allstate and Concentrix) and Lanyon Place train station. The site is accessed from Mays Meadow which is linked to the main thoroughfare at East Bridge Street further to the east of the site. The application site is located on land sitting lower than East Bridge Street.

1.2	<p>Description of Proposed Development</p> <p>Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p> <p>2.4</p>	<p>Relevant planning history</p> <p>LA04/2018/2074 – Permission Granted 5th April 2019 - The installation of a secured compound including the erection of a 2m high fence. Extension of existing wall, mono-pitch roof and gates around cycle storage facilities.</p> <p>There are also planning histories on surrounding lands that are relevant to the proposal:</p> <p>Z/2015/0090/F - Permission Granted 24 November 2015 - Conversion of existing building into new 3 storey office space with new 2 storey front block extension to include new data centre parking and bicycle parking at side and rear.</p> <p>Z/2015/0182/F - Permission Granted 08 December 2015 - New office development (6 storey with roof plant) with realignment of existing car parking, infilling of slipways, refurbishment of marina steps, creation of new cycleway, new area of open space and associated landscaping.</p> <p>LA04/2018/2913/F - Permission Granted 21 May 2019 - Amendments to previously approved site layout (REF Z/2015/0090/F) to include a two-storey extension, relocation of cycle parking, rationalisation of car parking and erection of bin compound</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</p> <p>Policy SD2 – Settlement Areas Policy SD3 – City Centre</p> <p><i>Operational Policies:</i></p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy DES3 – Tall buildings Policy BH1 – Listed Buildings Policy BH2 – Conservation Areas Policy BH5 – Archaeology</p>

	<p>Policy EC1 – Delivering inclusive economic growth Policy EC6 – Office development Policy RET1 – Establishing a centre hierarchy</p> <p>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</p> <p>Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy HC1 – Promoting healthy communities Policy GB1 – Green and blue infrastructure network Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design Tall Buildings Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)</p>
<p>4.0</p> <p>4.1</p>	<p>Consultations and Representations</p> <p><u>Statutory Consultees</u></p> <p>DfI Roads – waiting final response. DfC HED – no objection. DfI Rivers – no objection. DAERA – no objection, recommends conditions. NI Water – objection due to network capacity</p>

<p>4.2</p> <p>4.3</p>	<p><u>Non-Statutory Consultees</u></p> <p>Planning Service Urban Design Officer – no objection. Environmental Health – no objection, recommends conditions. BCC Landscape and Development – no objection, no significant adverse impact on the townscape and the proposal will likely assimilate within its surroundings. Shared Environmental Services (SES) – no objection with conditions. Belfast City Airport – no objection</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified. No objections have been received from third parties</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p>	<p>Main Issues</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of the proposed uses • 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 • Employability and Skills • Pre-Application Community Consultation <p>Development Plan Context</p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <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> <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	<p><u>Operational Polices</u> The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed above.</p>
5.6	<p><u>Proposals Maps</u> 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” within the Development Limit.</p> <p>Belfast Metropolitan Area Plan 2015 (2004) – the site is un-zoned “white land” within the Development Limit.</p> <p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is un-zoned “white land” within the Development Limit.</p>
	<p><u>Principle of the proposed uses</u></p>
5.7	<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.</p>
5.8	<p><i>Office use:</i> Policy EC6 states that planning permission will be granted for new office development within the City Centre. Policy EC1 supports business sectors with strong growth potential in Belfast including ICT. The proposal is consistent with these policies.</p>
5.9	<p>This is a sustainable location for office development with excellent access to public transport, shops and services, providing opportunity to reduce the need to travel by the private car. The proposal would make effective use of previously developed land and would regenerate the site currently used for surface level car parking</p>
5.10	<p><i>Retail/business uses:</i> In terms of the proposed ground floor retail/business units, Policy RET1 directs such town centre uses to the City Centre first. The site is located within the City Centre where retail uses, including food and drink, are acceptable in principle.</p>
5.11	<p><i>Economic development:</i> The proposed building is intended to provide grade A office space with additional retail and business uses at the ground floor. The proposal would have a Gross Value Added (GVA) to the economy of £36.4 million and is projected to support 1000 jobs during construction and operation. It would increase footfall and spend in the City Centre. In this regard, the proposal would have a very positive economic impact.</p>
5.12	<p>Having regard to the above factors, the proposed uses are welcomed in principle. The proposal accords with Policies EC1, EC6 and RET6 of the Plan Strategy, and relevant provisions of the SPPS.</p>

5.13	<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>
5.14	<p>The application follows a Pre-Application Discussion (PAD) process when issues relating to scale, height, massing and architectural treatment were discussed in detail.</p>
5.15	<p><i>Scale, height and massing:</i></p> <p>The proposed building would occupy a prominent position on a main arterial route into the city. The height of the proposed building would be approximately 40 metres. The proposal was assessed by the Urban Design Officer and modelled against the surrounding buildings and was considered to be of a scale that is compatible to the surrounding character.</p>
5.16	<p><i>Architectural treatment:</i></p> <p>The proposed building would be clad at ground floor level by natural stone-faced panels and the upper floors with aluminium curtain walling. This is in contrast with the surrounding buildings that are constructed with more traditional building materials with a higher solid to void ratio. The contrast in the finish with the neighbouring building is acceptable offering a modern designed building on a main arterial route into the city.</p>
5.17	<p><i>Active frontage:</i></p> <p>The proposed building would be activated frontage to both its north and east frontages onto May Meadows which is welcomed enhancement to the previous open car park area. Due to servicing and internal car parking, part of the ground floor along the south and west elevations is not activated, however this is considered acceptable, due to the necessity for providing services to the building.</p>
5.18	<p><i>Public realm outdoor space:</i></p> <p>The proposal included public realm enhancements on May Meadows offering soft landscaping to the north and east elevations. There is also the provision, for the office space, of terracing and green roof space at the 7th floor.</p>
5.19	<p><u>Impact on the heritage assets</u></p> <p>DfC HED offers no objection to the proposal in terms of potential impact on historic buildings and archaeology. Historic Monuments also offered no objection to the proposal subject to the inclusion of planning conditions relating to developer funded programme of archaeology works. The proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.</p>
5.20	<p><u>Impact on amenity</u></p> <p>The proposed building is located a sufficient distance from occupied neighbouring buildings and will not be harmful to neighbouring amenity. There would be no harmful overlooking, loss of outlook, daylight or sunlight to nearby properties. The nearest residential dwellings are located approximately 75 metres away from the application</p>

