

Public Document Pack

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



**Belfast
City Council**

8th November, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room - City Hall and remotely, via Microsoft Teams, on Tuesday, 12th November, 2024 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest
- (d) Planning Committee Schedule of Meetings 2025 (Pages 1 - 4)

2. Committee Site Visits

- (a) Note of Committee Site Visits (Pages 5 - 6)
- (b) Pre-emptive Committee Site Visit: LA04/2024/1138/F and LA04/2024/1141/DCA - Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses - Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street

3. **Notifications of Provision/Removal of Accessible Parking Bays**
 - (a) Provision at 42 Ballycairn Close (Pages 7 - 10)
 - (b) Provision at 48 Carncaver Road (Pages 11 - 14)
 - (c) Removal at 79 Wheatfield Crescent (Pages 15 - 18)
 - (d) Removal at 173 Donegall Avenue (Pages 19 - 22)
 - (e) Provision at 65 North Parade (Pages 23 - 26)
4. **Planning Appeals (Pages 27 - 28)**
5. **Planning Decisions Issued (Pages 29 - 54)**
6. **Live Applications for Major Development (Pages 55 - 60)**
7. **Committee Decisions yet to issue (Pages 61 - 68)**
8. **Planning Applications previously considered**
 - (a) LA04/2020/0568/F and LA04/2020/0569/LBC - Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar and ancillary facilities. Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description). - 21 Queen Street, Belfast BT1 6EA. (Pages 69 - 108)
9. **Planning Applications**
 - (a) **LA04/2024/0369/F** - Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works. - Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road (Pages 109 - 136)
 - (b) **LA04/2024/0664/F** - Demolition of the existing buildings on the site and construction of a new Purpose Built Managed Student Accommodation development across 4 blocks of 6 to 18 stories in height, comprising of 560 student rooms, including landscaped roof terraces, associated amenity, site and access works - Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street. (Pages 137 - 170)
 - (c) **LA04/2024/0393/F** - Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works - ECIT Building Queen's Road, Queen's Island (Pages 171 - 196)

- (d) **LA04/2022/1206/F** and **LA04/2022/1458/F** - Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans) - Glenwood Primary School, 4-22 Upper Riga Street (Pages 197 - 220)
- (e) **LA04/2024/1020/F** - Proposed change of use from dwelling (C1) to 3 Bedroom HMO (Sui generis) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front (amended proposal description). - 6 Paxton Street (Pages 221 - 232)
- (f) **LA04/2024/1623/F** - Change of use from 4 bed dwelling (C1) to 5 bed House of Multiple Occupancy (Sui Generis) - 49 Woodcot Avenue (Pages 233 - 246)
- (g) **LA04/2024/1486/F** - Community garden consisting of level changes, paladin fencing, landscaping, raised planter beds, polytunnels, container/storage unit, picnic tables and associated works. - Green space adjacent to Highfield Community Centre. (Pages 247 - 254)
- (h) **LA04/2024/0755/F** - Retrospective application for extension to film studio for switch room/dimmer array building with associated external plant deck, installation of a new sliding access gate and reconfiguration of internal access arrangements on site. - Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known at North Foreshore/Giants Park), Belfast. (Pages 255 - 262)
- (i) ~~**WITHDRAWN: LA04/2024/1591/F** and **LA04/2024/1593/DCA** - Demolition of the existing dwelling and construction of a two-storey replacement dwelling with accommodation in the roof, new garden store, widened site access, new gates and pillars and associated site works. - 20 Deramore Park~~

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Subject:	Schedule of Meetings 2025
Date:	12th November, 2024
Reporting Officer:	Carolyn Donnelly, Democratic Services Officer
Contact Officer:	Carolyn Donnelly, Democratic Services Officer

Restricted Reports

Is this report restricted? Yes No

Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.

Insert number

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the council holding that information)
4. Information in connection with any labour relations matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. Information on any action in relation to the prevention, investigation or prosecution of crime

If Yes, when will the report become unrestricted?

After Committee Decision	<input type="checkbox"/>	
After Council Decision	<input type="checkbox"/>	
Sometime in the future	<input type="checkbox"/>	
Never	<input type="checkbox"/>	

Restricted Reports

Is this report restricted? Yes No

If Yes, when will the report become unrestricted?

After Committee Decision	<input type="checkbox"/>	
After Council Decision	<input type="checkbox"/>	
Sometime in the future	<input type="checkbox"/>	
Never	<input type="checkbox"/>	

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

1.0	Purpose of Report or Summary of main Issues
	To advise the Committee of the dates and times of the meetings of the Planning Committee between January and December, 2025.
2.0	Recommendations
	The Committee is requested to approve the schedule of meetings as outlined.
3.0	Main report
	<u>Key Issues</u>
3.1	The monthly meeting of the Planning Committee is normally held at 5.00 p.m. on the 3rd Tuesday of each month.
3.2	However, due to holiday periods and the timing of the monthly Council meetings and, in order to assist with the decision-making process, it has been necessary on occasions to move some of the meetings.
3.3	Accordingly, the following dates have been identified for meetings of the Planning Committee for the period from January to December, 2025: <ul style="list-style-type: none">• Tuesday, 21st January;• Tuesday, 11th February;• Thursday, 13th February (for Workshop);• Tuesday, 18th March;• Tuesday, 20th March (for Workshop)• Tuesday, 15th April;• Thursday 17th April (for Workshop)• Tuesday 13th May• Thursday 15th May (for Workshop)• Tuesday, 17th June;• Thursday, 19th June (for Workshop);• No meetings in July (recess)• Tuesday, 12th August;• Thursday, 14th August (for Workshop);• Tuesday, 16th September;• Thursday, 18th September (for Workshop);• Tuesday, 14th October;• Thursday, 16th October (if required);

<p>3.4</p> <p>3.5</p>	<ul style="list-style-type: none"> • Tuesday, 11th November; • Thursday, 13th November (if required); and • Tuesday, 9th December; <p>All meetings to commence at 5.00 p.m.</p> <p><u>Financial & Resource Implications</u></p> <p>None associated with this report.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
<p>4.0</p>	<p>Appendices – Documents Attached</p> <p>None associated with this report.</p>

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Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 22nd October, 2024

1. **LA04/2024/0369/F** - Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works. - Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road;

Members Present: Councillor Carson (Chairperson);
Alderman Rodgers; and
Councillors Douglas and Garrett.

Officers in Attendance: Mrs. C. Reville, Principal Planning Officer;
Mr. M. McBride, Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Donegall Road (12.15 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:30 p.m.

2. **LA04/2024/0664/F** - Demolition of existing Fanum House and Norwood House and erection of a new 17 storey building comprised of 594-bed Purpose Built Managed Student Accommodation (comprising a mix of clusters and studios) including landscaped roof terraces, and all other site and access works. - Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street;

Members Present: Councillor Carson (Chairperson);
Alderman Rodgers; and
Councillors Douglas and Garrett.

Officers in Attendance: Mrs. C. Reville, Principal Planning Officer;
Mr. M. McBride, Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Great Victoria Street (12:40 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:50 p.m.

3. **LA04/2024/1385/F** - Amendment to planning permission Z/2013/0931/F to permit occupation for either Class B1(a) office or Class B1(c) research and development. - Olympic House, Titanic Quarter, 5 Queens Road.

Members Present: Councillor Carson (Chairperson);
Alderman Rodgers; and
Councillors Douglas and Garrett.

Officers in Attendance: Mrs. C. Reville, Principal Planning Officer;
Mrs. L. Walshe, Principal Planning Officer;
Ms. L. Hagan, Planning Officer;
Mr. M. McBride, Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Queens Road (1:00 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:10 p.m.



Department for

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Network Traffic

Eastern Division

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

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Annexe 7
Castle Buildings
Stormont Estate
Tel: 0300 200 7899
Email: traffic.eastern@infrastructure-ni.gov.uk

Being Dealt With By: Mr Alfie O'Hare
Direct Line: 02890526241

Your reference:
Our reference: TM 2

Date: 16 October 2024

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 42 BALLYCAIRN PLACE, BELFAST

I am writing to advise you that we propose to provide an accessible/disabled parking bay at the above location. (see attached plan)

We would welcome your comments on this proposal.

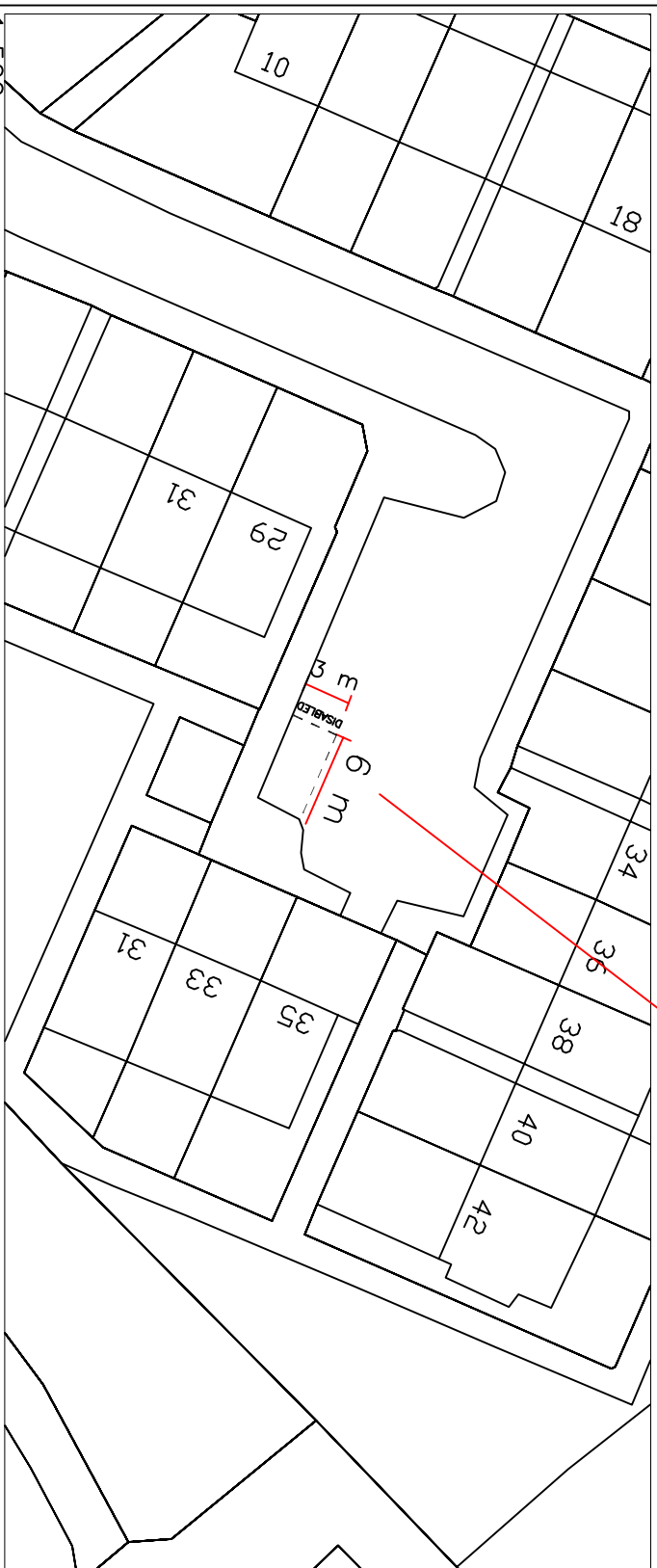
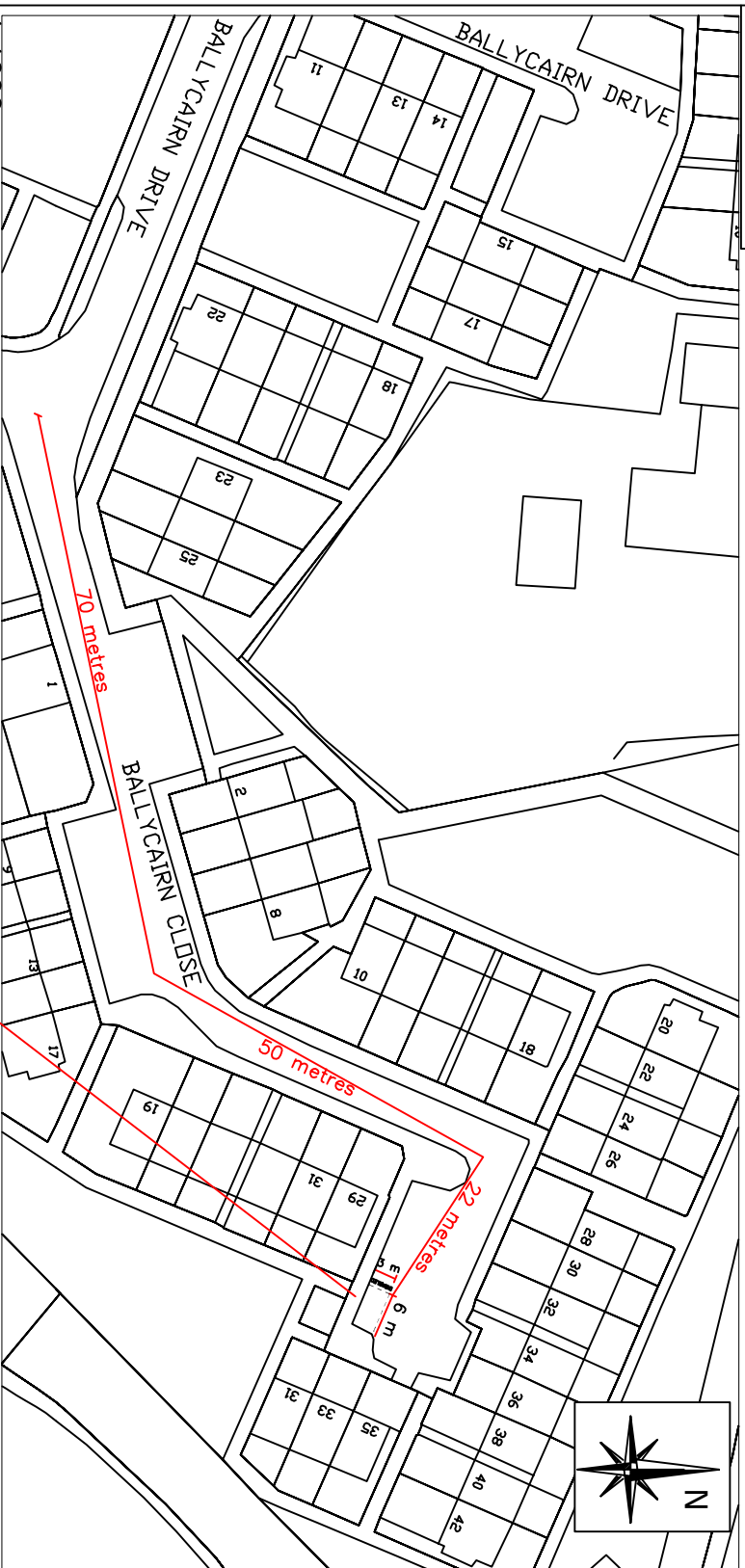
Yours sincerely

PP Alfie O'Hare
Noel Grimes
Traffic Management

ENC

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Ballycairn Close, Belfast (south-west side) – from a point 70 metres east then 50 metres north-east then 22 metres south-east of its junction with Ballycairn Drive, for a distance of 6 metres in a south-easterly direction.



NO.	REVISION	DATE

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Project 42 BALLYCAIRN CLOSE BELFAST

Title ACCESSIBLE / DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date
			OCT'24
DRAWN	CHECKED		date
TRACED	APPROVED		date
Dwg. No.	Revision		
TM2/BEL/OCT/24/53/A			

Scales AS SHOWN

Eastern Division
 Annex 7
 Castle Buildings
 Stormont Estate
 Belfast
 BT4 3SQ
 Telephone: 0300 200 7893
 Textphone: 028 90540022



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Network Traffic

Eastern Division

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

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Annexe 7
Castle Buildings
Stormont Estate
Tel: 0300 200 7899
Email: traffic.eastern@infrastructure-ni.gov.uk

Being Dealt With By: Mr Alfie O'Hare
Direct Line: 02890526241

Your reference:
Our reference: TM 2

Date: 28 October 2024

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 48 CARNCAVER ROAD, BELFAST

I am writing to advise you that we propose to provide an accessible/disabled parking bay at the above location. (see attached plan)

We would welcome your comments on this proposal.

