

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

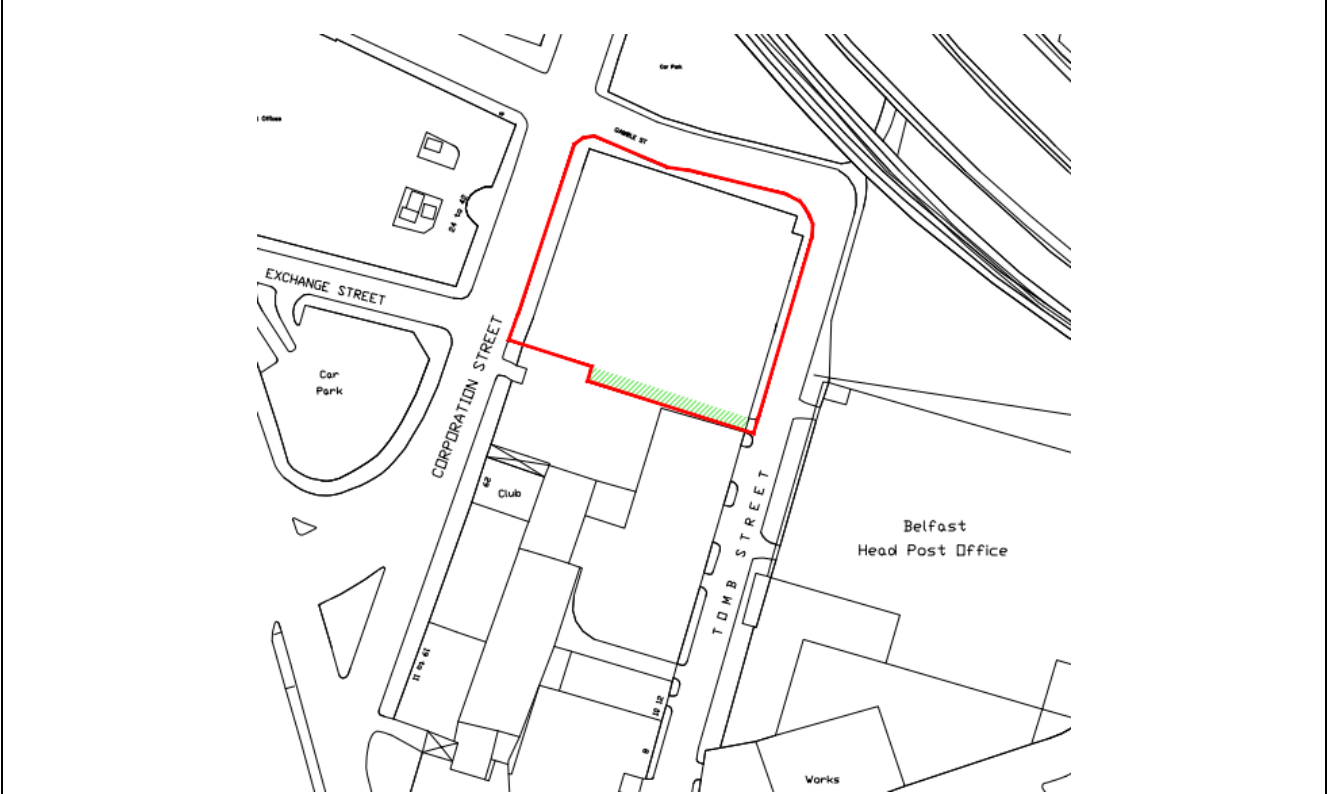
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

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.