	<p>site, with Central Station located in between. In these regards, the proposal is considered to satisfy Policy DES1.</p> <p><u>Climate change</u></p>
5.21	<p>Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposed building is targeting BREEAM Excellent rating as a minimum, which is considered to satisfy both policies. A condition to ensure that this standard or equivalent is met is recommended accordingly.</p>
5.22	<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 scheme proposes the use of permeable paving to the public realm fronting the site and areas of green roofing. The space constraints on the site limits soft SUDs solutions. The existing site is completely impermeable and this new proposal provides betterment. These measures will be required to be implemented by condition.</p> <p><u>Open space</u></p>
5.23	<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>
5.23	<p>The proposed building incorporates open space in the form of external terracing of approx. 1100sqm with the building having a footprint of 2600sqm sqm approx. 42%. This exceeds the 10% policy requirement; the proposal accords with Policy OS3.</p> <p><u>Access and transport</u></p>
5.24	<p><i>Accessibility and parking:</i></p> <p>The site is a highly accessible location in the City Centre, within short walking and cycling distance of the main shopping area. The site has very good public transport links, neighbouring Lanyon Station and is located on a main bus corridor to the city. On-site internal parking is provided with 15 spaces; there is also provision of secure sheltered bicycle parking within the building. DFI ROads final comments on the proposal are currently outstanding.</p>
5.25	<p>A breakdown of the parking shows the applicant has provided two disabled parking bays and 13 regular bays within the ground floor and covered cycle parking for up to 56 bikes in the vicinity of the site.</p> <p><u>Health impacts</u></p>
5.26	<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.</p>

	<p>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>
5.27	<p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through excellent linkages with the city centre. Good levels of open space/amenity space are proposed including outdoor terraces.</p>
5.28	<p>In terms of place making, the proposed building is considered to be of a high-quality design which would provide a pleasant working environment for employees and visitors, and well as enhancing the character and appearance of the area. The proposal is considered to satisfy the requirements of Policy HC1.</p> <p><u>Environmental protection</u></p>
5.29	<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 odour impacts.</p>
	<p><u>Contaminated land</u></p>
5.30	<p>The contaminated land reports provided with the application conclude that no remediation is required. Environmental Health therefore advises that only precautionary conditions for new discovered contaminants are placed on the decision notice.</p>
	<p><u>Air quality</u></p>
5.31	<p>The application is accompanied by an Air Quality Assessment, which concludes that the relevant thresholds would not be exceeded. Environmental Health notes that a range of plant rooms and a generator are proposed as part of the scheme. It therefore advises a condition to require a further Air Quality Assessment should centralised combustion sources be proposed.</p>
	<p><u>Noise</u></p>
5.32	<p>In relation to noise, Environmental Health advises conditions in relation noise levels from plant and equipment.</p>
	<p><u>Odour</u></p>
5.33	<p>Environmental Health is concerned that the proposed ground floor restaurant could have an adverse odour impact on existing and future sensitive receptors. Further details of kitchen extraction and odour abatement are therefore required, and these can be secured by condition.</p>
5.34	<p>Subject to the suggested conditions, it is considered the proposal complies with Policy ENV1.</p> <p><u>Flood risk and drainage</u></p>
5.35	<p>Dfl Rivers advises that the site is within a 1 in 200 year climate change coastal flood plain. Planning Service has accepted that the proposal is an exception to policy being land previously developed, including replacement of buildings within the car park. DFI Rivers Agency has assessed the Flood Risk Assessment for the proposal and accepts the logic and has no reason to disagree with the conclusions. Accordingly, it offers no objection to the proposal. The proposal is considered to satisfy Policy ENV5.</p>

	<p><u>Natural heritage</u></p>
5.36	Policy NH1 relates to the protection of natural heritage resources.
5.37	NI Water has objected to the application on grounds of insufficient network capacity and has cited concerns about environmental pollution. Particular regard should be had to potential pollution of Belfast Lough – an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC) – should the site and lough be hydrologically linked.
5.38	Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough. Water quality of 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.
5.39	Whilst a precautionary approach applies to Habitats Regulations Assessment (HRA), SES confirms that the onus is on NI Water to provide evidence of likely actual impacts, rather than hypothetical impacts. As the 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 may need to consult SES and ask them to undertake a HRA Appropriate Assessment Screening to ascertain whether there would be a likely significant impact. This also triggers statutory consultation with DAERA NI Environment Agency.
5.40	In this case, it is considered that there would be clear intensification of the existing use of the site. Accordingly, it has been necessary to consult DAERA and SES. DAERA Water Management Unit has advised that in view of the objection from NI Water, the proposal has the potential to adversely affect the surface water environment. However, it advises mitigation in the form of a condition restricting development until agreement with NIW is reached. SES has been reconsulted and has submitted two conditions for the proposal works to be carried out in accordance with the Construction Environmental Management Plan and like DAERA a restriction preventing development until agreement with NIW.
5.41	DAERA has advised that it has no further concerns about the proposal, advising conditions in relation to piling, decommissioning of boreholes and requirements should future contamination be found. These conditions are recommended as appropriate.
5.42	Subject to a satisfactory agreement with NIW, the proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
	<p><u>Pre-Application Community Consultation</u></p>
5.43	For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.
5.44	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 September 2021 (LA04/2021/2228/PAN) and confirmed by the Council to be acceptable.