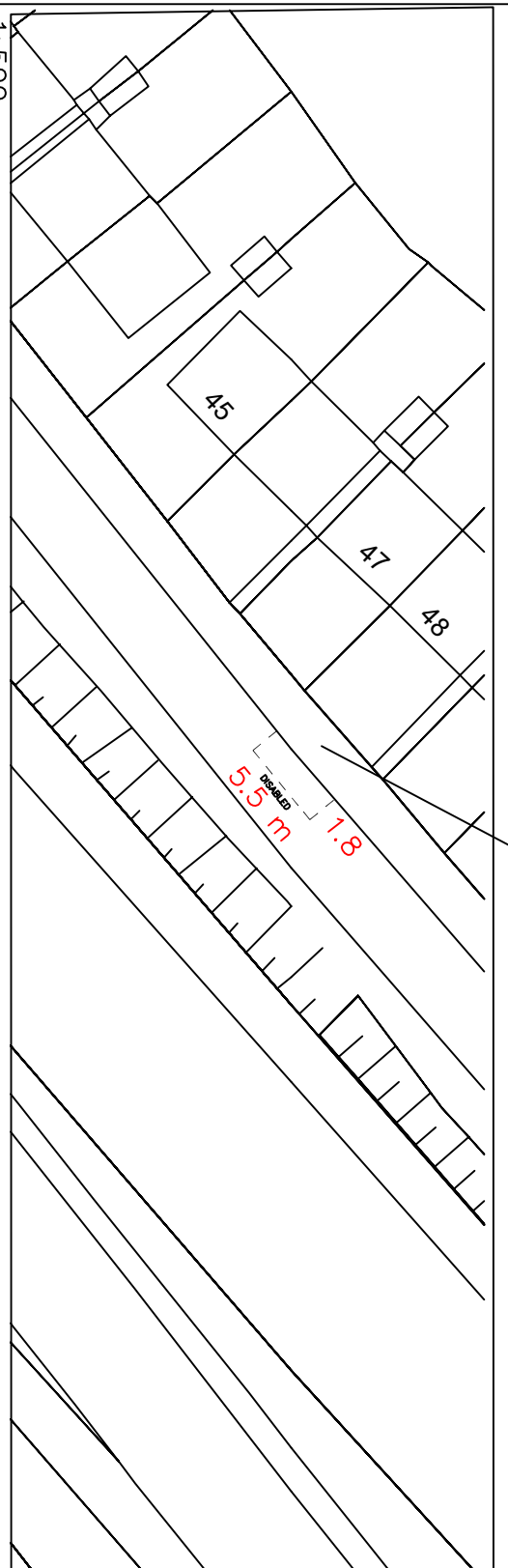
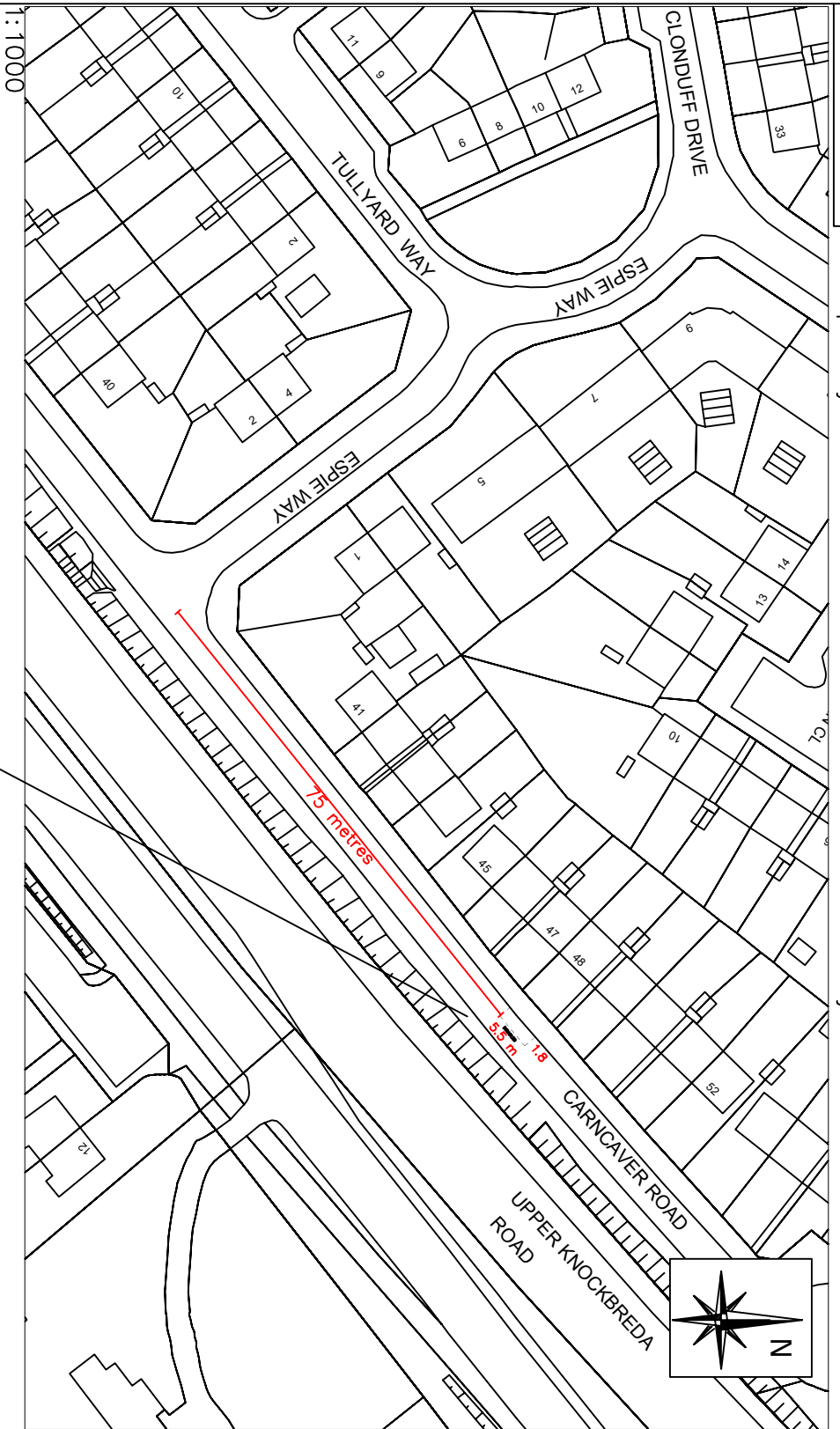
Yours sincerely

PP Alfie O'Hare
Noel Grimes
Traffic Management

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Carncover Road, Belfast (north-west side) – from a point 75 metres north-east of its junction with Espie Way, for a distance of 5.5 metres in a north-easterly direction.



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Project: ACCESSIBLE/DISABLED PARKING BAY

Title: 48 CARNCOVER ROAD BELFAST


FILE NO.	DESIGNED	AO'H	date
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TRACED	APPROVED		date

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 Belfast
 BT4 3SQ

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

OfficeoftheChiefExecutive@BelfastCity.gov.uk

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Stormont Estate
Tel: 0300 200 7899
Email: traffic.eastern@infrastructure-ni.gov.uk

Being Dealt With By: Mr Alfie O'Hare
Direct Line: 02890526241

Your reference:
Our reference: TM 2

Date: 16 October 2024

Dear Mr Walsh

**PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 79
WHEATFIELD CRESCENT, BELFAST**

I am writing to advise you that we propose to provide an accessible/disabled parking bay at the above location. (see attached plan)

We would welcome your comments on this proposal.

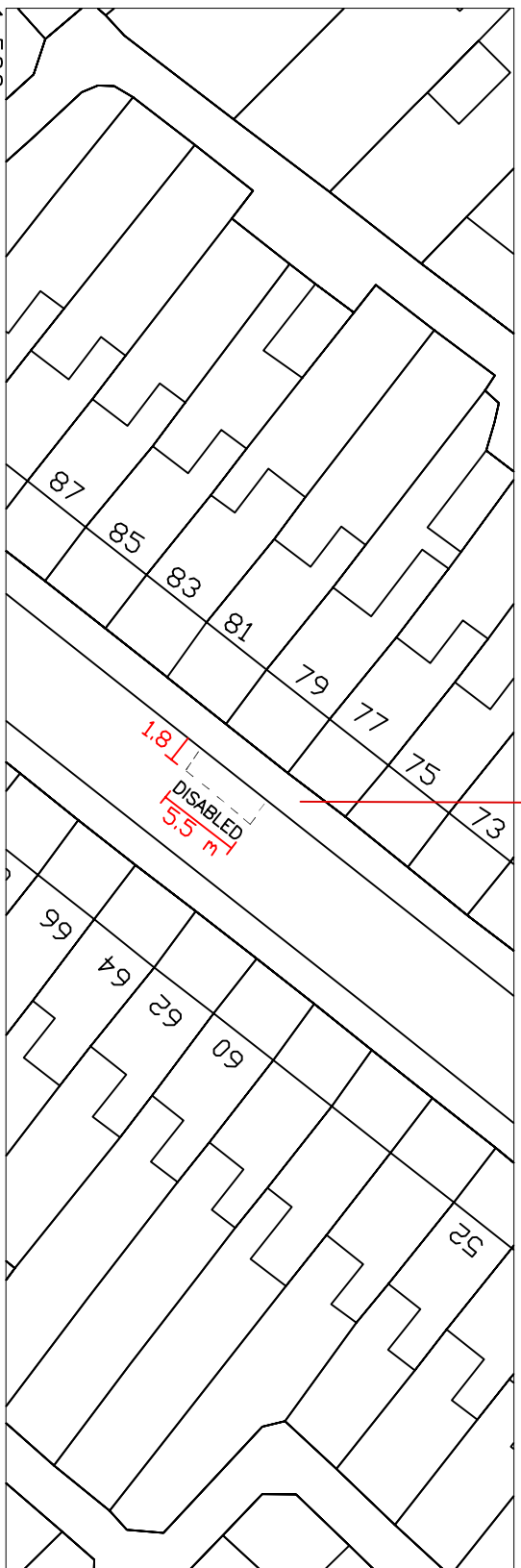
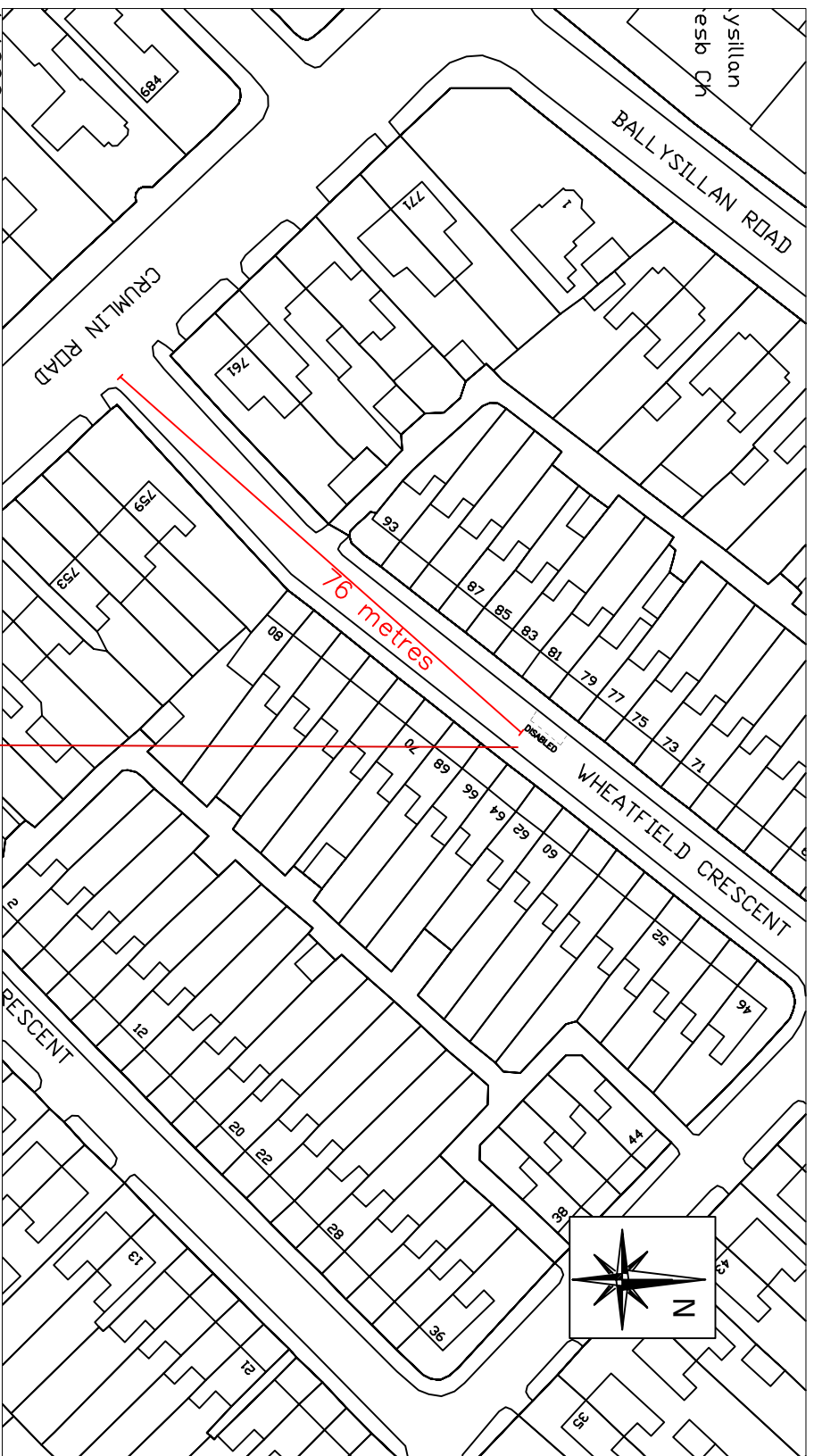
Yours sincerely

PP Alfie O'Hare
Noel Grimes
Traffic Management

ENC

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Wheatfield Crescent, Belfast (north-west side) – from a point 76 metres north-east of its junction with Crumlin Road, for a distance of 5.5 metres in a north-easterly direction.



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Project
 PROPOSED ACCESSIBLE /
 DISABLED PARKING BAY

Title
 79 WHEATFIELD CRESCENT
 BELFAST

FILE NO.	DESIGNED	AO ¹ H	date
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Dwg. No.
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Eastern Division
 Annex 7
 Castle Buildings
 Stormont Estate
 Belfast
 BT4 3SQ

Telephone: 0300 200 7893
 Textphone: 028 90540022



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**Network Traffic
Eastern Division**

Mr John Walsh
Chief Executive
Belfast City Council
City Hall
BELFAST
BT1 6RB

Dear Mr Walsh

**173 DONEGALL AVENUE, BELFAST – REMOVAL OF AN ACCESSIBLE/BLUE BADGE
PARKING BAY**

I am writing to advise you that we propose to remove an accessible/disabled parking bay at 173 Donegall Avenue, Belfast, as it is no longer required; I have attached a plan showing the location of the bay.

We would welcome your comments on this proposal.

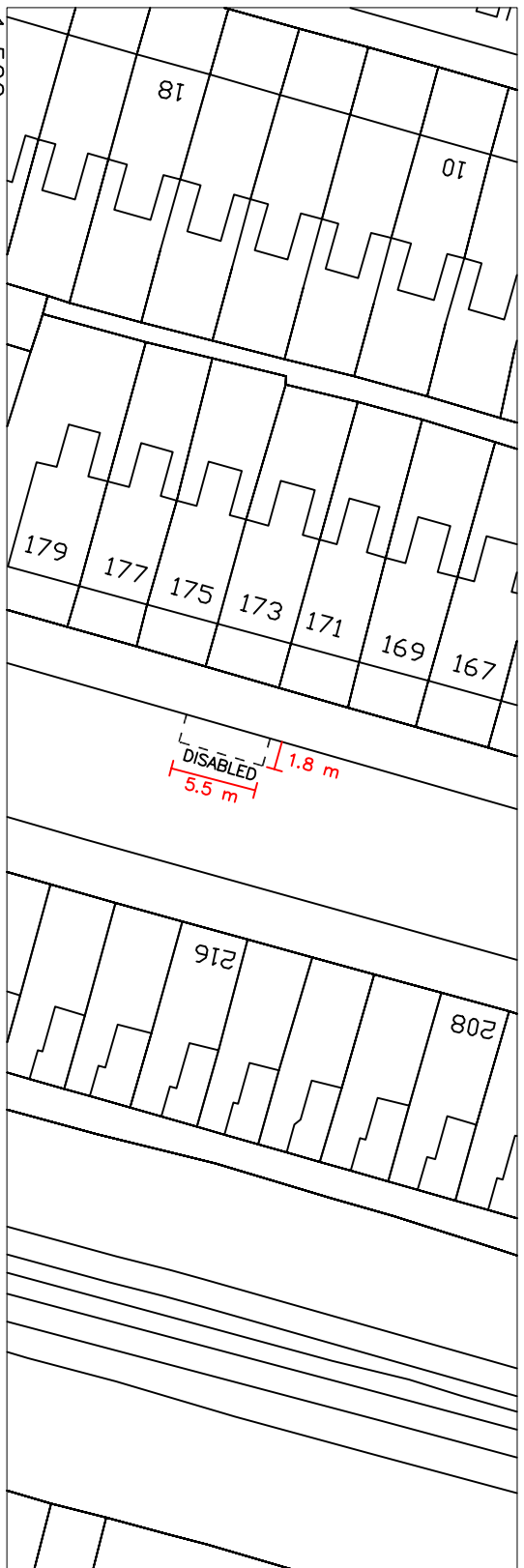
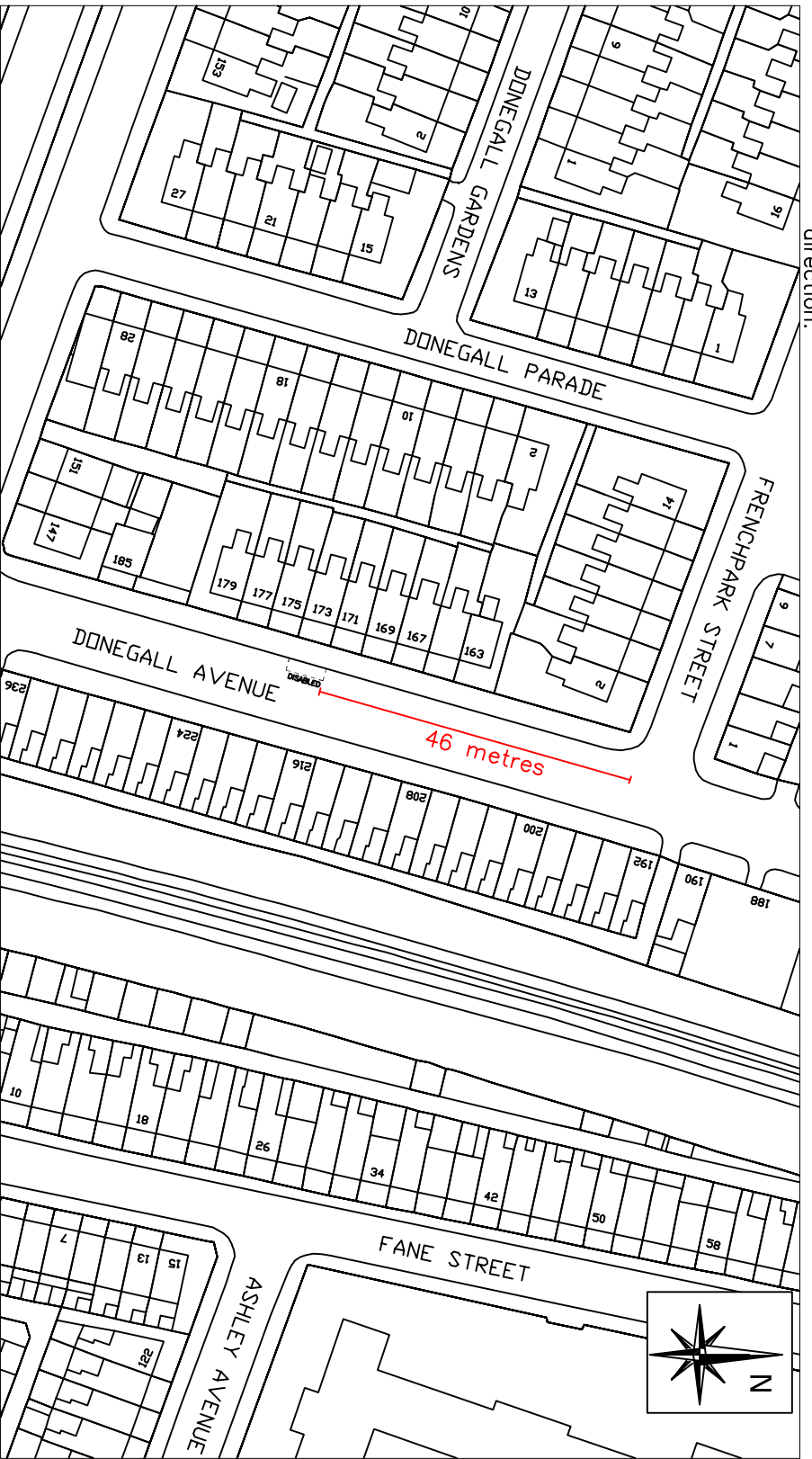
Yours sincerely