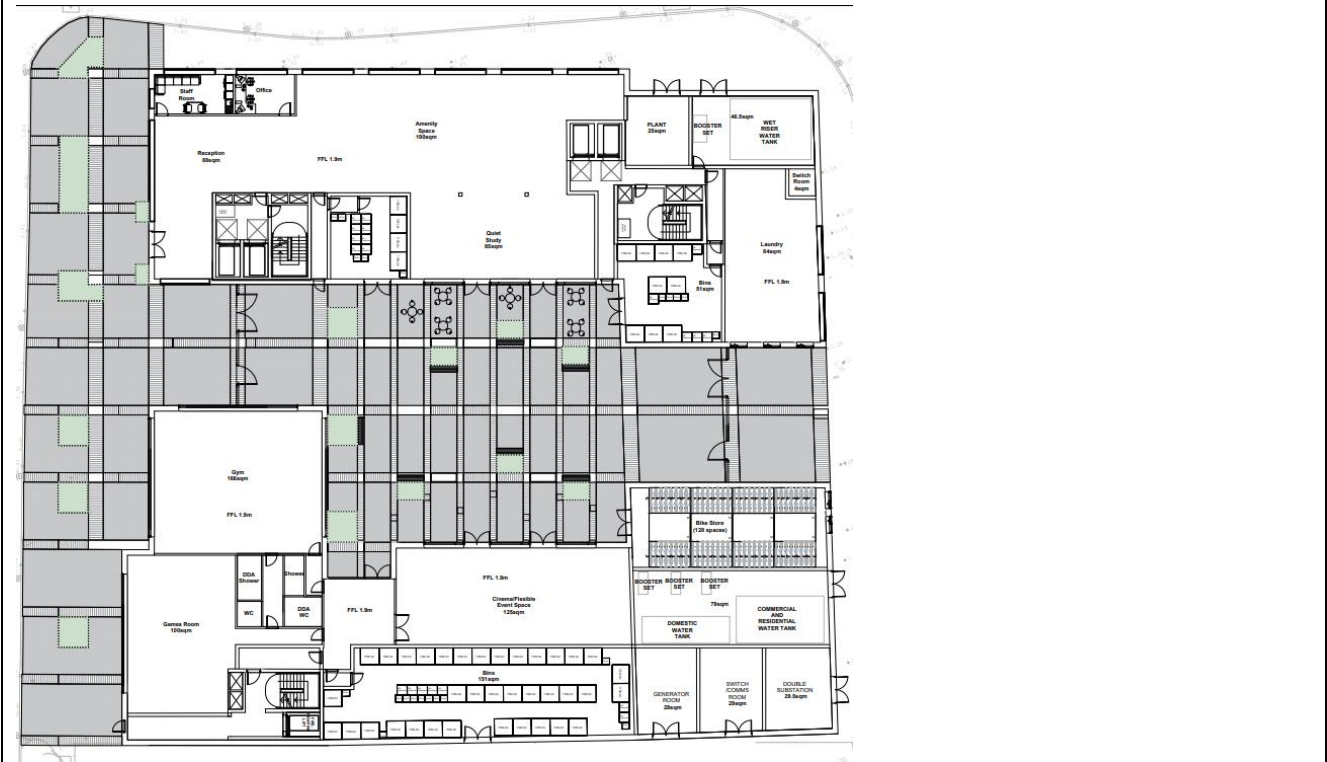
Case Officer Report

DRAWINGS AND IMAGERY

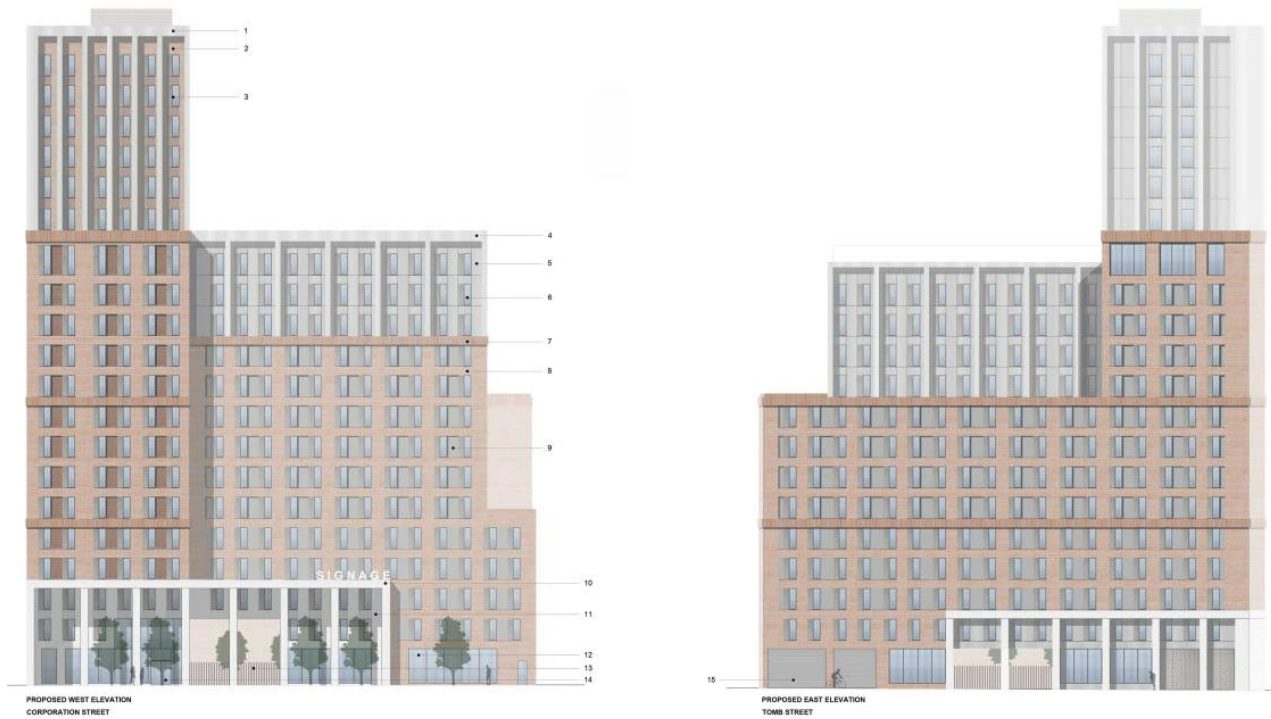
Site Location Plan:



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.

	Description of Proposed Development
1.4	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.
1.5	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.
1.6	The application follows a detailed Pre-Application Discussion (PAD) process.
2.0	RELEVANT PLANNING HISTORY
2.1	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)
2.2	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
2.3	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
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 HOU12 – Purpose Built Managed Student Accommodation (PBMSA)</p> <p>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</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) 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 Planning and Flood Risk Residential Design</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 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)</p>
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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:

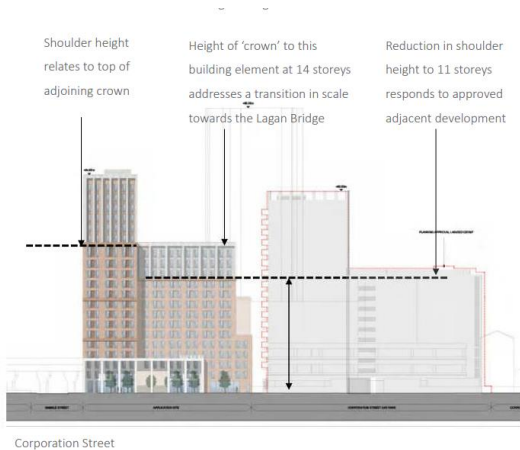
5.24

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>Shoulder height relates to top of adjoining crown</p> <p>Height of 'crown' to this building element at 14 storeys addresses a transition in scale towards the Lagan Bridge</p> <p>Reduction in shoulder height to 11 storeys responds to approved adjacent development</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.
5.44	<p><i>Architectural treatment:</i></p> <p>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.</p>
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.
5.47	<p><i>Active frontage:</i></p> <p>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.</p>
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.

<p>5.50</p>	<p>The Tomb Street frontage will be activated through the study room and laundry space, as well as the cycle store which will have glazed / mesh clad openings and will be both visually permeable and active. Image 4 below shows the extent of active frontage.</p>  <p>Image 4: Extent of active frontage</p> <p><i>Public realm:</i></p> <p>5.51 The public realm within the scheme is split into 'Public Adopted Public Realm' which includes the three pavements surrounding the site on Corporation Street, Gamble Street and Tomb Street, measuring 950m² and 'Private Public Realm' comprising the internal courtyard, measuring 296m².</p> <p>5.52 In order to break up the hardscape, small landscape interventions are used which includes modular low planters incorporated into the layout along with large tree planting. The courtyard will be a flexible events space with seating areas outside both the north and south sections to accommodate amenity communal areas.</p> <p>5.53 As previously mentioned, the development is located on a vacant and underutilised brownfield city centre site and the proposal is a prime example of an opportunity for urban repair and to contribute positively to the improvement of the public realm in line with Policy DES1 and DES2. The public realm areas on Tomb Street, Corporation Street and Gamble Street will benefit significantly from high-quality landscape treatments, improved active frontages and facades facing the streetscape rather than blank or redundant walls or vacant car park. This will then physically and visually link through the new inner courtyard area with landscape works improving the overall setting.</p> <p>5.54 The applicant has agreed to provide the Council with the option to deliver the public adopted public realm and a commuted sum of £245,000 was agreed. Should the Council not wish to take forward the public realm, the applicant shall deliver it prior to occupation. This is secured within the Section 76 Planning Agreement.</p>
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5.55	<p><i>Masterplanning:</i></p> <p>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.</p>									
5.56	<p>In summary, the proposal is considered acceptable having regard to Policies DES1, DES2, DES3 and relevant provisions of the SPPS.</p>									
5.57	<p><u>Impact on the Heritage Assets</u></p> <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	<p>HED, Historic Buildings has considered the impacts of the proposals on the setting of the listed buildings and are content.</p>									
5.60	<p>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.</p>									
5.61	<p>It is considered that the proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.</p>									
5.62	<p><u>Impact on Amenity</u></p> <p><i>Space standards:</i></p> <p>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.</p> <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></table>	Room type	Appendix C standard	Proposed	Standard bedroom	6.5 sqm	13 sqm	Studio	13 sqm	18
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	Accessible studio	13 sqm	25 sqm																																											
5.63	<p><i>Open space and amenity space:</i></p> <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>																																													
5.64	<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 colspan="2">Total Area (sqm)</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 colspan="2">Total Area (sqm)</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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5.65	<p><i>Daylight and sunlight to bedrooms:</i></p> <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>																																													
5.66	<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 analytical model. This has ensured a robust assessment of the proposed scheme in this more constrained scenario.</p>																																													