5.45	<p>The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received. A public event Webinar was held and dedicated community consultation website setup. A total of seven feedback forms were completed. Feedback was provided in relation to design, regeneration, sustainability, need, active travel, public accessibility, relocating Grade A office development, potential employment the design, noise/disruption road safety. The PACC report is considered compliant with the legislative requirements.</p> <p><u>Employability and Skills</u></p>
5.47	<p>The applicant is a publicly owned corporation, part of Translink. Translink is mandated to promote social inclusion and equal opportunities to deliver social value. The agent has advised that Translink will explore delivery options which may include securing a Private Sector Development Partner (PSDP) to deliver this project (subject to planning and all requisite approvals). This potential delivery model has the ability to embrace social value initiatives that would benefit local communities, proportionate to the project's construction value and agreed upon with a PSDP. Translink has agreed a similar approach with their appointed PSDP at Weavers Cross in the city.</p>
6.0	<p>Recommendation</p>
6.1	<p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p>
6.2	<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 any other issues that arise, including those raised in the further consultation responses from Shared Environmental Services and Waste Management team, provided that the issues are not substantive.</p>
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 rating level (dBLAr,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 premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. Reason: Protection of surrounding amenity from adverse noise impact. 3. All plant associated with the hereby permitted development shall be located within the designated plant area on the Mezzanine floor as presented in drawing from TODD titled 'Mezzanine Floor Plan', Drawing No: LPCP-TOD-02-MZ-DR-A-02010, Revision P01 and dated 14/03/2025. Reason: Protection of surrounding amenity from adverse noise impact.

4. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.

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

5. 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 of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

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

6. 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 as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management document - Land-use Planning & Development Control: Planning For Air Belfast City Council - Environmental Health Service Planning Checklist 2008.doc Quality (January 2017), an Air Quality Impact Assessment shall be submitted to, and approved in writing by, the Planning Authority prior to installation of the plant.

Reason: Protection of human health

7. 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.

Reason: Protection of human health

8. Construction dust management measures shall be developed in accordance with the provisions of the Institute of Air Quality Management Publication Guidance on the Assessment of Dust from Demolition and Construction (2024 V2.2). These dust management measures shall be implemented throughout the duration of the construction phase of the development.

Reason: To protect human health from adverse dust effects during the construction phase of the development.

9. Prior to and throughout construction, the appointed contractor must implement and adhere to all the mitigation measures set out in the

Construction Environmental Management Plan (Tetra Tech, Version 5, February 2025) to effectively prevent the egress of contaminated water from the construction site, unless otherwise agreed in writing by the Council.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

10. 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.

11. The development hereby approved shall not be occupied until the external terraces have been provided in accordance with the approved plans. The amenity areas shall be retained as such at all times.

Reason: To ensure that a quality residential environment is provided for occupants of the approved development.

12. The SuDS measured shall be implemented as specified in the application and the building shall not be occupied until verification and evidence of such has been submitted to and approved in writing by the Council.

Reason: In order that the development provides sustainable drainage

13. 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.

14. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan

Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.

15. The development hereby permitted shall not be occupied until the secure cycle storage area, lockers and shower facilities have been provided in accordance with the approved plans and shall be permanently retained as such at all times.

Reason: To promote active travel and to mitigate the absence of dedicated parking within the development.

DRAFT INFORMATIVES

NOT02 Compliance with planning permission

Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning

Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.

NOT03 Discharge of condition(s)

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

NOT05 Non-planning requirements

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

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Committee Application

Development Management Report	
Committee Meeting Date: 10 th March 2026	
Application ID: LA04/2025/1272/F	
Proposal: Erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School, comprising 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and landscaping.	Location: Harberton North Special School 29a Fortwilliam Park Belfast BT15 4AP
Referral Route: Major Application	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Education Authority 40 Academy Street Belfast BT1 2NQ	Agent Name and Address: Damien McLoughlin Resolve Planning Pearl Assurance House 1 Donegall Square East Belfast
Date Valid: 31/07/2025	
Target Date: 26/02/2026	
Contact Officer: Lisa Walshe, Principal Planner (Development Management)	
Executive Summary: This application seeks the erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School. The proposal comprises of 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and replacement and landscaping. The proposal seeks temporary permission until the refurbishment and extension works to the existing school buildings and campus, anticipated for completion in September 2030. The key issues are: <ul style="list-style-type: none"> • Principle of development • The impact of the proposal on the conservation area and setting of listed buildings • Trees and landscaping • The impact on the amenity of adjacent land users • Access, movement, and parking • Climate change • Drainage and sewage infrastructure • Noise, air quality and other environmental impacts including contamination • Ecological issues 	

The site is located within the settlement limit within Belfast Urban Area Plan (BUAP) and Draft Belfast Metropolitan Area Plan 2015 (versions 2004 and 2014) and within the Somerton Road / Chichester Park Conservation Area. The site is near a number of listed buildings.