PP Alfie O'Hare
Gillian Stevenson
Traffic Manager

ENC

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SR.2023 No.206 Item 3160.Donegall Avenue, Belfast (north-west side) - from a point 46 metres south-west of its junction with Frenchpark Street, for a distance of 5.5 metres in a south-westerly direction.



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Project
 173 DONEGALL AVENUE
 BELFAST

Title
 REMOVAL OF AN ACCESSIBLE
 DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date
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	APPROVED		date
Drg. No.			Revision

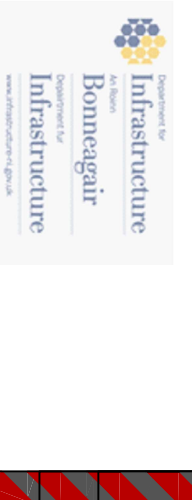
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Scales
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Eastern Division

Hydebank House
 4a Hospital Road
 Belfast
 BT8 8JL

Telephone: 0300 200 7893
 Textphone: 028 90540022



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Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

Hydebank House

4a Hospital Road

Belfast

BT8 8J

Tel: 0300 200 7899

Email: traffic.eastern@infrastructure-ni.gov.uk

Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

Date: 30 October 2024

Network Traffic

Eastern Division

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

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 65 NORTH PARADE, BELFAST

I am writing to advise you that we propose to provide an accessible/disabled parking bay at the above location. (see attached plan)

We would welcome your comments on this proposal.

Yours sincerely

PP Alfie O'Hare

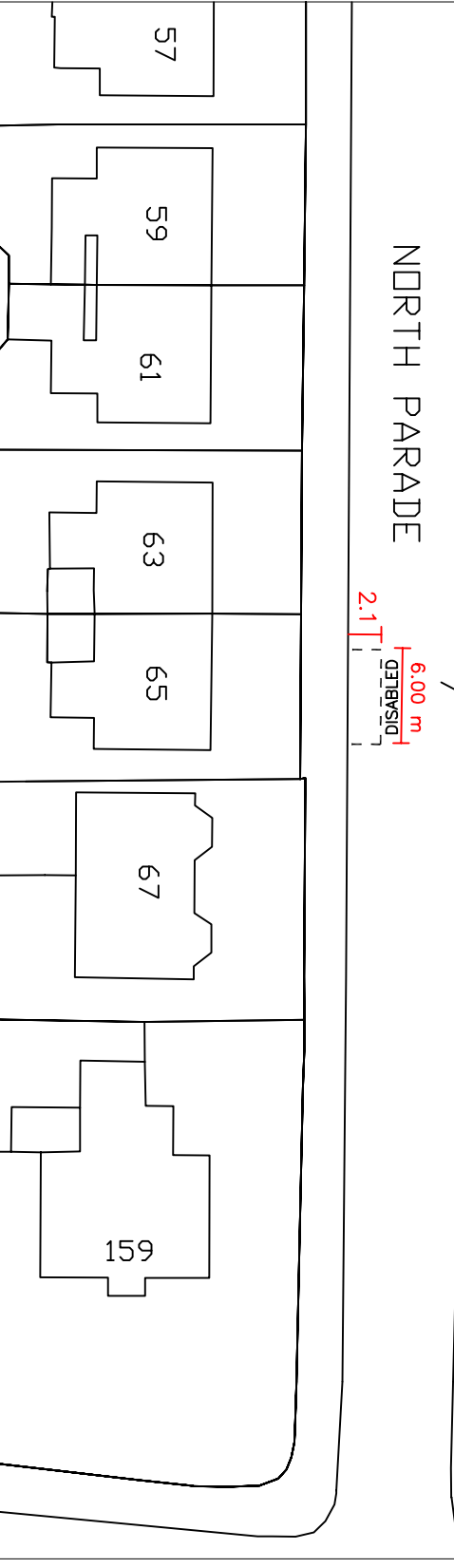
Noel Grimes

Traffic Management

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North Parade, Belfast (south side) – from a point 51 metres west of its junction with Ravenhill Road, for a distance of 6 metres in westerly direction.



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Project 65 NORTH PARADE BELFAST
 Page 25

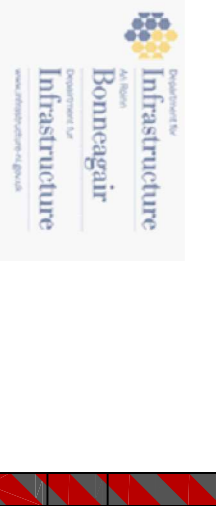
Title PROPOSED ACCESSIBLE / DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date
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Eastern Division
 Annex 7
 Castle Buildings
 Stormont Estate
 Belfast
 BT4 3SQ

Telephone: 0300 200 7893
 Textphone: 028 90540022



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Agenda Item 4

PLANNING COMMITTEE – 12 NOVEMBER 2024

APPEALS NOTIFIED

COUNCIL: BELFAST

No new appeals notified.

APPEAL DECISIONS NOTIFIED

No new decisions notified.

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Planning decisions issued October 2024 - No. 184

<u>Application number</u>	<u>Delegated / Committee</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2021/2623/NMC	D	3A Ashley Park Dunmurry Belfast BT17 9EH.	Non material change S/2010/0690/F	Non Material Change Refused
LA04/2023/4427/F	D	60 Shore Road, Belfast, BT15 3PY	Change of use from residential dwelling to house of multiple occupancy (HMO)	Permission Granted
LA04/2024/1007/F	D	11 Luxor Gardens, Belfast, BT5 5NB	Proposed part demolition of rear single storey external wall and roof over and provision of new single storey rear construction to form new kitchen and dining area.	Permission Granted
LA04/2024/1173/F	D	Wardens House, Fitzroy Court, Fitzroy Avenue, Belfast	Conversion and remodelling of existing two storey wardens house into two flats to provide additional sheltered housing accommodation	Permission Granted
LA04/2024/1216/F	D	7 Andersonstown Park South, Belfast, BT11 8FR	Proposed single storey rear kitchen and dining room extension	Permission Granted
LA04/2024/1421/WPT	D	5 Thornberry Avenue, Belfast, BT14 8EH	Works to TPO protected trees	Works to TPO Granted
LA04/2024/1596/NMC	D	Lands between McDonalds and Railway Line Rear of 233-263 Shore Road Belfast BT15 3PW	Proposed non-material change to wording of planning condition No. 02 of LA04/2018/2835/F regarding timing of odour abatement specification	Non Material Change Granted

LA04/2024/1601/CLEUD	D	83 Carmel Street, Belfast, BT7 1QF	HMO (House in multiple occupation)	Permitted Development
LA04/2024/1589/WPT	D	2 Mount Carmel, Belfast, BT15 4DQ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/0255/F		69 Osborne Park, Belfast, BT9 6JP	Retention of internal and external modifications to care home to include internal reconfiguration and reduction in no. of rooms, replacement porch, redirected retaining wall, alterations to ground levels and new tree landscaping (in lieu of removed nuisance trees)	Permission Granted
LA04/2024/0335/F	D	77 Lansdowne Park, Belfast, BT15 4AG	Partial demolition of side elevation to facilitate single storey side extension. (Amended Proposal Description).	Permission Granted
LA04/2024/1535/WPT	D	8 Kirkliston Drive, Belfast, BT5 5NX	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1583/PRELIM		Casement Park, 88-104 Andersonstown Road, Ballydownfine, Belfast, Northern Ireland, BT11 9AN	Amendments to planning conditions relating to application LA04/2017/0474/F	PAD Concluded
LA04/2024/1645/PRELIM		Glenview House, Jubilee Road, Belfast, BT9 7AB	Temporary accommodation for female adults. In addition to residential use the building will also be used as office accommodation for the charities central staff team including Senior Management Team and administrative staff.	PAD Concluded
LA04/2023/4176/F	D	5 Lisvarna Heights, Belfast, BT12 4PN	Rear single storey extension and platform access. (Amended plans)	Permission Granted

LA04/2024/1372/F	D	3 Serpentine Road Newtownabbey, BT36 7HA	Single storey side extension.	Permission Granted
LA04/2024/1602/PAN	D	2 - 10 Botanic Avenue, Belfast, BT7 1JG	Erection of hotel including ground floor bar / restaurant and associated works including demolition of existing building	Proposal of Application Notice is Acceptable
LA04/2023/3879/F	C	Vacant lands at access road to Olympia Leisure Centre – directly opposite and approx. 70m east of, Nos 9-15 Boucher Road, Belfast, Belfast	Vary of condition 11 of LA04/2021/2815/F to extend opening hours.	Permission Granted
LA04/2024/0226/F	D	22 Piney Lane, Belfast, BT9 5QS	Single storey side extension. Double storey rear extension Garden room and covered outdoor area to the rear. (amended plans)	Permission Granted
LA04/2024/0269/F	D	42 Ladybrook Park, Belfast, BT11 9EL	Proposed first floor and ground floor rear extension to provide a living space	Permission Granted
LA04/2024/0470/F	C	Lower Botanical Gardens, Belfast, BT7 1LP	To develop a community garden for sustainable food growth and education purposes	Permission Granted
LA04/2024/0510/F	D	7 Riverdale Park North, Belfast, BT11 9DL	Proposed two-storey rear extension, coupled with a part single-storey element on the ground floor. Including raised patio and external render to rear walls and garage.	Permission Granted

LA04/2024/1192/F	D	25 Broomhill Park, Belfast, BT9 5JB	First floor extension to detached dwelling to increase footprint of existing main bathroom and rear bedroom. Existing external walls to be painted white with natural stone cladding added to elevations and chimneys. Existing roof tiles to be replaced with natural slate with existing rear patio to be replaced with natural paving and steps.	Permission Granted
LA04/2024/1201/F	D	63 Farnham Street, Belfast, BT7 2FL	Partial demolition to rear and first floor rear extension	Permission Granted
LA04/2024/1231/DCA	D	25 Broomhill Park, Belfast, BT9 5JB	Existing front leand to pitched roof and entrance canopy to be demolished. Walls adjacent and under existing windows to be demolished and existing rear wall to frist floor bedroom to be demolished along with flat roof under inc. skylight. Internal walls between kitchen and hallway to be demolished along with first floor bathroom wall.	Consent Granted
LA04/2023/4162/F	C	51 Rosemary Street Town Parks Belfast Antrim BT1 1QB	Change of use from retail unit to amusement arcade and adult gaming centre.	Permission Granted
LA04/2023/4501/F		287a Beersbridge Road, Belfast, BT5 4RS	Retrospective extension to listed house to provide single storey living room.	Permission Granted
LA04/2023/4504/LBC		287a Beersbridge Road, Belfast, BT5 4RS	Retrospective extension to listed house to provide single story living room.	Consent Granted

LA04/2024/1213/F	D	102 Hawthorn Glen, Hannahstown, Belfast, BT17 0WH	Single storey extension to rear of dwelling to provide bedroom and bathroom facilities and ramped access to rear and side.	Permission Granted
LA04/2024/1378/CLEUD	D	19 Cromwell Road, Belfast, BT7 1JW	Change of use to House in Multiple Occupation (HMO)	Permitted Development
LA04/2024/1429/CLEUD	D	29 Chlorine Gardens, Belfast, BT9 5DL	Existing House of Multiple Occupancy (HMO)	Permitted Development
LA04/2024/1417/CLEUD	D	8 Cairo Street, Belfast, BT7 1QS	Existing House of Multiple Occupancy (HMO)	Permitted Development
LA04/2024/1481/WPT	D	9 Kings Road, Belfast, BT5 6JF	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1483/CLEUD	D	11 Chadwick Street, Belfast, BT9 7FB	HMO Use (Existing)	Permitted Development
LA04/2024/1497/CLEUD	D	22 Eblana Street, Belfast, BT7 1LD	House of Multiple Occupation (Existing use)	Permitted Development
LA04/2024/1631/WPT	D	10 Windsor Avenue North, Belfast, BT9 6EL	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1682/WPT	D	Fortwilliam Demesne, Belfast, BT15 4FD	Works to TPO protected trees	Works to TPO Granted
LA04/2023/4235/F	D	37 Kensington Gardens South, Belfast, BT5 6NN	Single storey extension to side / rear of dwelling	Permission Granted
LA04/2024/0418/F	D	37 Dunluce Avenue, Belfast, BT9 7AW	Change of use from ground floor one bed apartment and first and second floor 3 bed House in Multiple Occupancy (HMO), to 3no. one bed apartments, including part demolition to rear with replacement extension	Permission Granted
LA04/2024/0936/DC	D	Former Visteon Factory, Blacks Road Belfast - Borrow Pit development	Discharge of Informative 1 LA04/2019/2779/F	Condition Not Discharged

LA04/2024/1013/F	D	9 Maryville Park, Belfast, BT9 6LN	Proposed single storey rear extension, including window fenestration alterations. Widening of existing driveway and new brick piers to front elevation.	Permission Granted
LA04/2024/1075/DCA	D	9 Maryville Park, Belfast, BT9 6LN	Demolition of single storey rear return, rear garden wall and partial demolition of walls and window openings.	Consent Granted
LA04/2024/1172/F	D	31-39 Queen Street, Belfast, BT1 6EA	Ground Floor Change of Use (CoU) from Restaurant to A1(Hair Dressing) and B1/A2(Office/Professional Services)	Permission Granted
LA04/2024/1390/F	D	21 Dermott Hill Road, Belfast, BT12 7GB	Proposed Single Storey Rear Extension, Attic Conversion With Dormer and raised patio and steps	Permission Granted
LA04/2024/1463/DC	D	Pearl Assurance House Donegall Square East, Belfast, BT1 5HB	Discharge of conditions 7, 8, 9, 10, 11, 12, 14, and 15 of LA04/2022/0178/F	Condition Discharged
LA04/2024/1464/DC	D	Pearl Assurance House Donegall Square East, Belfast, BT1 5HB	Discharge of conditions 3, 4, 5, 6, 7, 8, and 10 of LA04/2022/0171/LBC	Condition Discharged
LA04/2024/1528/DC	D	1 West Bank Close and 6 West Bank Road Belfast BT3 9LD	Discharge condition 8 of planning permission LA04/2022/0725/F	Condition Not Discharged
LA04/2022/1499/F	C	The Lockhouse 13 River Terrace Belfast BT7 2EN.	Construction of new community wellbeing centre and cafe incorporating refurbishment and change of use of existing house, with a new adjacent community garden and men's shed facility.	Permission Granted

