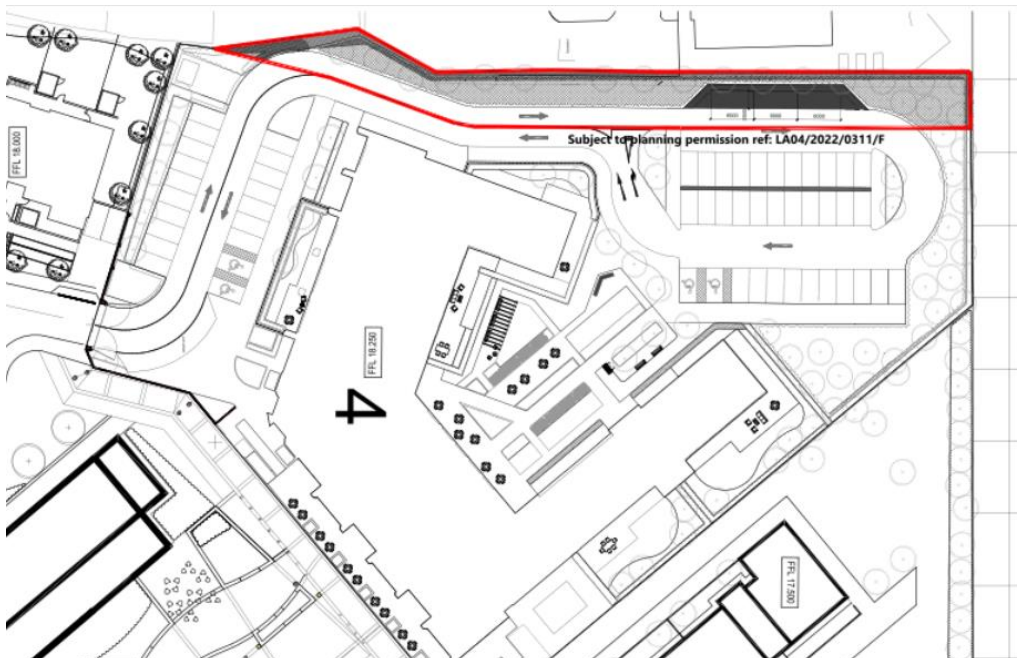
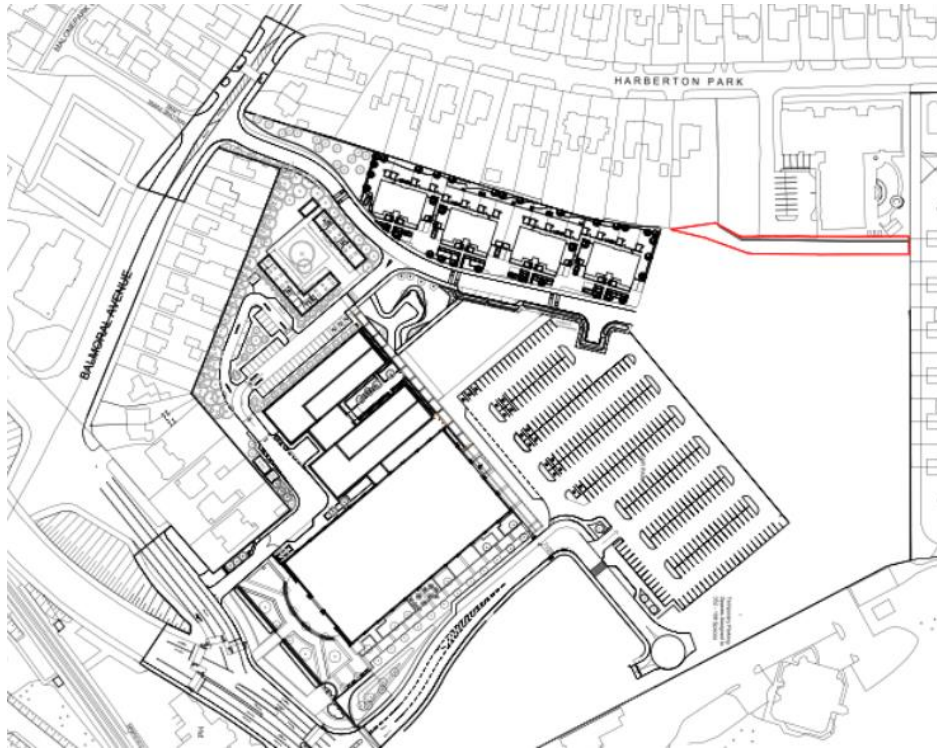