The proposal includes the removal and replacement of a number of trees to facilitate the temporary buildings, parking and access. Temporary parking arrangements will also be provided to the rear of the site to offset the loss of spaces currently located where the temporary buildings are proposed.

There are no objections from any consultees, including the BCC Tree and Conservation Sections, DFI Roads, and Environmental Health.

Two representations have been received raising issues with trees being felled and impact to residential amenity namely loss of light, privacy and increased noise / traffic levels. All issues are considered in the report.

Recommendation

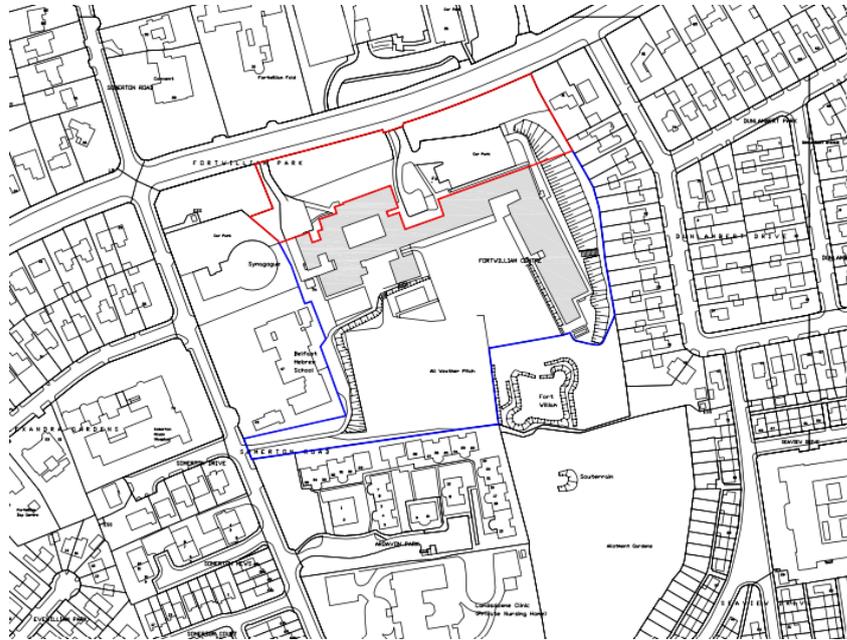
Having regard to the development plan and other material considerations, the proposal is considered acceptable for a temporary period. It is recommended that planning permission is granted subject to conditions.