LA04/2022/0550/F	D	185-189 Lisburn Road Belfast BT9 7AJ	Proposed change of use from bank/offices to ground floor retail and 7no apartments, including 4th storey extension and elevational alterations (change of description).	Permission Granted
LA04/2023/4226/F	D	19 Oldpark Avenue, Belfast, BT14 6HH	Single storey side extension. (Amended plans)	Permission Granted
LA04/2024/1512/NMC	D	106-110 Donegall Street, BT12GX and 1 Union Street, BT1 2JF, Belfast, BT1 2JF	Proposed internal reconfiguration to LA04/2023/3071/F Bathroom changes, additional fire exit routes and addition of access lift.	Non Material Change Granted
LA04/2024/1332/DC	D	47 Ravenhill Road, Belfast, BT6 8DQ	Discharge Condition 2 of planning LA04/2022/0930/F- Fire risk assessment	Condition Discharged
LA04/2024/1498/F	D	26 Malone Heights, Belfast, BT9 5PG	Proposed rear dormer and addition of internal staircase.	Permission Granted
LA04/2024/1565/DC	D	30, 32 & 34 Corrib Avenue, Belfast, BT11 9JB (Off the Shaws Road)	Discharge of condition 2 LA04/2020/1126/F- Window & door schedules & acoustic performance specification	Condition Discharged
LA04/2024/1619/DC	D	7 Chlorine Gardens, Belfast, BT9 5DJ	Discharge of condition 3 LA04/2024/0473/F- Foul and Surface Water Drainage	Condition Discharged
LA04/2024/1652/PRELIM		Site off Irwin Way / Airport Road West in Belfast Harbour	Proposed units container storage and offices	PAD Concluded
LA04/2024/0195/F	D	140 DONEGALL AVENUE MALONE LOWER BELFAST BT12 6LY	Change of use from dwelling to 5 bedroom House in multiple occupation (HMO)	Permission Granted
LA04/2024/1379/F	D	8 Marguerite Park, Belfast, BT10 0HF	Proposed Single Storey Rear Extension, Fenestration Changes and Attic Conversion With Dormer	Permission Granted

LA04/2022/0973/F	C	79 & 81 Stockmans Lane Belfast BT9 7JD	Variation of conditions 6 (obscuring of rear balcony screen) 7 (bin store) 13 (site layout) and 14 (bike store) of planning approval LA04/2019/2726/F to change the site layout and add clear glazing to rear balcony panel	Permission Granted
LA04/2021/1531/F	C	7 & 9 Ballygomartin Road Belfast BT13 3LA.	Construction of 3 No. apartment blocks (2 x 3 Storey and 1 x 2 Storey) consisting of 20 No. 2 bed apartments and 4 no. 3 bed apartments	Permission Granted
LA04/2023/2388/F	C	Lands immediately north of Cross Harbour Bridge, East of Donegall Quay and south of AC Marriott Hotel, City Quays, Belfast	Residential development comprising 256no. units, public realm, and associated access and site works	Permission Granted
LA04/2022/2387/F	D	68 Shore Road Belfast BT15 3PZ	Ground floor rear extension of retail area; rear extension of 1st and 2nd floor and conversion of apartment into 2 separate apartments	Permission Refused
LA04/2023/2887/PAD	D	783 ANTRIM ROAD GREEN CASTLE BELFAST ANTRIM BT36 7PW	demolition of 783 & 783a Antrim Road, Newtownabbey and the construction of 30 apartments with associated access road and parking (Amended description - reduction in units from 35 to 30)	PAD Concluded

LA04/2023/2668/F	C	Lands bound by Pilot Street, Short Street, the rear of nos. 11-29 Garmoyle Street and, the rear of Nos. 63 & 65a Dock Street and No. 123 Corporation Street, Belfast	Demolition of existing buildings and the erection of an affordable housing development comprising of 69 No. units with a mix of apartments and townhouses, including an ancillary community hub and offices, car parking, landscaping and all associated site and access works (amended description).	Permission Granted
LA04/2023/2779/F	D	141 Stranmillis Road, Belfast, BT9 5AJ	Change of use from first and second floor Beauty Salon to 2no. Short-Term Stay Managed Apartments including new external stairway and fenestration changes to rear and internal alterations (Amended Description)	Permission Granted
LA04/2023/2831/F	D	713 Antrim Road, Belfast, BT15 4EJ	Proposed New Access to Residential Dwelling via Donegall Park Avenue	Permission Granted
LA04/2023/2787/LBC	D	713 Antrim Road, Belfast, BT15 4EJ	Proposed New Access to Residential Dwelling via Donegall Park Avenue	Consent Granted
LA04/2023/2861/F	C	1 MILLENNIUM WAY BALLYMAGARRY BELFAST ANTRIM BT12 7AL	Extension to Class B2 factory for storage/ loading purposes and associated works	Permission Granted

LA04/2023/2973/LBC	D	Clifton House, 2 North Queen Street, Belfast, BT15 1EQ	Proposed internal refurbishment works including redecoration of all communal areas, replacement of doors in the communal areas with certified fire rated door-sets, specialist refurbishment of the original heritage doors and frames to upgrade their fire rating as required by Fire Strategy Plan, replacement of passenger lifts, communal kitchens, bathrooms and WCs, replacement of private kitchens in the Sheltered Accommodation apartments and bathrooms in the Housing with Care units and installation of aluminium secondary glazing to all habitable rooms in the apartments.	Consent Granted
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LA04/2023/2993/LBC	D	Clifton House Gate Lodge, 2 North Queen Street, Belfast, BT15 1EQ (Amended address)	The proposed renovation and refurbishment of Clifton House Gate Lodge incorporating installation of loft and cavity wall insulation, specialist repairs to the existing sliding sash windows, specialist repairs to the existing front and patio doors, installation of secondary glazing, cleaning of external brickwork with localized repointing, cleaning of the chimneys with localized repairs, specialist repairs to the modillioned painted timber eaves cornicing, replacement of the existing rainwater goods, replacement of kitchen and bathroom and internal redecoration of walls, floors ceilings and internal doors.	Consent Granted
LA04/2023/3963/F	D	152 Woodvale Road, Belfast, BT13 3BX	Proposed attic conversion with dormer window to rear elevation.	Permission Granted
LA04/2023/4075/F	D	2 226 Malone Exchange Lisburn Road, Malone Lower, Belfast, BT9 6GE	Ground Level Extension to Existing External Space to Apartment No.2 Malone Exchange. Malone Exchange consists of 10.No. apartments over 4.No. storeys. The proposed Extension is to the only private owned land adjacent to Ground level Apartment No.2	Permission Granted

LA04/2023/4317/PAD	D	98 Stranmillis Road, Belfast, BT9 5AE	The existing house is a large single dwelling, which is in reasonable condition for a building which has been vacant for 10 years, however it is not habitable. The applicant has considered renovating the house and creating 3 apartments, but understands that this may not be feasible under policy HOU10. The reason for this PAD is to discuss what options would be feasible, to secure the future of the property (which is within the Stranmillis Conservation area) while adhering to the requirements of the planning policy.	PAD Concluded
LA04/2023/4462/PAD	D	37 Windsor Avenue, Belfast, BT9 6EJ	Proposed erection of an elevated Padel Court over part of the tennis club car park	PAD Concluded
LA04/2023/4574/F	D	3-5 Malone Road, Belfast, BT9 6RT	Internal and external alterations of an existing 43 bed residential home. Partial demolition of roof. Works include reduction to 33 bed spaces, new dormers, window, roof repairs and replacements, along with new entrance canopy and landscaping.	Permission Granted

LA04/2023/4523/LBC	D	3-5 Malone Road, Belfast, BT9 6RT	Internal and external alterations of an existing 43 bed residential home. Partial demolition of roof. Works include reduction to 33 bed spaces, new dormers, window, roof repairs and replacements, along with new entrance canopy, alteration to cafe to create new retail commercial unit and additional landscaping	Consent Granted
LA04/2023/4614/LBC	D	Campbell College School, Belmont Road. Belfast, BT4 2ND	Proposed repairs/alterations to roof, stone work, mortar joints and windows.	Consent Granted
LA04/2024/0065/DC	D	167-177 Oldpark Road, Belfast, BT14 6QP	Discharge of condition 1 of planning permission reference LA04/2020/1342/F (allowed on appeal under reference 2021/A0217) - Revised second floor plan (BD66/003A) to correspond with Drawing BD66/004A 'Proposed Elevations / Sections (1:100) Revised Elevations'.	Condition Discharged
LA04/2024/0287/F	D	57 Oberon Street, Belfast, BT6 8NZ	Demolition of existing rear return & construction of two storey rear extension of dwelling. (Amended Site Description & Amended Plans)	Permission Granted
LA04/2024/0367/F	D	Castle Buildings Stormont Estate, Belfast, BT4 3SR	Installation of high level cladding panels for concealment of external rainwater downpipes (external facade works only)	Permission Granted
LA04/2024/0390/O		8 Kimberley Drive, Belfast, BT7 3EE	Proposed detached two storey domestic dwelling to lands to side of existing dwelling	Permission Granted

LA04/2024/0394/MDPA	D	Site bounded by Little York Street, Great George's Street and Nelson Street, Belfast	Discharge of clause 1.3 of section 76 Agreement for planning permission ref. LA04/2021/2893/F. Operators Management Plan	Condition Discharged
LA04/2024/0431/F	D	74 Alexandra Park Avenue, Skegoneill, Belfast, BT15 3ES	Conversion of an existing dwelling (C1) to a 5 bed House of Multiple Occupancy (Sui Generis)	Permission Granted
LA04/2024/0442/F	D	56 Ravenhill Avenue, Belfast, BT6 8LG	Change of use from dwelling house (C1) to 5 bed House in Multiple Occupancy (Sui Generis)	Permission Granted
LA04/2024/0457/CLOPUD	D	Precision Liquids Site 2 McCaughey Road, Belfast, BT3 9AG	Change of product from molasses to SDS liquid Fertiliser within Tank No 51 and additional pump and pipework	Permitted Development
LA04/2024/0806/PAD	D	Site of the former Suffolk Primary & Nursery School, Blacks Road, Belfast	School for children with special educational needs, including erection of modular school building, car parking and play areas, and associated works.	PAD Concluded
LA04/2024/0571/DC	D	LANDS DIRECTLY SOUTH OF TITANIC BELFAST AND NORTH-WEST OF HAMILTON DOCK LOCATED OFF QUEENS ROAD, BELFAST	Discharge of condition 5 of planning permission LA04/2023/3442/F- Vibration Monitoring Method Statement	Condition Discharged
LA04/2024/0611/F	D	1-135 James Clow, Princess Dock Street, BT1 3AA	Remedial works to an existing building which will require the disassembly and rebuilding of metal and stone cladding. Removal of the existing balcony decking and replacement with non combustible decking.	Permission Granted
LA04/2024/0801/F	D	Ballymacarrett Orange Hall, 178 Albertbridge Road, Belfast, BT5 4GS.	Telecommunications Air Conditioning Upgrade Installation	Permission Granted

LA04/2024/0637/LBC	D	Ballymacarrett Orange Hall, 178 Albertbridge Road, Belfast, BT5 4GS.	Telecommunications Air Conditioning Upgrade Installation	Consent Granted
LA04/2024/0634/F	D	23 Park Road, Belfast, BT7 2FW	Single storey extension to the rear of the building. Internal alterations to merge Flats 1,3 and 4 into one unit. Relocation of side access door to access Flat 2. Construction of gates and boundary wall. Form new vehicular entrances from rear entry and Park Road. (Amended address/description)	Permission Granted
LA04/2024/0661/F	D	348 - 350 Ormeau Road, Ormeau, Belfast, BT7 2HL	Temporary retention of boundary fence for 1 year along the front of site and boundary of 348 - 350 Ormeau Road, Belfast	Permission Granted
LA04/2024/0663/LBC	D	348 - 350 Ormeau Road, Ormeau, Belfast, BT7 2HL	retention of hoarding (temp 1 year)	Consent Granted
LA04/2024/0648/A	D	679 Lisburn Road, Belfast, BT9 7GT	1 Shop sign	Consent Granted
LA04/2024/0683/F	D	28 Glendower Street, Belfast, BT6 8PD	Change of use from dwelling (C1) to 5 bed HMO (Sui Generis)	Permission Granted
LA04/2024/0728/DC	D	29 Springfield Heights, Belfast, BT13 3QZ	Discharge of condition 9 LA04/2022/0853/F Final Landscape Management Plan	Condition Not Discharged
LA04/2024/0775/PAD	D	Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH	Amendment to planning permission Z/2013/0931/F to permit occupation for either Class B1(a) office or Class B1(c) research and development	PAD Concluded

LA04/2024/0745/F	D	408 Ravenhill Road, Belfast, BT6 0BU	Partial demolition of existing garage to facilitate proposed garage extension, erection of replacement boundary fence, new vehicular access onto Broughton Gardens and associated site works.	Permission Granted
LA04/2024/0753/F	D	7 Deramore Park South, Malone Upper, Belfast, BT9 5JY	two-storey and single-storey rear extension; rear dormer; first floor roof terrace; re-construction of double garage and erection of a pergola	Permission Granted
LA04/2024/0791/DC	D	A Wing, Crumlin Road Gaol 53-55 Crumlin Road, Belfast, BT14 6ST	Noise Verification Report - discharge of Condition 22 of LA04/2019/2756/F and condition 21 of LA04/2024/0438/F	Condition Discharged
LA04/2024/0887/F	D	50M North of 168 Upper Malone Road, Belfast, BT17 9JZ	Revision of LA04/2020/1732/F to include detached garage, construction of retaining wall and alterations to ground levels. (Retrospective)	Permission Granted
LA04/2024/0841/F	D	Blocks 1-4 5-13 & 14-17 Dehra Grove, Belfast, BT4 2DW.	Full internal and external refurbishment to all flats and communals. Enlarging of existing rear walls to flat nos. 2, 3, 14 & 17 by providing new small section of cavity wall including new window and rear door to create a utility room.	Permission Granted
LA04/2024/0939/F	D	4 Lothair Avenue, Belfast, BT15 2HU	Change of use from 4 bed Dwelling (C1) to 5 bed HMO (Sui Generis)	Permission Granted
LA04/2024/0968/CLEUD	D	Dwelling located to the rear of No. 46 Myrtlefield Park, Belfast	Residential dwelling (Use Class C1)	Permitted Development
LA04/2024/1303/F	D	12 Suffolk Crescent, Belfast, BT11 9JT	Single storey side and rear extension and 2 storey rear extension and raised patio	Permission Granted

LA04/2024/0985/F	D	11 Norwood Court, Belfast, BT4 2ES	Fenestration changes to the rear and side elevations.	Permission Granted
LA04/2024/0987/NMC	D	140 Donegall Street, Belfast, BT1 2FJ	Non Material Change to Planning Approval LA04/2021/0516/F	Non Material Change Granted
LA04/2024/0989/DCA	D	7 Deramore Park South, Belfast, BT9 5JY	Demolition of rear 2 storey bay window, patio doors, dining area glass roof and side window. Demolition of existing garage, front entrance steps and partial demolition of 1st floor external wall. Partial internal demolition of walls (Amended description & drawings)	Consent Granted
LA04/2024/1038/F	D	17 Sunninghill Drive, Belfast, BT14 6SQ	Partial demolition to rear to facilitate single-storey extension. (Amended Proposal Description) (Retrospective)	Permission Granted
LA04/2024/1026/F	D	32 Denorrtton Park, Belfast, BT4 1SF	Dormer window to front.	Permission Granted
LA04/2024/1043/F	D	Remaining vacant 3no. listed pavilions at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south east of West House, Belvoir Park	Amendment to extant permissions (Y/2014/0401/F & Y/2014/0390/LBC) to convert of 3no. vacant listed building pavilions to residential dwellings (9no. townhouses and 18no. apartments), landscaping, public open space and associated development	Permission Granted
LA04/2024/1072/LBC	D	Remaining vacant 3no. listed pavilions at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south east of West House, Belvoir Park	Amendment to extant permissions (Y/2014/0401/F & Y/2014/0390/LBC) to convert of 3no. vacant listed building pavilions to residential dwellings (9no. townhouses and 18no. apartments), landscaping, public open space and associated development	Consent Granted

LA04/2024/1059/F	D	356 Ormeau Road, Ballynafoy, Belfast, BT7 3HW	Addition of a two-storey extension to rear; minor modification to existing kitchen window/ back door and addition of raised patio/steps to rear.	Permission Granted
LA04/2024/1055/F	D	24 Osborne Park, Belfast, BT9 6JN	Single-storey side extension	Permission Granted
LA04/2024/1056/DCA	D	24 Osborne Park, Belfast, BT9 6JN	Partial demolition of existing wall to accommodate side extension	Consent Granted
LA04/2024/1086/F	C	Unit 1, Connswater Retail Park, Belfast, BT5 5DL	Variation to the wording of Condition 4 of Outline Planning Approval Z/1990/0127, to allow for the sale of bulky and non-bulky goods for a charity shop.	Permission Granted
LA04/2024/1080/F	D	38 Haddington Gardens, Belfast, BT6 0AN	Variation of condition number 2 of planning approval LA04/2021/0569/F to amend the materials from brickwork and render to smooth render.	Permission Granted
LA04/2024/1139/A	D	Rear of 88 Great Victoria Street Belfast, adjacent to Bruce Street carpark, Belfast, BT2 7JD	1 Digital advertising sign (Retention)	Consent Refused
LA04/2024/1096/NMC	D	5 Grays Park, Belfast, BT8 7QH	Non material change to planning permission ref. LA04/2023/2733/F. Relocate the window of the WC/ shower room from the gable of the extension to the rear wall of extension.	Non Material Change Granted
LA04/2024/1116/F	D	104 Joanmount Gardens, Belfast, BT14 6NY	Two storey rear extension	Permission Granted