5.67	<p><i>Management plan:</i></p> <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>
5.68	<p>In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.</p>
5.69	<p><u>Climate Change</u></p> <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 composed 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>
5.70	<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>
5.71	<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>
5.72	<p><u>Open Space</u></p> <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</p>

	serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.
5.73	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.
5.74	The requirements of Policy OS3 are met.
5.75	<p><u>Access and Transport</u></p> <p><i>Accessibility and parking:</i></p> <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>
5.76	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.
5.77	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.
5.78	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.

5.79	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.
5.80	The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS.
5.81	<p><u>Health Impacts</u></p> <p>Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
5.82	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.
5.83	Good levels of open space/amenity space are proposed in the form of a landscaped courtyard and amenity roof terrace.
5.84	The proposal includes a gym, which would support the physical and mental wellbeing of occupants of the development.
5.85	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.
5.86	<p>The proposal is considered to satisfy the requirements of Policy HC1.</p> <p><u>Environmental protection</u></p>
5.87	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.
5.88	<p><u>Contaminated land</u></p> <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>
5.89	<p><u>Air quality</u></p> <p>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.</p>

5.90	<p><u>Noise and vibration</u></p> <p>Further clarification was sought by Environmental Health (EH) with regards to noise. This was provided and a final response from EH is expected imminently.</p>
5.91	<p>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.</p>
5.92	<p><u>Flood Risk and Drainage</u></p> <p>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.</p>
5.93	<p>The proposal is considered to satisfy Policy ENV5.</p>
5.94	<p><u>Waste-Water Infrastructure</u></p> <p>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.</p>
5.95	<p>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.</p>
5.91	<p><u>Natural heritage</u></p> <p>Policy NH1 relates to the protection of natural heritage resources.</p>
5.92	<p>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 21st 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 13th May 2025. This has been communicated to NED and a fresh consultation was issued on 20th 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</p>

5.93	to resolve the final responses from DAERA and SES subject to no substantive issues being raised.
5.94	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.
5.95	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.
5.96	<p><u>Waste Management</u></p> <p>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.</p>
5.97	<p><u>Employability and Skills</u></p> <p>The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.</p>
5.98	<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.</p>
5.99	<p>Typical interventions in the Employability and Skills Plan may include:</p> <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
5.100	<p>The Construction Employability and Skills Plan should be secured by way of a Section 76 planning agreement.</p> <p><u>Section 76 Planning Agreement</u></p> <p>Should the application be approved, the following planning obligations should be secured by way of a Section 76 planning agreement.</p> <ul style="list-style-type: none"> • PBMSA Management Plan • 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

	<ul style="list-style-type: none"> • 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.
5.101	These are considered necessary to make the proposed development acceptable.
5.102	A draft Section 76 planning agreement is at an advanced stage of negotiation and will need to be finalised before planning permission is granted.
5.103	<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>
5.104	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.
5.105	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.
5.106	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.

	<p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: In the interests of road safety and convenience of road users.</p> <p>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.</p> <p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.</p> <p>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.</p> <p>The POW shall provide for:</p> <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. <p>No site works of any nature or development shall take place other than in accordance with the programme of archaeological work.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.</p> <p>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 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</p>
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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.

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.

Reason: In the interests of visual amenity

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.

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

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.

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

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.

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

	<p>could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</p> <ol style="list-style-type: none"> 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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