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

Officer Report

1.0 Drawings

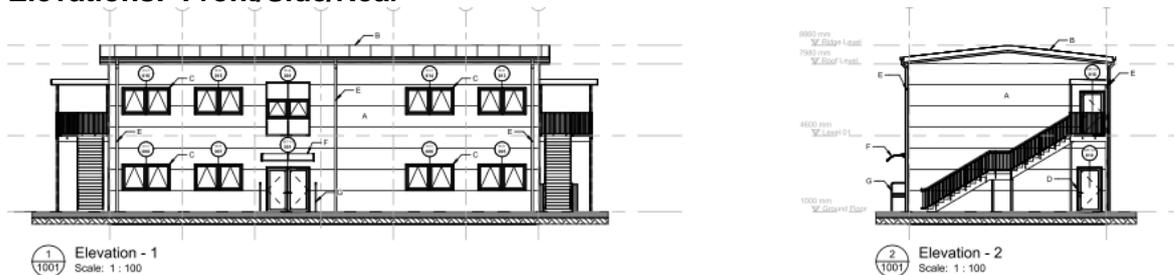
1.1 Fig 1. Site Location Plan

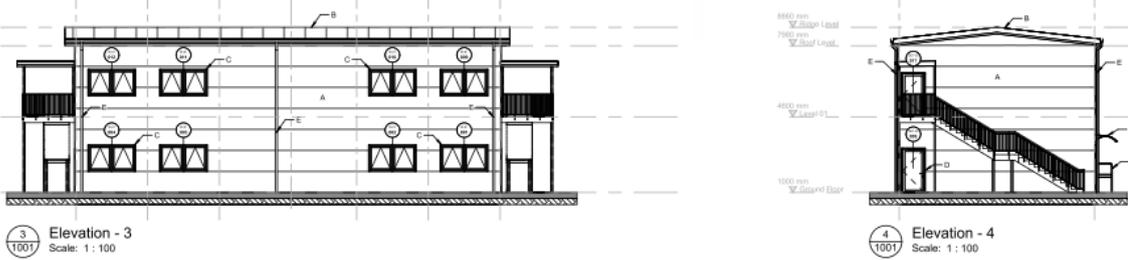


1.2 Fig 2. Proposed site Layout

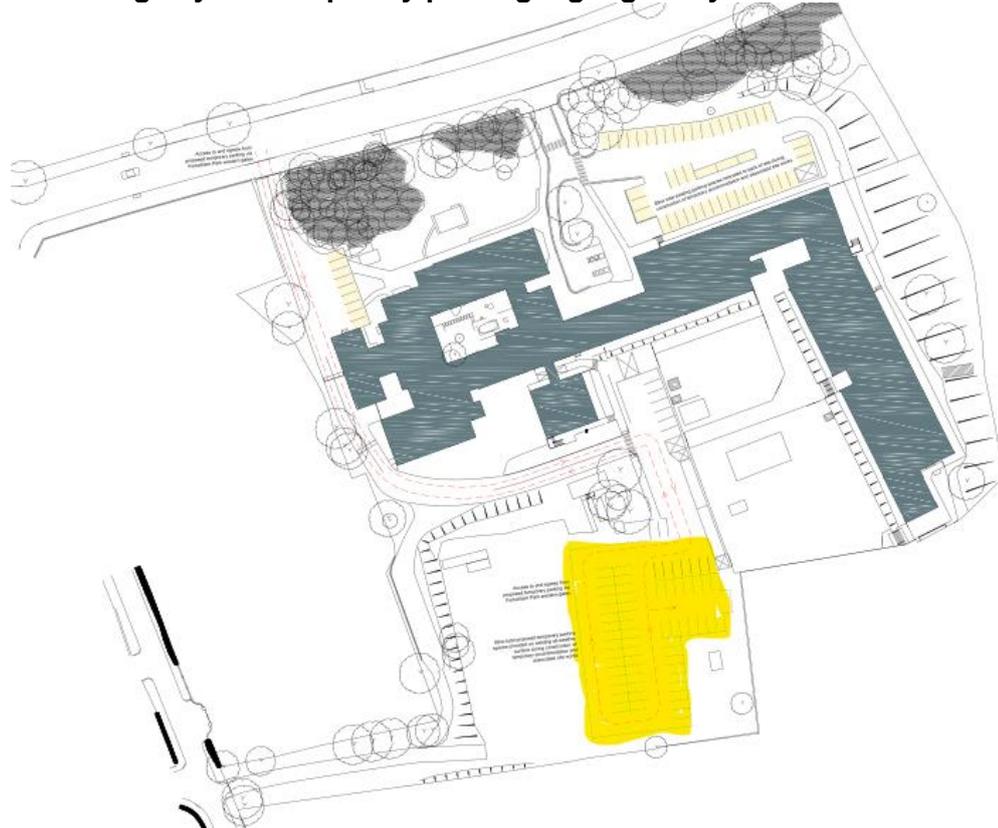


1.3 Elevations: Front/Side/Rear





1.4 Overall Existing Layout: temporary parking highlighted yellow



2.0 Characteristics of the Site and Area

2.1 The site is located in North Belfast at an existing school facility known as “Harberton Special School”. The wider campus is broadly rectangular in shape and approximately 3.1 hectares in size. It comprises a series of linked buildings in a broadly “L” shaped layout orientated west-to-east towards the front of the site and parallel to the northern and eastern site boundaries. The main section of the school comprises buildings largely two and three stories in height, stepping down to single storey along/adjacent to the eastern boundary. To the rear of the main building the site is largely hard surfaced comprising playground areas and former gravel sports/play area, vehicular access lanes and parking. Whilst the topography of the site is broadly level, the main central section of the site is slightly elevated above existing development adjacent to the west and south and falls towards the eastern boundary. There are a number of mature trees along the site frontage with Fortwilliam Park, with additional mature trees along/adjacent to the western, eastern, and southern site boundaries.

2.2 There are two existing vehicle accesses off Fortwilliam Park at the front of the site facilitating “one way” entrance and exit, with a further two-way access lane in the

2.3	<p>southwestern corner of the site from Somerton Road, which runs parallel to the site to the west. There are a total of 56 marked parking spaces and associated access road along the site frontage, with a further 7 no car spaces and 2 no bus spaces centrally located to the rear of the existing buildings. A further access lane travers south and west adjacent to the western boundary onto Somerton Road.</p> <p>The application site is located in the northeast of the site and currently comprises the current main car park area. It also further extends along the frontage to the west and includes the current access lane and soft landscaping areas with associated mature trees adjacent to the front site boundary with Fortwilliam Park. The topography of this area is broadly level but falls towards the eastern site boundary at/from a point adjacent to the eastern gable of the main existing school building.</p>
2.4	<p>To the north/opposite the site is a Secondary School "Dominican College". Immediately adjacent to the east largely comprises detached two storey dwellings on Dunlambert Drive. The rear of these dwellings are orientated towards the eastern boundary of the school campus, save for 31 Fortwilliam Park which is orientated gable onto the eastern site boundary. To the west of the site there is a church and nursing home facility. Fortwilliam monument and grounds are located to the southeast/adjacent to the southern boundary of the campus and detached 2-storey housing.</p>
3.0	Description of Proposal
3.1	<p>Erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School, comprising 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and landscaping.</p>
3.2	<p>The mobile blocks measure approx. 20.2m in length, 9.4m in width and 7.9m in height with a floorspace of approx. 190 sqm per floor. The temporary blocks span over two floors which equates to a floor space of 380 sqm per unit.</p>
3.3	<p>There are 3 no. of temporary mobile blocks totalling approx. 1,140 sqm of floor space.</p>
3.4	<p>Each floor will consist of two classrooms arranged either side of core accommodation including, a foyer, stairs, lift, accessible toilet and stores. The layout of the temporary accommodation, together with proposed fencing will define two temporary hard play areas with direct access from the units.</p>
4.0	Planning Policy and Other Material Considerations
4.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan: Plan Strategy 2035</u></p>
	<p>Policy DES1 – Principles of urban design</p>
	<p>Policy CI1 - Community Infrastructure</p>
	<p>Policy TRAN1 – Active Travel</p>
	<p>Policy TRAN2 – Creating an accessible environment</p>
	<p>Policy TRAN6 – Access to public roads</p>
	<p>Policy TRAN8 – Car parking and servicing arrangements</p>
	<p>Policy ENV1 – Environmental quality</p>
	<p>Policy ENV2 – Mitigating environmental change</p>
	<p>Policy ENV3 – Adapting to environmental change</p>
	<p>Policy ENV4 - Flood Risk</p>
	<p>Policy ENV5 – Sustainable Drainage</p>