LA04/2024/1114/F	D	McKennas Bar, 25-29 Garmoyle Street, Belfast, BT15 1DY	Relocation of entrance door, build up other bifold door on Dock Street to sill level and install window to match other windows, replacing signage on both elevations and adding feature tiles to the outside of the ground floor elevations	Permission Granted
LA04/2024/1115/A	D	McKennas Bar 25-29 Garmoyle Street, Belfast, BT15 1DY	Replacement of existing signage with 2 new signs	Consent Granted
LA04/2024/1125/DC	D	14 Dublin Road, Belfast, BT2 7HN	Discharge condition 14 LA04/2023/4373/F - Construction Environmental Management Plan (CEMP)	Condition Discharged
LA04/2024/1142/F	D	42 Newforge Lane, Belfast, BT9 5NW	Demolition of the existing dwelling and garage, new replacement dwelling with integral garage and carport including covered external seating area.	Permission Granted
LA04/2024/1190/F	D	8 Clara Park, Belfast, BT5 6FD	Single storey extension to rear of dwelling, 2no ground floor gable window formed and rear window sill raised.	Permission Granted
LA04/2024/1175/F	D	6 Harberton Park Gardens, Belfast, BT9 6TS	Proposed extended canopy over front door. Single storey extension to rear of dwelling in part replacing existing summer house and garden room along with ancillary works	Permission Granted
LA04/2024/1191/F	D	38 Innisfayle Park, Belfast, BT15 5HS	Single storey rear extension, including window fenestration alterations, raised and covered patio to rear and exterior render to front elevation.	Permission Granted
LA04/2024/1199/F	D	23 Graymount Drive, Newtownabbey, BT36 7DS	Single storey extension to side/rear of dwelling with internal alterations.	Permission Granted

LA04/2024/1215/F	D	37 Windsor Avenue, Belfast, BT9 6EJ	Erection of elevated Padel Court at first floor level over the existing car park and balcony link to existing balcony on eastern side of existing clubhouse together with all ancillary development.	Permission Granted
LA04/2024/1221/F	D	30 Kensington Gardens South, Belfast, BT5 6NN	Two-storey extension to side and rear, and single-storey sun room extension to rear	Permission Granted
LA04/2024/1237/F	D	10 Sandhill Drive, Belfast, BT5 6DQ	Demolition of existing detached single-storey garage and erection of a single-storey rear extension with a flat roof.	Permission Granted
LA04/2024/1299/F	D	Existing Storage facility building off Sycamore Park, Queens Ems Village, BT9	Single storey extension to existing storage building and associated site works for storage of furniture and fixtures, related to Queens Elms village accommodation.	Permission Granted
LA04/2024/1263/WPT	D	1 Derryvolgie Avenue, Belfast, BT9 8FL	Works to trees in a CA	Works to Trees in CA Agreed
LA04/2024/1273/A	D	Grass area to the front concourse of the SSE Arena and Odyssey Pavilion, Belfast.	Plinth mounted ppc signage	Consent Granted
LA04/2024/1274/F	D	76 Circular Road, Belfast, BT4 2GD	Single storey rear extension. Internal alterations to kitchen, staircase, ensuite and garage. Conversion of playroom to new master bedroom. New steps to link to master bedroom. Fenestration changes. Conversion of garage to domestic workshop and new garage door.	Permission Granted

LA04/2024/1276/LBC	D	76 Circular Road, Belfast, BT4 2GD	Single storey rear extension. Internal alterations to kitchen, staircase, ensuite and garage. Conversion of playroom to new master bedroom. New steps to link to master bedroom. Fenestration changes. Conversion of garage to domestic workshop and new garage door.	Consent Granted
LA04/2024/1306/LBC	D	2 226 Malone Exchange Lisburn Road, Malone Lower, Belfast, BT9 6GE	Ground level Extension to side of existing Apartment Development	Consent Granted
LA04/2024/1319/F	D	133 Malone Avenue, Malone Lower, Belfast, BT9 6EQ	Single storey side extension; two storey and single storey rear extension; demolition of existing garage and 1.8m High boundary wall	Permission Granted
LA04/2024/1320/DCA	D	133 Malone Avenue, Malone Lower, Belfast, BT9 6EQ	Demolition of existing single storey garage and rear return.	Consent Granted
LA04/2024/1321/F	D	37 Hawthornden Road, Belfast, BT4 3JW	Retention of boundary fencing and decking (Retrospective application).	Permission Granted
LA04/2024/1334/F	D	Lands to NE of 3 West Bank Road and immediately south west of existing Stena Line Terminal Belfast Harbour Estate Belfast BT3 9JL	Installation of photovoltaic (PV) panels on roof of warehouse.	Permission Granted

LA04/2024/1362/F	D	15-19 William Street South, Belfast, BT1 4AR	Proposed subdivision of existing retail unit (ClassA1) to form 2no. individual retail units, repair of ground floor windows/doors and reconfiguration of existing shop front entrance on William Street South to allow separate access to both proposed units.	Permission Granted
LA04/2024/1363/LBC	D	15-19 William Street South, Belfast, BT1 4AR	Proposed subdivision of existing retail unit (ClassA1) to form 2no. individual retail units, repair of ground floor windows/doors and reconfiguration of existing shop front entrance on William Street South to allow separate access to both proposed units.	Consent Granted
LA04/2024/1366/DC	D	14 Dublin Road, Belfast, BT2 7HN	Discharge condition 13 LA04/2023/4373/F - Foul and surface water drainage	Condition Discharged
LA04/2024/1352/WPT		35-37 Sans Souci Park, Belfast, BT9 5QZ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1375/DC	D	Avoniel Primary School Avoniel Road, Belfast, BT5 4SF	Discharge condition 16 LA04/2016/2219/F	Condition Discharged
LA04/2024/1391/F	D	16 Dalebrook Park, Belfast, BT11 9EW	Proposed Single Storey Rear Extension (With Associated Ramp).	Permission Granted
LA04/2024/1399/F	D	27 Andersonstown Road, Belfast, BT11 9AF	Single storey rear extension and rear dormer	Permission Granted
LA04/2024/1402/DCA	D	110 Marlborough Park Central, Belfast, BT9 6HP	Partial removal of rear elevation wall, ground floor windows and door. Internal demolition of walls and fireplaces.	Consent Granted
LA04/2024/1416/F	D	2 Lemberg Street, Belfast, BT12 6GH	1st floor extension to rear of dwelling.	Permission Granted

LA04/2024/1442/A	D	Fountain House, 17-19 Donegall Place, Belfast, BT1 5AB	2 No. Fascia shop signs, 2 No. Projecting signs	Consent Granted
LA04/2024/1422/A	D	Liv Student Block Retail Unit, 28-30 Great Patrick Street, Belfast, BT1 2LT	2 Shop signs, 1 Projecting sign, 4 Other - Vinyl signs applied to glazing, 1 Shop sign	Consent Granted
LA04/2024/1435/DC	D	Lands at and surrounding the Flax Centre, 60 Ardoyne Avenue Belfast	Discharge condition 18 of LA04/2021/2126/F- archaeological report	Condition Discharged
LA04/2024/1423/F	D	150-154 Glen Road, Andersonstown, Belfast, BT11 8BN	Single storey rear extension, facade alterations and refurbishment of existing retail shop.	Permission Granted
LA04/2024/1437/F	D	8 Colindale Park, Belfast, BT17 0QE	Proposed 2 storey extension to side of dwelling and single storey to rear with associated front porch. Proposed single storey detached garage and garden room space.	Permission Granted
LA04/2024/1454/F	D	43 Candahar Street, Belfast, BT7 3AR	Rear Dormer to existing House of Multiple Occupation (HMO)	Permission Granted
LA04/2024/1496/F	D	AC Hotel, Donegall Quay, Belfast, BT1 3FE	Installation of roof mounted Solar PV Panels	Permission Granted
LA04/2024/1508/F	D	Bedford House , 16-22 Bedford Street , Belfast, BT2 7FD	Demolition of two window panels to accomdate two proposed louvres to existing window system	Permission Granted
LA04/2024/1509/DCA	D	Bedford House, 16-22 Bedford Street , Belfast, BT2 7FD	Demolition of two window panels to accommodate two proposed louvres to existing window system	Consent Granted
LA04/2024/1500/DC	D	5 Springvale Business Park Millennium Way, Belfast, BT12 7AL	Discharge condition 2 of LA04/2023/4558/F- Quantitative Contamination Risk Assessment and Remediation Strategy.	Condition Discharged
LA04/2024/1515/A	D	Unit 2, 300 - 310 Ormeau Road, Belfast BT7 2GE.	1 Shop sign	Consent Granted
LA04/2024/1520/CLOPUD	D	29 Ballymiscaw Road, Holywood, BT18 9RR	Rear extension to existing dwelling	Permitted Development

LA04/2024/1523/DC	D	Lands South and East of 148-163 Lagmore View Lane, North and West of 37, 81, 82 and 112 Lagmore Glenand, Lagmore View Road, Belfast	Discharge Condition 7 LA04/2021/1808/F - External Finishes Specification	Condition Discharged
LA04/2024/1536/A	D	537 Lisburn Road, Malone Lower, Belfast, BT9 7GQ	2 Shop signs - 1 no. fascia sign and 1 no. projecting sign	Consent Granted
LA04/2024/1530/CLEUD	D	2 Sandhurst Road, Belfast, BT7 1PW	Existing House in Multiple Occupation (HMO) Use.	Permitted Development
LA04/2024/1558/NMC	D	9 Harberton Park, Malone Upper, Belfast, BT9 6TW	Amended rear first floor window to wrap around window of LA04/2022/1331/F	Non Material Change Refused
LA04/2024/1560/LBC	D	38-40 University Road and 3 Mount Charles, Belfast, BT7 1NH	External building signage - 1 no small plaque mounted at Visitor Entrance on 38-40 university Road	Consent Granted
LA04/2024/1603/CLEUD	D	49 Candahar Street , Belfast, BT7 3AR	House of Multiple Occupation (HMO)	Permitted Development
LA04/2024/1605/F	D	Existing base station installation at Ballygomartin Industrial Estate, Advantage Way, Belfast, BT13 3LZ.	Removal and replacement of existing 20.6m high monopole with 25.0m high lattice tower, inclusive of new headframe supporting 12 no. antennas.	Permission Granted
LA04/2024/1648/NMC	D	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road, Belfast	The existing 1.8m high wall that was to be retained to the rear of the properties along Woodstock Road amended to a 1.8m high timber fence.	Non Material Change Refused
LA04/2024/1672/WPT	D	75 Balmoral Avenue, Belfast, BT9 6NY	To sectionally dismantle Castlewellan Gold trees as per Option 3 in attached Report	Works to Trees in CA Agreed
LA04/2024/1676/WPT		Rushmere House, 46 Cadogan Park, Belfast, BT9 6HH	Works to trees in a Conservation Area	Works to TPO Granted
LA04/2024/1678/WPT	D	6 Cleaver Park, Belfast. BT9 5HX	Works to trees in a Conservation Area	Works to Trees in CA Agreed

LA04/2024/1689/NMC	D	Lands at 88 - 104 Andersonstown Road and between 36 - 42 Mooreland Park and 202 - 206 Stockman's Lane, Belfast	Proposed Non Material Change to planning permission LA04/2017/0474/F in respect to amendments to the wording of conditions 2 (Construction Environmental Management Plan), 3 (management of Japanese Knotweed) and 4 (piling risk assessment) (see submitted supporting statement for further details).	Non Material Change Granted
LA04/2024/1690/CLEUD	D	32a Ashley Avenue, Belfast, BT9 7BT	Existing short term let accommodation	Permitted Development
LA04/2024/1688/NMC	D	51 Rosemary Street, Belfast, BT1 1QB	<p>Condition 2</p> <p>The hereby approved Amusement Arcade and Adult Gaming Centre shall only be operational between the hours of 12.00 and 23.00 on a Sunday</p> <p>We would wish the condition to read:</p> <p>The hereby approved Arcade and Adult Amusement Centre shall be open Monday to Saturday with no restricted opening hours and on a Sunday between the hours of 12.00 and 23.00hrs</p>	Non Material Change Granted
LA04/2024/1707/CLEUD	D	Lands at 87-109 Joy Street, Belfast, BT2 8ED	Surface level car park	Permitted Development

LA04/2024/1708/DC	D	20b Eastleigh Drive, Belfast, BT4 3DX	Discharge of Condition 4 of planning approval LA04/2024/0811/F - Tree Protection Plan	Condition Discharged
LA04/2024/1718/WPT		9b Cadogan Park, Belfast, BT9 6HG	Works to TPO protected trees	Works to Trees in CA Agreed
LA04/2024/1719/WPT		4 Deramore Park, Belfast, BT9 5JT	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1728/DC	D	Lands at ross street, formerly nos. 2-36 ross street, Belfast, BT12 4EA	To discharge condition 4 of planning permission LA04/2022/0008/F- Remediation Verification Report	Condition Discharged
LA04/2024/1749/WPT	D	15 Wellington Park Avenue, Belfast, BT9 6DT	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1774/WPT	D	57 Knock Road, Belfast, BT5 6LB	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1785/WPT	D	22 Knockdene Park South, Belfast, BT5 7AB	Works to trees in a Conservation Area	Works to Trees in CA Agreed
				<u>Total Decisions</u>

Live Major Applications not previously considered by Committee @ 06.11.24

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2022/0809/F	Major	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.	21-Apr-22		CONSULTATION(S) ISSUED
2	LA04/2022/1206/F	Major	Glenwood Primary School 4-22 Upper Riga Street Belfast BT13 3GW.	Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans)	05-Aug-22		CONSULTATION(S) ISSUED
3	LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	14-Mar-23	10-Oct-23	CONSULTATION(S) ISSUED
4	LA04/2023/2922/F	Major	Site bounded by Glenalpin Street, Wellwood Street and Norwood Street, Belfast	Redevelopment of existing surface car park for the erection of new purpose built, managed student accommodation scheme comprising of 354no. units with shared amenity spaces, ancillary accommodation, on street car parking and landscaping.	23-Mar-23	19-Oct-23	PLANNING APPEAL IN PROGRESS
5	LA04/2023/3483/F	Major	Land North of Former Corpus Christi College, Accessed off Michael Davitts GAC Grounds, Via St Mary's Gardens, Belfast	Proposed Michael Davitt Heritage & Community Centre, Reception, Toilets and associated Car Parking with Exhibition Signage to existing Trim Trail	09-Oct-23	06-May-24	CONSULTATION(S) ISSUED
6	LA04/2023/3832/F	Major	Blacks Gate Development (Former Visteon Factory) Blacks Road Belfast, BT10	Section 54 application to vary condition No. 4 of LA04/2013/434/F (as amended in PAC decision 2016/A0033) to vary trigger point for provision of community centre. Proposed amended text for this condition: In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the first residential unit, the Council shall be notified, and no later than six years from that date the Community Centre and associated infrastructure, marked on stamped approved drawing no. 2E, dated 28.08.2015 shall be completed and a report submitted to the Council to verify this	09-Aug-23	06-Mar-24	CONSULTATION(S) ISSUED

7	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	CONSULTATION(S) ISSUED
8	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	CONSULTATION(S) ISSUED
9	LA04/2023/4405/F	Major	Westland House, 40 Old Westland Road, Belfast, BT14 6TE	Redevelopment of existing storage sheds, temporary office structures and yard area to provide new replacement Analytical Services Laboratories.	20-Dec-23	17-Jul-24	CONSULTATION(S) ISSUED
10	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Amendment to Reserved Matters Approval Z/2007/2069/RM to include reduced number of units (43 dwellings and 10no. apartments), reconfiguration of internal road and associated ancillary works.	22-Dec-23	19-Jul-24	CONSULTATION(S) ISSUED
11	LA04/2024/0122/F	Major	Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PG	Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works.	19-Jan-24	16-Aug-24	SITE INSPECTED
12	LA04/2024/0211/F	Major	Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.	Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.	15-Mar-24	11-Oct-24	CONSULTATION(S) ISSUED
13	LA04/2024/0369/F	Major	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	08-Feb-24	05-Sep-24	CONSULTATION(S) ISSUED