## Committee Report


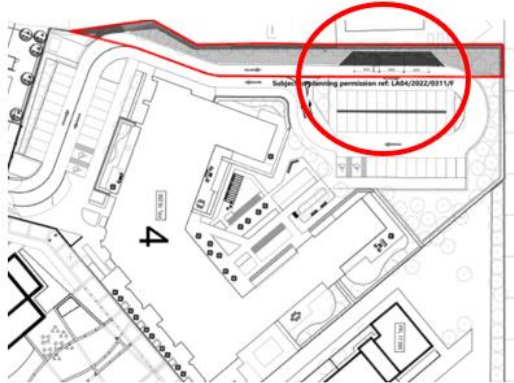
| Development Management Report   |  |
|---|--|
| <b>Application ID:</b> LA04/2025/0399/F   | <b>Date of Committee:</b> 17 <sup>th</sup> June 2025   |
| <b>Proposal:</b><br>Additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development (planning permission ref: LA04/2022/0311/F)  | <b>Location:</b><br>Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent |
| <b>Referral Route:</b> The Committee previously agreed that any applications regarding the Kings Hall site would be considered by the Committee.  |  |
| <b>Recommendation:</b>  | Approval   |
| <b>Applicant Name and Address:</b><br>KH (Balmoral) Developments Ltd<br>Crobane Enterprise Park<br>25 Hilltown Road<br>Newry<br>BT34 2LJ  | <b>Agent Name and Address:</b><br>Turley<br>Hamilton House<br>3 Joy Street<br>Belfast  |
| <b>Date Valid:</b> 3 <sup>rd</sup> April 2025   |  |
| <b>Target Date:</b> 17th July 2025  |  |
| <b>Contact officer:</b> Ciara Reville, Principal Planning Officer (Development Management)  |  |
| <b>Executive Summary:</b><br><br>Planning permission was granted in April 2023 for the erection of 40 no. residential units and 2 no. commercial units with associated car parking, cycle storage servicing, landscaping with access off Balmoral Avenue. (Ref: LA04/2022/0311/F).<br><br>This application seeks approval for an additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development.<br><br>The principle of development is established by the previous planning permission and only the proposal for the additional car parking spaces is considered in the assessment of this application.<br><br><b>Recommendation</b><br>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that the application is granted permission.<br><br>Delegated authority is sought for the Director of Planning and Building Control to finalise conditions. |  |

# Case Officer Report

## Site Location Plan and Proposed Site Layout



| <b>Characteristics of the Site and Area</b>                            |  |
|--|--|
| <b>1.0</b>   | <b>Description of Proposed Development</b>   |
| 1.1  | The application seeks planning permission for an additional 3 car parking spaces and additional landscaping to serve Plot 4 of Kings Hall development (planning permission ref: LA04/2022/0311/F)  |
| <b>2.0</b>   | <b>Description of Site</b>   |
| 2.1  | The site is part of the King's Hall complex and sits in the southern corner of the lands. Works are ongoing on the site in relation to a number of recent approvals. Plot 4 is currently under construction following approval ref LA04/2022/0311/F  |
| <b>Planning Assessment of Policy and other Material Considerations</b> |  |
| <b>3.0</b>   | <b>Site History</b>  |
| 3.1  | LA04/2022/0311/F - Erection of 40 no. residential units and 2 no. commercial units with associated car parking, cycle storage servicing, landscaping with access off Balmoral Avenue. Approved 28/04/2023.   |
| <b>4.0</b>   | <b>Policy Framework</b>  |
| 4.1  | Belfast Urban Area Plan 2001   |
| 4.2  | Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014)<br>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.  |
| 4.3  | Belfast Local Development Plan Draft Plan Strategy<br>The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 of the SPPS states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS. |
| 4.4  | Strategic Planning Policy Statement for Northern Ireland (SPPS)  |
| 4.5  | Policy Tran 8 – Car parking and servicing arrangements.<br>Policy TRE 1 – Trees  |
| <b>5.0</b>   | <b>Statutory Consultees Responses</b><br>DFI Roads – No objection  |
| <b>6.0</b>   | <b>Non Statutory Consultees Responses</b><br>None  |

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| <b>7.0</b> | <b>Representations</b>   |
| 7.1        | The application was advertised on the 18th April 2025 and neighbour notified on the 8 <sup>th</sup> April 2025.  |
| 7.2        | No objections were received.   |
| <b>9.0</b> | <b>Assessment</b>  |
| 9.1        | It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.  |
| 9.2        | <b>Principle of development</b><br>The principle of development has already been established through the previous approved application LA04/2022/0311/F. Therefore, Policy Tran 8 has already been complied with.  |
| 9.3        | The additional 3 car parking spaces have been added to an area that was previously approved as landscaping. Further landscaping in the form of a deeper landscaping band has been proposed as shown on the proposed site plan when compared with the previous approval. Therefore, there has been no loss of landscaping in the form of open space, a condition is proposed to ensure this is complied with. The proposal complies with TRE1.  |
| 9.4        | DFI Roads have considered the proposal and have offered no objections and no further conditions. The proposal complies with TRAN8<br><br><div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Proposed site plan LA04/2022/0311/F<br/>  </div> <div style="text-align: center;"> Proposed site plan LA04/2025/0399/F<br/>  </div> </div> |
| 9.5        | Having regard for the policy context and the considerations above, the proposal is deemed acceptable.  |
| 10.0       | <b>Summary of Recommendation:</b><br>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that the application is granted permission.   |
| 10.1       | Delegated authority is sought for the Director of Planning and Building Control to finalise conditions.  |
| 11.0       | <b>Draft Conditions</b><br><br>1. The development hereby permitted must be begun within five years from the date of this permission.   |

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|  | <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. All hard and/or 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><b>DRAFT INFORMATIVES:</b></p> <p>1. This decision notice should be read in conjunction with the decision notice for associated approval LA04/2022/0311/F.</p> <p>2. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at <a href="mailto:planning@belfastcity.gov.uk">planning@belfastcity.gov.uk</a>.</p> |
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| ANNEX                               |                             |
|-------------------------------------|-----------------------------|
| Date Valid                          | 3 <sup>rd</sup> April 2025  |
| Date First Advertised               | 18 <sup>th</sup> April 2025 |
| Date Last Advertised                | 8 <sup>th</sup> April 2025  |
| Date of Last Neighbour Notification | NA                          |