	<p>Policy BH1 – Listed Buildings Policy BH2 – Conservation Areas Policy OS1 – Protection of Open Space Policy TRE1 – Trees</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>Other Material Considerations Developer Contribution Framework (BCC) Belfast Agenda (Community Plan) Creating Places (DfI)</p>
4.5	<p>Relevant Planning History</p> <ul style="list-style-type: none"> - LA04/2023/2654/F - 29a Fortwilliam Park, Belfast, BT15 4AP - Provision of lift and internal reconfiguration to include for new unisex toilets – PERMISSION GRANTED - LA04/2023/3099/DCA - 29a Fortwilliam Park, Belfast, BT15 4AP - Part demolition of Existing External Wall – CONSENT GRANTED
5.0	Consultations and Representations
5.1	<p>Statutory Consultations DfI Roads – No objections subject to conditions NI Water – Approval NIEA – Further info requested, dealt with via pre-commencement condition</p>
5.2	<p>Non-Statutory Consultations BCC Environmental Health – No objections subject to conditions BCC Conservation team – No Objection subject to BCC Trees – No objections subject to conditions</p>
5.3	<p>Representations The application has been advertised and neighbours notified. The Council has received two representations which raise the following concerns:</p> <ul style="list-style-type: none"> • Unclear number of trees to be felled; • Impact on residential amenity i.e. loss of light, privacy; • Increased noise, activity and traffic levels.
5.4	<p>Amended plans were received which relocated the classroom blocks. The application was re-neighbour notified and advertised. Whilst no further comments were received, the issues raised have been fully assessed within the planning assessment section of the report below.</p>
6.0	PLANNING ASSESSMENT
6.1	<p>Key Issues The key issues relevant to consideration of this application are:</p> <ul style="list-style-type: none"> • Principle of development

	<ul style="list-style-type: none"> • The impact of the proposal on the Conservation Area and setting of Listed Buildings • Trees and landscaping • The impact on the amenity of adjacent land users • Access, movement, and parking • Climate change • Drainage and sewage infrastructure • Noise, air quality and other environmental impacts including contamination • Ecological issues
6.2	<p>Development Plan Context</p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
6.3	<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>
6.4	<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 (PS), 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 ('Department Development Plan') remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
6.5	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at para 6.1.</p>
6.6	<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) 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>
6.7	<p><u>Existing School Facility</u></p> <p>The existing school comprises a current enrolment of 222 pupils with 30 full time teachers and 86 support staff. Pupils are typically present 08.45 – 15.00, with teaching staff on site from 8.30-16.00 (16.45pm on Mondays).</p>
6.8	<p><u>Principle of development</u></p> <p>The proposed development lies within the development limit for Belfast and within the Somerton Road / Chichester Park Conservation area.</p>
6.9	<p>Policy CI1 of the Plan Strategy highlights that planning permission will be granted for the provision of new and improved community infrastructure (which includes education facilities) at appropriate and accessible locations within the urban area, subject to the nature and</p>

	location of any proposals. The principle of development of this use in this location has already been established through its current use as an educational facility. The temporary mobile village is necessary to allow for the redevelopment of the existing school and maintain teaching functions. The principle of the proposal aligns with CI1 of the Plan Strategy.
6.10	<u>The impact of the proposal on the conservation area and setting of listed buildings</u>
	Regional policy aims to enhance the character or appearance of the area where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise. There is also a general presumption against demolition of unlisted buildings that should only be relaxed in exceptional circumstances. The proposal does not include any demolition of the existing school building under this application.
6.11	BCC Conservation Section advise that, given the substantially altered immediate context of this section of the Conservation Area, there would be no objection to the location of temporary classrooms in the grounds of the school for a time limited period, subject to assurances that the classrooms will not have a detrimental impact on boundary landscaping elements.
6.12	Policy BH2 of the LDP Plan Strategy is therefore relevant, stating that planning permission will only be granted for new or replacement buildings in conservation areas subject to 5 criteria A-E.
6.13	Criterion A requires the preservation or enhancement of the character and appearance of the area and criterion B requires proposals to respect the built form. The scale, height and massing of the proposed buildings are considered acceptable given the height of the adjacent existing school buildings. The location, design and materials of the buildings are acceptable given they are for a limited period and the community benefit of ensuring educational functions for vulnerable pupils continue at the site pending the ongoing redevelopment of the wider school campus. Taking account of the Conservation response, the proposed buildings would not satisfy the preserve or enhance policy test, however the associated harm/visual impacts are mitigated by the temporary period for which they are sought and screening provided by landscaping along the site frontage.
6.14	Criterion C relates to key views and their protection. The eastern site boundary also constitutes a boundary of the wider Conservation Area boundary. Views of the site from public locations are limited due to screening provided by existing matures trees along the frontage of the site from Fortwilliam Park. Limited views are possible from Dunlambert Park to the east, through gaps in buildings and associated built form. Views from the south and west of the application site and wider campus are obscured by existing built form, boundary treatments, and vegetation. On balance it is therefore concluded that views would not be adversely impacted.
6.15	Criterion D relates to the protection of Trees, archaeological or other landscape features. This criterion will be considered in conjunction with related policies BH1 and TRE1 below.
6.16	Criterion E requires proposal to have regard to relevant supplementary planning guidance. The Somerton Road/Chichester Park Conservation Area was designated in 2000. BMAP 2014 (legal challenge) states "The area is predominantly residential with some institutional, ecclesiastical and commercial uses. The principal townscape features are the detached, semi-detached and terraced buildings set in generous plots, with mature landscaping." (page 112). There are no specified requirements specifically for the application site.
6.17	Within draft BMAP 2004, the Conservation is designated under BT028 and includes 5 design criteria. Of these 3 are relevant, in summary requiring the relationship between buildings and boundaries are retained; trees and soft landscaping between the building line and