14	LA04/2024/0285/F	Major	Ardoyne Youth Club, Old Beltex Mill, Flax Street, Belfast, BT14 7EJ	Demolition of existing building and erection of a new purpose-built youth facility including retention of existing chimney. (Renewal of planning permission reference LA04/2018/1998/F)	20-Feb-24	17-Sep-24	CONSULTATION(S) ISSUED
15	LA04/2024/0393/F	Major	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	21-Mar-24	17-Oct-24	CONSULTATION(S) ISSUED
16	LA04/2024/0429/F	Major	Lands bound by North Street, Royal Avenue, Rosemary Street and building south of Lower Garfield Street located approximately 400m west of Laganside bus station 300m northeast of City Hall and 1km northwest of Central Train Station.	Renewal of planning permission LA04/2017/2126/F (Phase 1B Tribeca) for redevelopment including the construction of a new six storey building on the existing surface level car park, part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street.	08-Mar-24	04-Oct-24	VALID
17	LA04/2024/0475/F	Major	Ulidia Resource Centre, Somerset Street, Ballynafoy, Belfast, BT7 2GS	Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School. Existing site entrances to be retained and used for site access with proposed car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas.	18-Apr-24	14-Nov-24	CONSULTATION(S) ISSUED
18	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39).	Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space.	04-Apr-24	31-Oct-24	CONSULTATION(S) ISSUED
19	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39).	Outline planning permission with all matters reserved for independent living and assisted living retirement apartments (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-24	CONSULTATION(S) ISSUED
20	LA04/2024/0714/F	Major	Units 2A and 2B at 38 Boucher Road, Belfast, BT12 6HR.	Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development.	14-Jun-24	10-Jan-25	CONSULTATION(S) ISSUED

21	LA04/2024/0626/F	Major	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Proposed residential development of 104no. dwelling units providing General Needs Social Housing and Category 1 over 55's accommodation consisting of a varied housing mix including family maisonettes, apartments and wheelchair accessible units with all associated site works including; landscaping communal and private amenity space and ancillary cycle and car parking provision..	17-Apr-24	13-Nov-24	CONSULTATION(S) ISSUED
22	LA04/2024/0675/F	Major	The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA	Change of Use of first and second floor of The Arches building to provide 39 No. apartments; extension to second floor to provide a further 6 No. apartments and erection of new third floor to provide 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works.	13-May-24	09-Dec-24	CONSULTATION(S) ISSUED
23	LA04/2024/0664/F	Major	Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street, Belfast, BT2 7BE	Demolition of the existing buildings on the site and construction of a new Purpose Built Managed Student Accommodation development across 4 blocks of 6 to 18 stories in height, comprising of 560 student rooms, including landscaped roof terraces, associated amenity, site and access works	19-Apr-24	15-Nov-24	CONSULTATION(S) ISSUED
24	LA04/2024/0910/F	Major	70 whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	CONSULTATION(S) ISSUED
25	LA04/2024/1138/F	Major	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.	Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses	04-Jul-24	30-Jan-25	CONSULTATION(S) ISSUED
26	LA04/2024/1385/F	Major	Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH	Amendment to planning permission Z/2013/0931/F to permit occupation for either Class B1(a) office or Class B1(c) research and development.	09-Aug-24	07-Mar-25	CONSULTATION(S) ISSUED
27	LA04/2024/1458/F	Major	Divis and The Black Mountain national Trust Site, Divis Road, Hannahstown, Belfast, BT17 0NG.	Alterations to the site include refurbishing and repurposing of 3no existing vernacular buildings and replacing 1 shed, a small garage and an agricultural structure with a new amenity building. Enhancements to the existing pond network, introduction of signage interpretation and a suite of site-appropriate furniture. Wider site improvement works are proposed including path enhancements and new routes, installation of site furniture and interpretation signage.	20-Sep-24	03-Jan-25	CONSULTATION(S) ISSUED
28	LA04/2024/1592/F	Major	Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street, Belfast BT1 3GG	residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works.	20-Sep-24	18-Apr-25	CONSULTATION(S) ISSUED

29	LA04/2024/1635/F	Major	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road, Belfast.	Section 54 application to vary condition 13 of LA04/2022/0209/F regarding vapour protection measures prior to occupation of approved development and refer to the updated Remediation Strategy of September 2024. The removal of the wording of part c of condition 13, which is no longer required.	27-Sep-24	10-Jan-25	CONSULTATION(S) ISSUED
30	LA04/2024/1761/RM	Major	Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.	Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details			Awaiting information to validate
31	LA04/2024/1752/PAN	Major	Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast	Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works			Validation Officer Allocated

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Planning Applications Discussed at Committee Between 01 Apr 2019 and 06 Nov 2024
 (Red issued refusal decision - Amber to be issued - Green issued approval decision)

Decision Description	Totals
To be issued	33
Consent Granted	0
Consent Refused	0
Permission Granted	1
Permission Refused	0
Total	34

Application No.	Location	Proposal	Category	Date Valid	Delegated Committee	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Weeks between Comm Date and Issued Date 2	Decision	Issue date	Today's Date	Reason decision not issued
LA04/2021/0547/F	Lands at 124-126 Lisburn Road Belfast BT9 6AH	Demolition of the existing buildings and redevelopment of site for 2 no. commercial units on ground floor; 11 no. 1 & 2 bed apartments; landscaped communal courtyard; and all associated site works.	LOC	30-Mar-21	C	15/02/2022	46	142	No Issue Date	Permission Granted		06/11/2024	Awaiting Section 76 Agreement
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	C	29/06/2023	33	70	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2022/1924/F	160-164 Kingsway Dunmurry BT17 9RZ.	Mixed-use proposal comprising 13 apartments (with 13 car parking spaces) and coffee shop.	LOC	19-Oct-22	C	29/06/2023	36	70	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2023/2324/F	MOUNTAIN VIEW CENTRE NORGLLEN GARDENS BALLYMURPHY BELFAST ANTRIM BT11 8EL	Proposed redevelopment comprising demolition of an extant building and development of two apartment blocks (12 units category 1 over 55s tenure) and change of use/alterations of existing retail unit to apartments (8 units private tenure), communal amenity, parking, site access alterations, landscaping and ancillary site works	LOC	13-Dec-22	C	17/10/2023	44	55	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement

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Agenda Item 7

LA04/2023/2709/F	Lands at Apartment Blocks 1-3 Clonaver Drive Belfast BT4 2FB	Demolition of existing buildings and erection of social housing development comprising 30 no. apartments across 3 buildings with amenity space, landscaping, car parking and associated site works.	LOC	03-Feb-23	C	14/11/2023	40	51	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2022/1861/F	1-3 Arthur Street Belfast BT1 4GA.	Replacement facade to active facade to facilitate the display of internally illuminated moving images (Temporary Permission for 3 years)	LOC	04-Oct-22	C	14/11/2023	58	51	No Issue Date	Decision To Be Issued		06/11/2024	Referred to DFI
LA04/2022/1867/DC A	1-3 Arthur Street Belfast BT1 4GA.	Part demolition of facade to facilitate replacement facade.	LOC	04-Oct-22	C	14/11/2023	58	51	No Issue Date	Decision To Be Issued		06/11/2024	Referred to DFI
LA04/2019/0081/F	Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.	Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed & 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works (Amended site location plan / site layout)	LOC	04-Oct-24	C	14/11/2023	-46	51	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2020/2325/F	Lands at Former Maple Leaf Club 41-43 Park Avenue Belfast.	Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information)	LOC	06-Nov-20	C	14/11/2023	157	51	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2022/1860/A	1-3 Arthur Street Belfast BT1 4GA.	Active facade to facilitate the display of LED internally illuminated moving images (Temporary consent for 5 years)	LOC	04-Oct-22	C	14/11/2023	58	51	No Issue Date	Decision To Be Issued		06/11/2024	Referred to DFI

LA04/2020/1858/F	Hillview Retail Park Crumlin Road Belfast.	Proposed residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works. (amended plans uploaded to the Planning Portal on the 5th April 2023 that revise the proposed access and road layout, including the introduction of a traffic island).	LOC	08-Jan-21	C	14/11/2023	148	51	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2021/2687/F	3 Milner Street Belfast BT12 6GE.	Residential development for 87 no. apartments (1 no. and 2 no. bedroom) of which 18no. units are affordable housing, internal car park, landscaped gardens/terraces and all associated site works (amended description and plans).	MAJ	02-Nov-21	C	12/12/2023	110	47	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2023/2390/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Section 54 application to vary a number of conditions to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road.	MAJ	22-Feb-23	C	12/12/2023	41	47	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).	MAJ	26-Aug-21	C	16/01/2024	124	42	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement

LA04/2022/1219/F	177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street Belfast	Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4 storey building (Gloucester Street) comprising 77 apartments with communal areas, ground floor retail services (A2) unit, cycle and car parking, and vehicular access via Gloucester Street	MAJ	21-Jun-22	C	16/01/2024	82	42	No Issue Date	Decision To Be Issued	06/11/2024	Awaiting Section 76 Agreement
LA04/2022/0097/F	22-30 Hopefield Avenue Belfast BT15 5AP	Proposed three and a half storey residential development comprising of 18no. units (3no. wheelchair apartments and 15no. Category 1 - Social Housing) and associated access, bin storage, boundary treatments, bike stands, car parking and site and landscaping works (Amended Drawings)	LOC	04-Apr-22	C	13/02/2024	97	38	No Issue Date	Decision To Be Issued	06/11/2024	Awaiting Section 76 Agreement
LA04/2022/1384/F	Lands at 12 Inverary Avenue Sydenham Belfast BT4 1RN	Residential development of 10 no. apartments within a single building, including demolition of existing structures, car parking and relocation of existing access, and all other associated siteworks.	LOC	05-Aug-22	C	19/03/2024	84	33	No Issue Date	Decision To Be Issued	06/11/2024	Awaiting Section 76 Agreement
LA04/2020/2607/F	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.	Residential development for the erection of 33 no dwellings (including 5 no affordable units) including public open space, equipped children's play area and associated development as enabling works to deliver the refurbishment of 3 no listed pavilions within the Belvoir Park Hospital complex (previously approved under Y/2014/0401/F and Y/2014/0390/LBC). [amended scheme]	MAJ	16-Dec-20	C	19/03/2024	169	33	No Issue Date	Decision To Be Issued	06/11/2024	Awaiting Section 76 Agreement
LA04/2017/1991/F	Land adjacent to Concourse Buildings Queens Road Belfast BT3 9DT.	Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.	MAJ	20-Sep-17	C	19/03/2024	338	33	No Issue Date	Decision To Be Issued	06/11/2024	Awaiting Section 76 Agreement

LA04/2020/2105/F	1-5 Gaffikin Street Belfast BT12 5FH	Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works.	MAJ	21-Oct-20	C	19/03/2024	177	33	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2022/0612/F	Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.	Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works.(revised description & amended plans).	MAJ	15-Apr-22	C	18/06/2024	113	20	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement
LA04/2023/4607/F	Parkmore Building, 284A Ormeau Road, Ballynafoy, Belfast, BT7 2GB	Removal of existing temporary sectional buildings and construction of new three storey childcare building with external play area, associated landscaping and alterations to existing access.	LOC	20-Dec-23	C	27/06/2024	27	18	No Issue Date	Decision To Be Issued		06/11/2024	
LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	C	27/06/2024	69	18	No Issue Date	Decision To Be Issued		06/11/2024	Awaiting Section 76 Agreement

LA04/2024/0344/F	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.	MAJ	20-Feb-24	C	13/08/2024	25	12	No Issue Date	Decision To Be Issued		06/11/2024	
LA04/2024/0321/LBC	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.	LOC	20-Feb-24	C	13/08/2024	25	12	No Issue Date	Decision To Be Issued		06/11/2024	

LA04/2024/0432/DC A	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Demolition of the dining hall, swimming pool, school steward's house and landscape planters. The proposed demolition forms part of the overall RBAI Campus Vision proposal which is the subject of a related planning application (ref. LA04/2024/0344/F) and listed building consent application (ref. LA04/2024/0321/LBC).	LOC	07-Mar-24	C	13/08/2024	22	12	No Issue Date	Decision To Be Issued		06/11/2024	
LA04/2024/1084/F	Henry Jones Playing Fields, Church Road, Belfast, BT6 9SB	2 no. (35m width x 16m height) ball stop fences. 1.2m height perimeter fencing with 2 no. gate access points. 2 no. (10m width x 4m depth) dugouts + hardstanding path and associated site works.	LOC	11-Jun-24	C	17/09/2024	14	7	No Issue Date	Decision To Be Issued		06/11/2024	
LA04/2023/4215/F	141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY	Proposed 3no. residential apartment blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping.	LOC	16-Oct-23	C	17/09/2024	48	7	No Issue Date	Decision To Be Issued		06/11/2024	Deferred for Site Visit
LA04/2023/4153/F	44 Ponsonby Avenue, Belfast, BT15 2LS	Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property.	LOC	04-Oct-23	C	17/09/2024	49	7	No Issue Date	Decision To Be Issued		06/11/2024	Deferred for Site Visit
LA04/2024/0681/F	Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College, Belfast.	Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, pv array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction	MAJ	18-Apr-24	C	17/09/2024	21	7	No Issue Date	Decision To Be Issued		06/11/2024	

LA04/2024/0483/F	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	MAJ	19-Mar-24	C	15/10/2024	30	3	No Issue Date	Decision To Be Issued		06/11/2024	
LA04/2024/0480/DC A	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	C	15/10/2024	28	3	No Issue Date	Decision To Be Issued		06/11/2024	
LA04/2023/2861/F	1 MILLENNIUM WAY BALLYMAGARRY BELFAST ANTRIM BT12 7AL	Extension to Class B2 factory for storage/ loading purposes and associated works	LOC	09-Mar-23	C	15/10/2024	83	3	1	Permission Granted	28 Oct 2024	06/11/2024	
LA04/2023/3649/F	Royal Victoria Hospital 274 Grosvenor Road, Belfast, BT12 6BA	New 2 storey regional radiopharmaceutical facility, with associated single storey ancillary services accommodation, bin store, and emergency generator and oil tank storage. Amendment to existing car parking layout.	MAJ	08-Aug-23	C	15/10/2024	62	3	No Issue Date	Decision To Be Issued		06/11/2024	

ADDENDUM REPORT	
Committee Meeting Date: 12 th November 2024	
Application ID: LA04/2020/0568/F and LA04/2020/0569/LBC	
<p>Proposal: LA04/2020/0568/F – Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar & ancillary facilities (amended description)</p> <p>LA04/2020/0569/LBC – Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).</p>	<p>Location: 21 Queen Street Belfast BT1 6EA</p>
<p>Referral Route: Paragraph 3.8.2 (a) (proposed hotel exceeding 30 bedrooms); and paragraph 3.8.2 (j) (partial demolition of a Listed Building) of the Scheme of Delegation for Planning.</p>	
Recommendation:	Approval with conditions
<p>Applicant Name and Address: Big Top Productions 13 Union Street Belfast BT1 2JF</p>	<p>Agent Name and Address: Barry Owens Consulting 38 Highfields Avenue Dublin Road Newry BT35 8UG</p>
<p>Background</p> <ol style="list-style-type: none"> 1. At its 13th February 2024 meeting, the Planning Committee resolved to grant planning permission and Listed Building Consent for these applications, subject to conditions. The Committee gave delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any other matters that may arise, provided that they are not substantive. 2. Following discussion with the applicant about the precise wording of the conditions, the Council issued the decisions on 27th March 2024. 3. Solicitors acting on behalf of Ulster Architectural Heritage (UAH) then submitted a Pre-Action Protocol letter dated 19th June 2024 to the Council. The letter alleged that in determining the applications the Council had misapplied planning policy; carried out inadequate consultation; and made errors as to fact and/or law. 4. It should be noted that UAH had not engaged with the original planning application process, nor had it objected to the applications. 5. Officers examined the grounds of challenge set out in the UAH’s letter and accepted, on balance, that the Council’s decisions to grant planning permission and Listed Building Consent should be quashed. The reasoning was that it should have been clearer in the assessment of the applications in the original Committee report that the building and structures proposed to be demolished at the rear are part of the Listed Building and how relevant planning policy relating to demolition of Listed Buildings had been applied. The decisions have subsequently been quashed by the High Court. 	

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

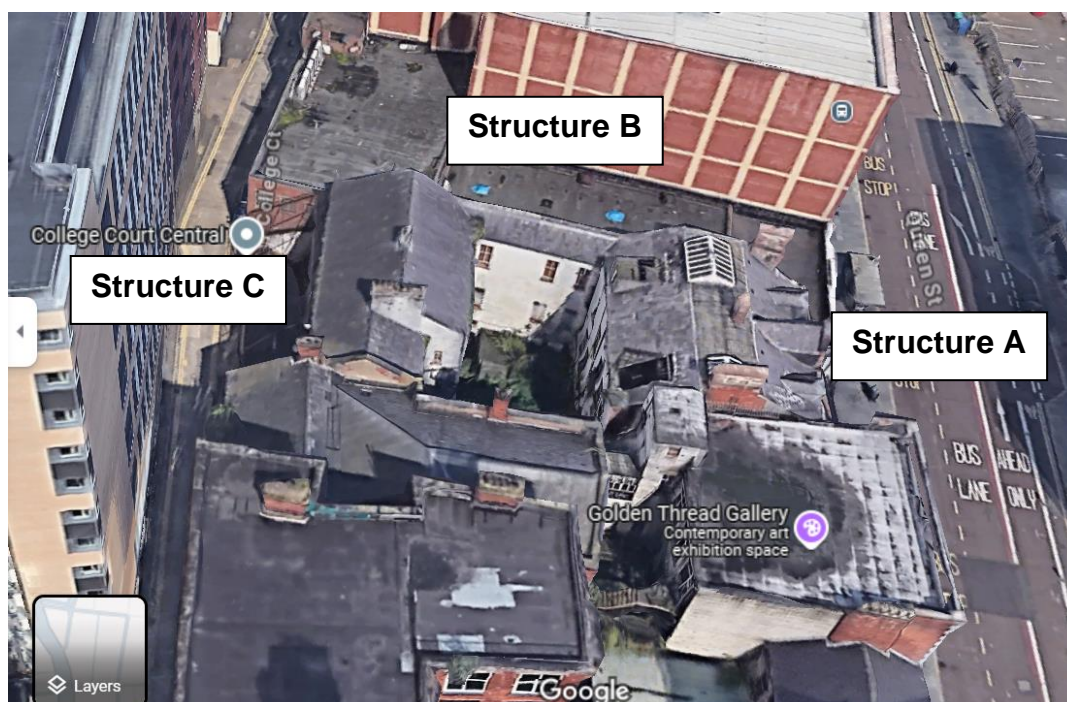
Further advice from DfC Historic Environment Division

- DfC Historic Environment Division (HED) provided its previous response to the Listed Building Consent application (LA04/2020/0569/LBC) on 29th January 2024. The advice did not specifically refer to the Listed status of the buildings at the rear, nor provide an assessment of why HED considered the partial demolition of the Listed Building at the rear to be acceptable, having regard to the relevant planning policy tests.
- HED has provided further advice by way of email of 30th August 2024, which is referenced in the updated assessment of the proposal below. A full copy of the further advice from HED is provided at **Appendix 1**.