	road/footway boundary are not removed; and hedging and boundary treatments shall be in keeping with those traditionally in the area. This matter will be considered under Trees and Landscaping below. There are no specified requirements specifically for the application site.
6.18	There is no other supplementary guidance of material relevance to the proposal.
6.19	The proposed site is in close proximity to a number of listed buildings. Policy BH1 advises that planning permission will be granted for new development affecting the setting of listed buildings where criteria A-E are met. Historic Environment Division (HED)\ have been consulted and considers the proposal to be sufficiently removed from the nearby buildings and their settings as to have no impact, ensuring compliance with BH1 of the LDP: Plan Strategy.
6.20	Policy BH5 relates to the protection of archaeological assets. Whilst the wider campus site abuts an archeological asset to the south, the application site is a significant distance from this and not within or immediately adjacent to such assets. Accordingly, the proposal will not adversely impact on any archeological assets and is compliant with this policy.
6.21	<p>Trees and landscaping</p> <p>In line with Policy TRE1, the council will seek to protect existing trees from new development, particularly those that are of visual, biodiversity or amenity quality and significance, and there will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment and amenity.</p>
6.23	BCC Tree and Landscape team advise that the majority of the trees to be removed (10 – 13 x trees) are considered to be poor in terms of specimen quality and crown shapes / structures. Furthermore, 14 x replacement trees are proposed, a net gain in trees of tree cover for the application site. Species include oak, birch, cherry, pine, ash, cherry and hazel which are acceptable. Planting locations are located at the front boundary of the site which would promote/maintain amenity value and screening to the front site. Works in close proximity to retained trees will utilise tree protection measures which the Tree section confirm are acceptable. Appropriate conditions are necessary to ensure the development is carried out in accordance with the submitted details.
6.24	In relation to the design criteria as set out in dBMAP 2004, as discussed above, limited weight can be afforded to these criteria give the draft status of the plan. Taking account of the health and condition of the existing trees and the assessment by the Tree section, this consideration also outweighs the dBMAP design criteria requirements. It is therefore concluded that the proposal satisfies LDP associated LDP policies in TRE1 and BH2 criteria D.
6.25	<p>Protection of Open Space</p> <p>The proposal would result in the loss of small, landscaped areas of open space within the school campus to facilitate car parking, access facilities, and hard surfaced playground areas. The majority of the area / location of the temporary buildings are located within an existing hard surface car park area. Given the small quantum of space that be removed, temporary nature of the proposal, and community benefit of securing ongoing delivery of educational facilities for vulnerable groups at this location, the loss of open space is considered acceptable on balance. Accordingly, the proposal is considered appropriate when considering Policy OS1.</p>

6.26	<p><u>The impact on the amenity of adjacent land users</u></p> <p>The proposed development is two storeys in height (max height – approx. 7.9m). The separation distance from the closest block to the residential property at No. 31 will range from approx. 21.5m to 22.9m in varying locations. Officers note the change in levels from the neighbouring property but consider the separation distances to be sufficient to ensure no adverse impact regarding loss of light or dominance. The original proposal layout has been revised relocating the siting of the temporary building perpendicular to adjacent properties to the east of the site. The application was re-neighbour notified, and no further comments were received.</p>
6.27	<p>The side elevation will face onto No. 31 but will have no window openings, only doors and as such will not cause any overlooking concerns. It is considered that the proposal would not result in any unacceptable overlooking, loss of light, overshadowing, loss of outlook or other harmful impacts on adjacent land users taking account of the separation distances provided and mature vegetation along this boundary.</p>
6.28	<p><u>Access, movement, and parking</u></p> <p>The proposal will make use of the existing vehicular access and exit from Fortwilliam Park. These accesses will be linked, providing 32 car parking spaces and a layby for bus and taxi drop-offs etc.</p>
6.29	<p>The temporary mobile village will be situated on land that is currently used as the main car park to serve the existing school. 47 existing spaces are located in this area. The proposal has incorporated parking spaces to the front of the site and demonstrated that the displaced parking from this area (56 spaces) can be accommodated to the rear of the site. The proposal will not therefore result in a net loss of parking for the current school requirements.</p>
6.30	<p>The application site has good links to existing cycling, walking and public transport infrastructure. DFI Roads have been consulted and have provided no objection to the proposal subject to recommended conditions.</p>
6.31	<p>It is considered the proposal complies with Policies TRAN1 (Active Travel), TRAN2 (Creating an Accessible environment), TRAN6 (Access to public roads) and TRAN8 (Car parking and Servicing Arrangements).</p>
6.32	<p><u>Climate change</u></p> <p>With regard to policies ENV3 (Adapting to environmental change) and ENV5 (Sustainable drainage systems (SuDS)), planning permission will be granted for development that incorporates measures to adapt to environmental change and should include, where appropriate, SuDS measures to manage surface water effectively on site, to reduce surface water runoff and to ensure flooding is not increased elsewhere.</p>
6.33	<p>The supporting drainage assessment (DA) discounts the use of rainwater harvesting, green and blue roofs due to the temporary nature of the proposal and associated building design, pending the redevelopment of the wider school campus. The DA notes that there is scope for surface infiltration and that adequate attenuation to a combined sewer can be facilitated.</p>
6.34	<p>The existing area of the site is currently subject to hard surfacing, and the proposal would not significantly alter related drainage impacts. Notwithstanding this a planning condition can facilitate a requirement for use of permeable hard surfacing material which, in itself would provide a net reduction in surface water run-off. This is one of the listed measures in ENV5</p>