Demolition of the Listed Buildings at the rear

- Nos. 21 to 27 Queen Street, referred to in the Historic Building Record as “RUC Barracks, Queen Street”, is a Grade B1 Listed Building. It was constructed between 1860 and 1879. A copy of the building’s database entry is provided at **Appendix 2**.
- The Listed Building comprises three main elements:
 - The more formal multi-bay three storey with attic sandstone former hospital, dated 1878 at the front of the site on Queen Street;
 - A shallow three storey much less formal link structure along the north site boundary to the rear; and
 - A plain three storey building onto College Court at the rear, connected to the frontage building by the link structure.

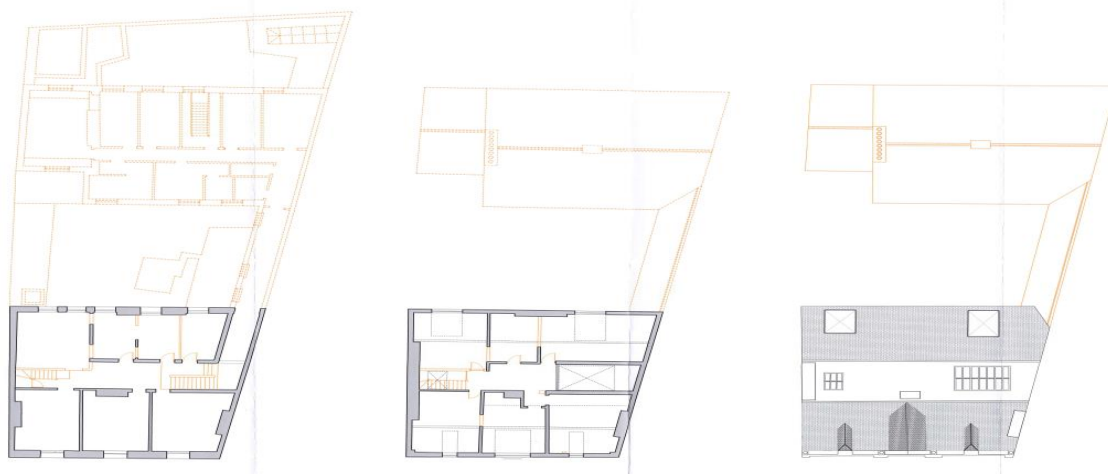
These three elements are shown in the aerial photographic image below:



11. The building was previously used as a police station and prior to that a hospital. It has been vacant for some time and is on the Buildings at Risk Register.
12. The proposal involves the retention and restoration of the Listed Building at the front of the site and demolition of the Listed link structure and three storey building at the rear onto College Court. The link structure and three storey building at the rear are contemporary to the main building at the front. The demolition would make way for a new 9 storey extension to form a 74-bedroom hotel, comprising the restored frontage building and new build.
13. The parts of the Listed Building at the rear which are proposed to be demolished are described in the database entry as follows:

'The plot of the property stretches westwards into College Court. Here, beyond a courtyard and set back from the line of the neighbouring structures, is a large, generally plain, three-storey block (that is believed to have originally contained the wards) which is linked to the main Queen Street building by means of a very narrow three-storey link which traverses the northern boundary of the site. Both of these sections are contemporary with the main building. The block is of irregular plan, being basically rectangular, but with a large recess to the south-east corner, and has a plain rendered façade and a double-pitched roof covered in natural slate and two rendered chimneystacks (that to the south much larger). The College Court frontage has formal fenestration with the windows to the ground and first floors boarded, and (largely) one over one sash frames to those to the second floor. The central ground floor entrance has a plain sheeted door with boarded-up half-sidelights and a large canopy-like hood over with a sprocketed slated roof. The east façade is less formal with more varied openings, several of which have Georgian-paned sash frames. The exposed section of the south façade could not be seen on site, but appears to be rendered with at least one small second floor window. The narrow link to north has the same plain appearance as the western block, but with a mono-pitched slate roof and fenestration similar to the front of the western block, albeit with less (irregularly-spaced) openings. North side elevation abutted by two-storey infill building. Setting Located on the west side of Queen Street, set back slightly from the street with a double-height steel fence. Roof : Mansard natural slate & lead, two large lantern / rooflights to top of roof and two dormers to the rear, each with sloping roofs RWG: UPVC Walling: Rock-faced uncoursed sandstone ashlar Windows: Single-pane timber sash.'

14. A copy of the proposed demolition plan is provided below (those elements proposed to be demolished are depicted in an amber colour).



Buildings at Risk Register

15. The building is on the Buildings at Risk Register as confirmed by DfC HED. The proposal would support the restoration and re-use of the main Listed Building at the front of the site, securing its future.
16. The applicant states that the building was last used as a police station and has been vacant since 2000. The applicant acquired the property in 2018. Following engagement with the Council and DfC HED about the condition of the building, the applicant states that they have carried out a number of remedial works including securing safe access from the rear of the building; erection of scaffolding at the rear; new rafters, felt and slates to elements of the building; unblocking gutters; re-decking of flat roofed section and covered with felt; and tree growth removal to the front and rear elevations.

Assessment:

17. Section 91(2) of the Planning Act (Northern Ireland) 2011 states that: *'In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, a council... must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*
18. Policy BH1 of the Plan Strategy states that: *'There will be a presumption in favour of retaining listed buildings. Total demolition of listed buildings will only be permitted in highly exceptional circumstances. Where listed building consent is granted for demolition this will be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it.'*
19. Paragraph 6.12 of the Strategic Planning Policy Statement (SPPS) for Northern Ireland states that: *'Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses.'*
20. In relation to demolition, paragraph 6.15 of the SPPS goes onto advise: *'Proposals for the total demolition of a listed building or any significant part of it must not be permitted unless there are exceptional reasons why it cannot be retained in its original or a reasonably modified form. Where consent to demolish a listed building is granted, this should normally be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building prior to its demolition.'*
21. The proposal involves partial demolition of the Listed Building, i.e. demolition of the Listed shallow three storey link structure in the rear courtyard and Listed three storey building at the rear onto College Court.

22. DfC advises that: *'In our assessment, HED acknowledged fully that both the front and rear/link buildings are listed; with the latter structures being connected to the main building. The main building has been in a ruinous state of repair for many years, and HED was mindful it is on our Heritage at Risk List. When the planning application was received, HED engaged with your planning colleagues and the owner. It soon became apparent that – because the main building required very extensive works to be saved/conserved and had a small footprint – this could only be enabled through the demolition of the rear buildings which are of lesser special interest. In addition, HED considered that if nothing was done, the front/main building could eventually be lost completely, and quickly.'*

...Overall, HED considered that the demolition of the return/link buildings to the rear was necessary and appropriate as this would facilitate the construction of a new build behind the main building - the main focus of features of special architectural or historic interest – which would enable the preservation of the main building, which is required urgently.'

23. Paragraph 7.4.13 of the Plan Strategy, which provides justification and amplification of Policy BH1 states that:

'There will be a presumption in favour of retaining listed buildings. Very occasionally demolition of a listed building will be unavoidable although consent will not be given simply because redevelopment is economically more attractive than repair and re-use. Structural issues will not be given substantive weight when making a case for demolition where these have arisen due to neglect of a building through lack of maintenance or failure to secure by current or previous owners. Evidence will also be required that all efforts have been made to retain the building through finding an alternative use, which may not be the preferred use of the developer.'

24. The building proposed to be demolished at the rear are described in the building's database entry as "plain" and, having regard to HED's advice, the rear and link buildings are considered to possess lesser special interest. The element of the Listed Building with the greater special architectural and historic interest is the more formal frontage building which the building's database entry describes as the "main Queen Street building" and is to be retained.

25. The proposed demolition must be viewed in the context of the architectural and historic merits of those parts of the Listed Building to be demolished, the previous planning applications, that the building has been vacant since 2000, its condition and presence on the Buildings at Risk Register, HED's advice and that the proposal would ensure the restoration and long-term future of this part of the Listed Building at the front.

26. Having regard to these factors, it is considered that there are exceptional reasons why the demolition of the Listed structures at the rear is acceptable with the demolition required to facilitate the important redevelopment proposals. Regard has also been had to the legislative requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposal is considered compliant with Policy BH1 and relevant provisions of the SPPS.

Conditions

27. DfC HED has recommends the following conditions:

- (1) No demolition shall take place before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.
- (2) Prior to commencement of structural alterations, a method statement shall be submitted and approved in writing by the Council in conjunction with HED demonstrating how the proposed structural works will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling) and demolition work. The work shall be carried out fully in accordance with the details approved.
- (3) The new-build hotel accommodation shall not be occupied until the **retained building has been fully conserved** and by written approval of the council in conjunction with HED.

Recommendation

Having regard to the Development Plan, and other material considerations, the proposal is considered acceptable. It is recommended that planning permission and Listed Building Consent are granted subject to conditions.

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

Draft conditions:

LA04/2020/0568/F

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

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

2. Notwithstanding the submitted details, no development (other than site clearance, site preparation and demolition) shall commence on site unless a Phasing Plan has been submitted to and approved in writing by the Council. The development shall not be carried out or sequenced unless in accordance with the approved Phasing Plan.

Reason: In the interests of the orderly development of the site and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

3. The hotel use hereby permitted shall not be carried out or the building occupied until the works to the Listed Building have been fully implemented in accordance with Listed Building Consent LA04/2020/0569/LBC and written evidence of such has been submitted to and approved in writing by the Council. The Council and DfC Historic Environment Division shall at all reasonable times be afforded access to the Listed Building to inspect the works as part of the authorisation process.

Reason: The Listed Building is at risk and the development has been permitted to enable the restoration of the Listed Building.

4. Notwithstanding the approved details, no development shall commence (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of climate change measures to manage and/or mitigate climate change have been submitted to and approved in writing by the Council. The development shall not be occupied unless the approved climate change measures have been implemented. The climate change measures shall be retained in accordance with the approved details at all times.

Reason: To manage and mitigate climate change having regard to Policies ENV2 and ENV3 of the Belfast LPD Plan Strategy 2035.

5. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of 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.

Reason: To ensure appropriate 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.

6. No development or works shall commence on site (other than demolition and works required to fulfil this condition) unless a programme of archaeological work has been implemented in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Council.

Reason: To ensure that archaeological remains and features are preserved in situ. Approval is required upfront because archaeological remains and features could be damaged or permanently lost.

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 7.

These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 6 months of the completion of archaeological programme of works.

Reason: To ensure that the archaeological remains and features are properly analysed and recorded.

8. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of windows and external doors have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The windows and external doors shall not be installed unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

9. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the approved drawings.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

10. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless a detailed specification and samples of all new materials to be used in the elevations of the building, including samples of materials for the rain screen cladding and new window materials, have been submitted to and agreed in writing by the Council. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

11. The hotel shall not be operated or occupied unless secure cycle parking facilities have been provided in accordance with the approved plans. The secure cycle parking shall be retained as such at all times.

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

12. The development shall operate in accordance with the Service Management Plan.

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

13. 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.

14. No development shall commence on site (other than site clearance, site preparation, demolition, the formation of foundations and trenches and such other works to fulfil this condition), unless a Quantitative Risk Assessment has been submitted to and approved in writing by the Council.

A detailed site investigation shall be carried out in line with Business Support 10175:2011+A2:2017 (or any standard that reproduces or replaces this standard). Any ground gas investigations shall be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019 (or any standard that reproduces or replaces this standard).

A satisfactory assessment of the risks (including a Revised Conceptual Site Model), shall be conducted in line with current environment Agency guidance. In addition, risks associated with ground gases shall be assessed under the methodology outlined in BS8485:2015+A1:2019 and CIRIA C665 (or any standard that reproduces or replaces this standard).

Based on the outcome of this risk assessment, a Remediation Strategy may be required. If necessary, the Remediation Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of human health

15. The plant and equipment associated with the development hereby permitted shall achieve a rating level (LAr) no greater than the Background Sound Level, LA90, during the daytime and during night-time when measured or determined at the nearest noise sensitive premises. All measurements and calculations must be conducted in line with the methodology outlined in BS4142:2014+A1 2019 Methods for rating and assessing industrial and commercial sound.

Reason: In the interests of residential amenity

16. Deliveries and collections to and from the hereby permitted development are not permitted outside the hours of 07:00 and 23:00hrs.

Reason: In the interests of residential amenity

17. No kitchen or extraction and odour abatement system shall be installed unless it is capable of achieving a 'very high level' of odour control in accordance with the measures outlined in Section 2 of the AONA Environmental Consulting Ltd report titled: Updated Odour Impact Assessment. Date: April 2022.

Reason: Protection of amenity against adverse odour.

18. All gas boilers shall meet the technical specification as detailed within the letter Ref.: ENV-6045 Queen Street Hotel Air Emissions, dated 9th October 2020
Reason: Protection of Human Health

19. During the construction phase, dust management measures shall be implemented in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction 2014.
Reason: Protection of residential amenity

LA04/2020/0569/LBC

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.
Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.

2. No demolition shall commence on site unless a contract has been executed for the construction of the site in accordance with planning permission LA04/2020/0568/F [dated] and evidence of that contract has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with planning permission LA04/2020/0568/F.

Reason: As required by Sections 91(6) and 105 of the Planning Act (Northern Ireland) 2011, to safeguard the setting of the remaining Listed Building. Approval is required upfront because if redevelopment of the site does not take place it could leave the vacant site unsightly and harmful to the setting of the Listed Building.

2. Prior to commencement of demolition or any structural alterations, a full survey, including analysis and photographic record of the historic fabric of the building to be demolished has been submitted to and approved in writing by the Council.

Reason: To provide a record of the building/s before demolition.

3. Prior to commencement of demolition or any structural alterations, a method statement that demonstrates how the approved structural works will be undertaken, and outlining how the frontage Listed Building at No. 21 Queen Street will be protected, during construction (including foundations and any piling) and demolition work, shall be submitted and approved in writing by the Council. The work shall be carried out fully in accordance with the details approved.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

4. No works (including demolition) shall be undertaken until details of an accredited conservation professional who will oversee and certify the hereby approved conservation works have been submitted to approved in writing by the Council. The works shall be overseen and certified by the accredited conservation profession approved by the Council.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

5. Internal or external historic surviving decorative or functional features, including plasterwork, ironwork, fitted cupboards, bookcases, ceramic tiling, shelving, fireplaces and grates, pelmets, fitted furniture, doors, windows, staircases, staircase balustrading, joinery and decorative ironwork shall not be removed or altered in respect of the frontage Listed Building at Nos. 21 Queen Street unless expressly specified by the approved drawings. Retained features shall be fully protected during the course of any works on site, in accordance with details to be submitted to and approved in writing by the Council. Any missing stairway joinery, skirtings,

cornices, architraves, window panelling and doors shall be copied, and subsequently replaced, to replicate exactly the existing in material and detailing.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

6. All new external finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

7. No works shall commence on site unless in respect of the frontage Listed Building at No. 21 Queen Street unless details of windows and external doors have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The windows and external doors shall not be installed unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

8. No works in respect of the frontage Listed Building at No. 21 Queen Street shall be undertaken unless details of the connections and interface between the new build and the existing façades have been submitted and approved in writing by the Council. The details shall be drawn to a minimum scale of 1:20 and shall include dimensioned set-backs, structure, flashings and allowance for movement. The works shall be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

9. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the approved drawings.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

10. No works in respect of the frontage Listed Building at Nos. 21 Queen Street shall be undertaken unless details of building services including mechanical, electrical, and audio installations routeways and installations impacting the architecture and detail of the listed building have been submitted to and approved in writing by the Council. The works shall be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

11. No works in respect of the frontage Listed Building at No. 21 Queen Street shall commence on site unless a detailed specification and samples of all new materials to be used in the elevations of the building, including samples of materials for the rain screen cladding and new window materials, have been submitted to and agreed in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

12. No works in respect of the frontage Listed Building at Nos. 21 Queen Street shall commence on site unless a detailed specification and samples of external paving to ramps, tactile paving, balustrading and external lighting have been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

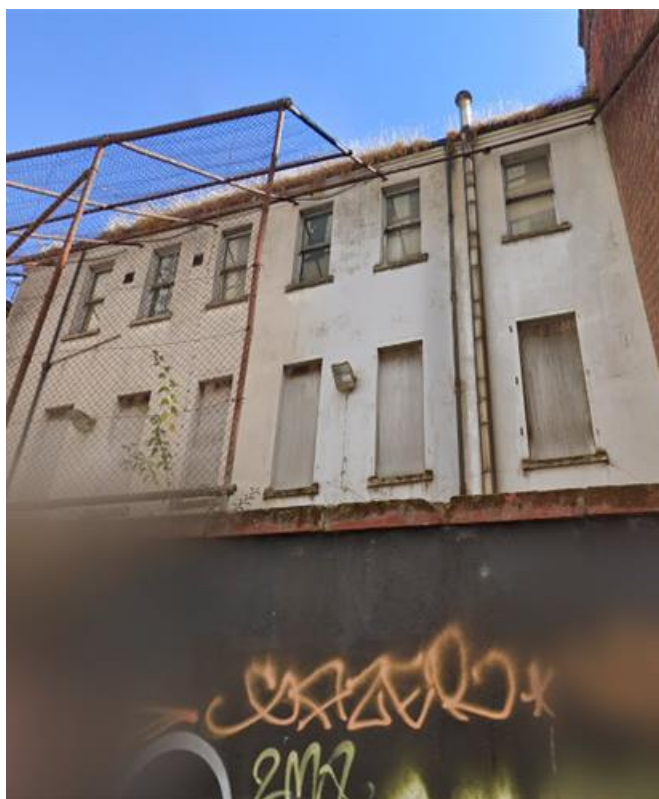
Appendix 1 – Further advice from DfC HED, 30th August 2024

/Regarding LA04/2020/0568/F and the proposed 'demolition of the part of the Listed Building at the rear, namely the three-storey narrow link structure in the rear courtyard and three storey building onto College Court at the back, [HED] would highlight firstly the HED's assessment of the main/front building and the link structures.