	<p>developers are asked to consider. Given the circumstances of this case, the proposal is considered acceptable in relation to policies ENV2, ENV3 and ENV5.</p>
6.35	<p><u>Drainage and sewage infrastructure</u></p> <p>A Drainage Assessment was submitted in accordance with policy ENV4.</p>
6.36	<p>NI Water (NIW) provided comment on the proposal in relation to wastewater capacity, advising of no objections. On this basis the proposal is considered compliant with ENV4.</p>
6.37	<p><u>Noise, air quality and other environmental impacts including contamination</u></p> <p>BCC Environmental Health (EHO) have been consulted and considered the proposed development and associated technical supporting information in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations.</p>
6.38	<p>EHO are content with the findings contained within the Noise Impact Assessment. There will be no demolition work or a need for foundations it is not considered that construction works for the temporary mobile village will be significant or intrusive in terms of noise impact. Whilst the external play areas are closer to some residential premises, it is a temporary arrangement and the nature of the noise generated will be typical and ordinary in terms of the current extant use of the site as a school. Subject to a condition for plant, EHO provided no objection. On this basis the proposal is considered acceptable in relation to these issues and associated policy requirements of ENV1.</p>
6.39	<p><u>Ecological issues</u></p> <p>Policy NH1 relates to the protection of natural heritage resources. The Preliminary Ecological Appraisal has confirmed that no NI priority habitats were recorded on site, with habitats present largely consisting of bare ground and amenity/improved grassland.</p>
6.40	<p>Given the felling of trees, DEARA Natural Environment Division (NED) recommended a condition regarding the use of a “soft-felling technique” for the tree. The Tree and Landscape team were also consulted and had no objections.</p>
6.41	<p>Given that potential roosting features for bats will be lost to facilitate the development, NED requested the submission of amended plans to show compensation through the installation of bat box(es) on site. The agent requested that this be dealt with via a pre-commencement planning condition, rather than delaying the application, which is considered to be acceptable given the circumstances of this case and community benefits of ensuring continued provision of educational facilities. Therefore, should planning permission be granted a pre-commencement condition will be placed requesting this information.</p>
6.42	<p><u>Pre application community consultation</u></p> <p>For applications for major development there is a legislative requirement for applicants to consult the community in advance of submitting the application.</p>
6.43	<p>Applicants are required to submit to the council a Proposal of Application Notice (PAN) in advance of making the application, which sets out the proposal for community consultation. LA04/2025/0859/PAN was received 27/05/2025. The application was supported by a PACC.</p>

6.44	<p>The applicant sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> • Distribution of an information leaflet. A total of 61 no. leaflets were issued to properties neighbouring the proposal; • Hosted a public exhibition event at the site; • Issued a press notice; • Elected members of the Castle (DEA) within the Belfast City Council area, along with local Belfast MLAs were notified of the submission of the PAN via e-mail; • The North Belfast Community Partnership (Local Community Group) was notified of the submission of the PAN via e-mail.
6.45	<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 Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
6.46	<p><u>Planning History:</u></p> <p>There is no planning history of relevance to the current proposal. The Council has received a full application, reference LA04/2025/2140/F for the refurbishment and extension of the school campus. At the time of writing processing of this application has not commenced as supporting information to satisfy legislative requirements remains outstanding.</p>
6.47	<p><u>Representations:</u></p> <p>Issues raised in the 2 representations received have been fully considered in the assessment set out above.</p>
7.0	Recommendation
7.1	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable on a temporary basis. It is recommended that planning permission is granted until September 2030, subject to conditions.</p>
7.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any other matters that may arise, provided that they are not substantive.</p>
<p>DRAFT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be removed and the land restored to its former condition on or before 30 September 2030. Reason: The development is subject to temporary permission and to protect the character, amenity, and landscape features of the area. 2. No works shall commence on site, unless further information has been submitted to and agreed with the Council in writing demonstrating compensatory roosting opportunities, in suitable locations on site as determined by a suitably qualified ecologist. The agreed details shall be carried out prior to the occupation of any part of the development hereby permitted and retained thereafter. Reason: In the interests and protection of natural heritage assets. 	

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

Reason: Protection of residential amenity.

4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with Drawing Nos.02C (front of site) & 10 (rear of site) uploaded to the Planning Portal 25th February 2026 and 27th February 2026 respectively, to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.

REASON: To ensure adequate provision has been made for parking within the site.

5. All landscaping works shall be carried out in accordance with the approved details on drawing no HSS-MLA-XX-XX-DR-L-0001. The works shall be carried out prior to the completion of the development unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

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

6. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings 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

7. Prior to any work commencing all tree protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site. No works shall be carried out on site unless written notification has been given to the Council at least 14 days prior to the commencement of works.

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

8. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root Protection Areas (RPA) of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA of existing trees to be retained.

9. All hard landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

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

10. Any excavation within Tree Protection Areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation and which are in excess of 2.5cm in diameter shall be protected and treated in accordance with BS 3998: 2010 Recommendations for Tree Work (or any guidance revoking and/or re-enacting it) and foundations bridged around them.

Reason: To safeguard existing tree(s) in the interests of visual amenity.