HED's Evaluation.

HED's evaluation of the main building refers to 'a symmetrical multi-bay three-storey with attic sandstone former hospital, dated 1878, to the designs of Thomas Jackson, latterly used as an RUC barracks. Much historic character and detailing survive, and its history represents both its changing use and the provision of healthcare in the city. It is a good example of a small civic building by an architect of note.' (Image of left below)

Regarding the rear/link buildings which are proposed to be demolished, HED's evaluation advises that '...the east façade is less formal with more varied openings, several of which have Georgian-paned sash frames. The exposed section of the south façade could not be seen on site but appears to be rendered with at least one small second floor window. The narrow link to north has the same plain appearance as the western block, but with a mono-pitched slate roof and fenestration similar to the front of the western block, albeit with less (irregularly spaced) openings. North side elevation abutted by two-storey infill building.' (Image on right below).



HED's Assessment.

In our assessment, HED acknowledged fully that both the front and rear/link buildings are listed; with the latter structures being connected to the main building. The main building has been in a ruinous state of repair for many years, and HED was mindful it is on our Heritage at Risk List. When the planning application was received, HED engaged with your planning colleagues and the owner. It soon became apparent that – because the main building required very extensive works to

be saved/conserved and had a small footprint – this could only be enabled through the demolition of the rear buildings which are of lesser special interest. In addition, HED considered that if nothing was done, the front/main building could eventually be lost completely, and quickly.

Section 91 (2) of the Planning Act (Northern Ireland) 2011 is as follows: *In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, a council or, as the case may be, the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

Policy BH1 of LDP Plan Strategy refers as follows:

Demolition of a listed building.

There will be a presumption in favour of retaining listed buildings.

Total demolition of listed buildings will only be permitted in highly exceptional circumstances.

Where listed building consent is granted for demolition, this will be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition

New development affecting the setting of listed buildings Planning permission will be granted for new development affecting the setting of listed buildings where the following criteria are met:

- a. The development is sympathetic to the essential characteristic, scale, height, massing and alignment of the listed building by way of its scale, form, materials and detailing;*
- b. The development does not result in the significant loss of key views of the listed building;*
- c. The nature of the use proposed respects the character of the setting of the building;*
- d. The development does not have a detrimental impact on the setting of the listed building; and*
- e. The development has regard to relevant supplementary planning guidance*

Overall, HED considered that the demolition of the return/link buildings to the rear was necessary and appropriate as this would facilitate the construction of a new build behind the main building - the main focus of *features of special architectural or historic interest* – which would enable the preservation of the main building, which is required urgently.

HED also sought and obtained revisions to the proposed new build, to ensure it met the criteria above.

In addition, in its assessment/response to BCC for LA04/2020/0569/LBC, HED advised of conditions which included

- (4) No demolition shall take place before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.
- (5) Prior to commencement of structural alterations, a method statement shall be submitted and approved in writing by the Council in conjunction with HED demonstrating how the proposed structural works will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling) and demolition work. The work shall be carried out fully in accordance with the details approved.
- (6) The new-build hotel accommodation shall not be occupied until the **retained building has been fully conserved** and by written approval of the council in conjunction with HED.

Appendix 2 – Extract from Buildings database entry

Historic Building Details

HB Ref No:

HB26/50/027

Extent of Listing:

Former Barracks

Date of Construction:

1860 – 1879

Address :

RUC Barracks Queen Street Belfast Co Antrim BT1

Townland:

Town Parks

Survey 2:

B1

Date of Listing:

26/06/1979 00:00:00

Date of De-listing:

Current Use:

Barracks

Former Use

Hospital Building

Conservation Area:

No

Industrial Archaeology:

No

Vernacular:

No

Thatched:

No

Monument:

No

Derelict:

OS Map No:

130-13 SE

IG Ref:J3360 7421

Owner Category**Exterior Description And Setting**

Attached symmetrical multi-bay three-storey with attic sandstone former hospital, dated 1878, to the designs of Thomas Jackson, with a more utilitarian three-storey wing to the rear. The front portion is square on plan facing east onto Queen Street and set back slightly from the street. It is currently empty and boarded up. Natural slate mansard roof, lead-lined to the top with glazed lantern. Profiled sandstone ashlar chimneystacks rising from both gable ends and a further stack to the centre of plan. Central wall-head dormer with sandstone coping surmounted by cross and having a carved Belfast coat of arms to the gable supported on scrolled console brackets with a single square-headed window opening having replacement timber casement window. Diminutive hipped dormers to either side having billeted cornice, lead-lined roofs, single-pane timber sash windows and breaking through a sandstone ashlar blocking course over the crown cornice with ball finials. Plastic guttering to the south end. Uncoursed rock-faced sandstone ashlar walling with smooth pink sandstone pilasters, cornices and friezes framing the upper floors. Square-headed window openings with pink sandstone architrave surrounds and single-pane timber sash windows (boarded up to ground and first floors). East front elevation is three windows wide, paired to the ground floor with a central square-headed door opening. Each window is framed by a pair of sandstone pilasters to first and second floors rising to a stepped and dentilled crown cornice. Full-span sandstone frieze over each floor, punctuated by the pilasters to first and second floors with decorative carved motifs and raised lettering over the central second floor window stating; 'A.D.1878.'. Second floor windows have a diamond-faced keystone while the paired ground floor windows have deeply set bowtel surrounds, central mullions with stylised console brackets and a continuous moulded sill course. Central door opening also has a bowtel surround with decorative scrolled lateral brackets and replacement steel door opening onto a stone step to enclosed front area. South side elevation abutted by adjoining early twentieth-century building. The rear elevation is plain rendered with unevenly-spaced windows, four to the first floor and five to the second, the ground floor could not be observed clearly. Most of

these have two over two sash timber sash frames, with others boarded. To the far left-hand side the façade is abutted by a narrow link section (see below). The plot of the property stretches westwards into College Court. Here, beyond a courtyard and set back from the line of the neighbouring structures, is a large, generally plain, three-storey block (that is believed to have originally contained the wards) which is linked to the main Queen Street building by means of a very narrow three-storey link which traverses the northern boundary of the site. Both of these sections are contemporary with the main building. The block is of irregular plan, being basically rectangular, but with a large recess to the south-east corner, and has a plain rendered façade and a double-pitched roof covered in natural slate and two rendered chimneystacks (that to the south much larger). The College Court frontage has formal fenestration with the windows to the ground and first floors boarded, and (largely) one over one sash frames to those to the second floor. The central ground floor entrance has a plain sheeted door with boarded-up half-sidelights and a large canopy-like hood over with a sprocketed slated roof. The east façade is less formal with more varied openings, several of which have Georgian-paned sash frames. The exposed section of the south façade could not be seen on site, but appears to be rendered with at least one small second floor window. The narrow link to north has the same plain appearance as the western block, but with a mono-pitched slate roof and fenestration similar to the front of the western block, albeit with less (irregularly-spaced) openings. North side elevation abutted by two-storey infill building. Setting Located on the west side of Queen Street, set back slightly from the street with a double-height steel fence. Roof : Mansard natural slate & lead, two large lantern / rooflights to top of roof and two dormers to the rear, each with sloping roofs RWG: UPVC Walling: Rock-faced uncoursed sandstone ashlar Windows: Single-pane timber sash

Architects

Jackson, Thomas and Son

Historical Information

The former R.U.C. Barracks on Queen Street, a three-storey building in Scrabo sandstone, with a more utilitarian wing to the rear opening into College Court, was originally constructed as a children's hospital and was designed by Thomas Jackson & Son. Thomas Jackson (1807-1890) went into partnership with his son William Ridgeway Jackson in c. 1855; the pair continued in partnership until the early 1880s making the hospital on Queen Street one of the final commissions undertaken by the family firm. The Irish Builder notes that the hospital replaced the previous hospital located on King Street; the foundations of the new hospital were laid at the end of 1877 and a Mr. William McCammond was contracted as builder to realise Jackson's design. The cost of construction was estimated at approximately £3,840 (Irish Builder, pp 364-366; Dictionary of Irish Architects). When first completed the children's hospital, which was exempt from taxation, was valued at £132 in the Annual Revisions. According to a perspective sketch of 1877 the cornice running under the first, second and attic-storey windows was decorated with the following inscription: 'ERECTED A.D. 1878 BY VOLUNTARY / DONATIONS AND SUBSCRIPTIONS / BELFAST HOSPITAL FOR SICK CHILDREN.' This

original inscription has now been removed apart from the date which is still located below the attic-level dormer window. There was no change to the value of the children's hospital until the Belfast Revaluation in 1900 when the value of the building was increased to £240; the valuer noted that the hospital was leased by Belfast's City Council and was administered by the Trustees of Belfast Children's Hospital. The 1911 Census records that the Belfast Children's Hospital employed a large number of staff and cared for a similar number of afflicted children; the census notes that there were nine nurses, three administrators ('hospital sisters') and four domestic servants employed at the hospital; in that year these staff cared for 26 sick children which consisted of new-born babies to children 12 years of age (the maximum age for admission is not known). The census building return described the building as a 1st class hospital which consisted of 15 inhabited rooms and wards. The Belfast Children's Hospital continued to operate from Queen's Street until 1932 when the organisation was moved to its current premises at the Royal Hospital on the Falls Road. Immediately after vacating the site, the former hospital building was acquired by the Northern Ireland Ministry of Home Affairs who converted the site into a Police Station for the Royal Ulster Constabulary; the value of the building was subsequently increased to £355 under the First General Revaluation of property in Northern Ireland (1935) and it is likely that the original lettering was removed from the façade around that time. The former hospital survived the heavy bombardment of Belfast's City centre during the Blitz of April and May 1941 and in the aftermath of the Second World War the building was included in the second general revaluation which commenced in 1956. The police station continued to be occupied by the R.U.C. until the late-20th century and by the end of revaluation in 1972 the value of the three-storey building stood at £848. Queen Street was developed in the early-19th century and roughly follows the line of the original town defences of Belfast. The street was initially occupied by members of the merchant class and, prior to the erection of the hospital in 1877-78, the current plot was to the immediate north of the site of the Mechanics Institute which was established in c.1822 and demolished in the 1860s (Patton, pp 271-72). The first children's hospital in Belfast was established at No. 25 King Street on 4th August 1873; however within only a few years of opening it was determined that the building could not cope with the influx of patients that resulted from Belfast's huge expansion during the period prior to the granting of city status in 1888. In 1874 alone the original hospital treated 317 intern patients and 5,408 extern patients. The site on Queen Street was purchased in 1877 and Thomas Jackson & Son were commissioned to undertake the design of the new edifice. Brett states that the design was one of the family firm's most successful describing it as 'a distinguished building in a dignified Scottish renaissance style;' Larmour followed by noting 'the style is a form of Early Renaissance, chosen no doubt to recall, in a modest way, the great period of hospital building in Jacobean England' (Brett, p. 55; Larmour, p. 45). Harold Love states that although the cost of construction was estimated at £3,840, the actual cost was upwards of £5,000. The new Belfast Children's Hospital was completed in 1878 but was not officially opened for the admission of patients until 24th April 1879; when completed the hospital was praised for its quality of treatment, erected 'on lines which at that time were considered most modern and adequate,' and possessing a large extern department and 45 hospital beds located within its wards (which are believed to have been largely contained in the wing to the rear). The first Matron was a Miss Lennox who was a former pupil of Florence Nightingale's school in London; Loves stresses that it was 'largely due to her efforts that the difficulties encountered in the early years of the Hospital were successfully overcome.' In 1880, the first full year of opening, the hospital treated 294 intern and 6,831 extern patients; in the year prior to the hospital's closure the building was treating 799 interns and 13,251 externs. The history of the hospital notes that 'this great increase is indicative of the growth of the City of Belfast;' this

stretching of the capacity of the hospital could not be maintained and in the late 1920s a decision was made to relocate the hospital to a new site on the Falls Road. The foundation stone of the new hospital was laid on 5th June 1929; the hospital building on Queen Street was closed prior to the opening of the new facility on 24th November 1932 (Love, pp 2-3). The R.U.C. occupied the former children's hospital between c. 1935 and c. 1993; the building was listed in 1979 and was described by Patton in the following terms: 'three-storey building in slightly rusticated brown (originally pink and white) Scrabo sandstone, set back from the main building line to achieve a sense of airiness. Paired windows on either side of central door with brackets enclosing dentilled head; first floor windows in moulded surrounds with lugged bases' (Patton, pp 271-72). The former hospital and police station was vacated by the Police around 1993 and is still vacant.

References Primary Sources 1. PRONI OS/6/1/61/2 – Second Edition Ordnance Survey Map 1858 2. PRONI OS/6/1/61/3 – Third Edition Ordnance Survey Map 1901-02 3. PRONI OS/6/1/61/4 – Fourth Edition Ordnance Survey Map 1931 4. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938 5. PRONI VAL/12/B/43/E/3-9 – Annual Revisions 1863-1896 6. PRONI VAL/12/B/43/C/20-42 - Annual Revisions 1897-1930 7. PRONI VAL/7/B/9/45 – Belfast Revaluation 1900 8. PRONI VAL/3/B/3/14 – First General Revaluation of Northern Ireland 1935 9. PRONI VAL/4/B/7/42 – Second General Revaluation of Northern Ireland 1956-1972 10. Irish Builder, Vol. 19 (15 Dec 1877) 11. Census of Ireland (1901; 1911) 12. Belfast Street Directories (1901-1918) 13. First Survey Record – HB26/50/027 (1971) 14. First Survey Image – HB26/50/027 (1976) Secondary Sources 1. Brett, C. E. B., 'Buildings of Belfast: 1700-1914' Belfast: Friar's Bush Press, 1985. 2. Larmour, P., 'Belfast: An illustrated architectural guide' Belfast: Ulster Architectural Heritage Society, 1987. 3. Love, H., 'The Royal Belfast Hospital for sick children: A history – 1948-1998' Belfast: Blackstaff Press, 1998. 4. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993. Online Resources 1. Dictionary of Irish Architects - <http://www.dia.ie>

Criteria for Listing

Architectural Interest

A. Style B. Proportion C. Ornamentation D. Plan Form I. Quality and survival of Interior

Historic Interest

X. Local Interest Y. Social, Cultural or Economic Importance V. Authorship

Evaluation

Attached symmetrical multi-bay three-storey with attic sandstone former hospital, dated 1878, to the designs of Thomas Jackson, latterly used as an RUC barracks. Much historic character and detailing survive and its history represents both its changing use and the provision of healthcare in the city. It is a good example of a small civic building by an architect of note.

General Comments

Date of Survey

07 January 2013

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 th February 2024	
Application ID: LA04/2020/0568/F and LA04/2020/0569/LBC	
<p>Proposal: LA04/2020/0568/F – Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar & ancillary facilities (amended description)</p> <p>LA04/2020/0569/LBC – Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).</p>	<p>Location: 21 Queen Street Belfast BT1 6EA</p>
Referral Route: Paragraph 3.8.2(a) of the Scheme of Delegation for Planning (proposed hotel exceeding 30 bedrooms)	
Recommendation:	Approval
<p>Applicant Name and Address: Big Top Productions 13 Union Street Belfast BT1 2JF</p>	<p>Agent Name and Address: Barry Owens Consulting 38 Highfields Avenue Dublin Road Newry BT35 8UG</p>
<p>Executive Summary:</p> <p>These applications seek full planning permission and Listed Building Consent for change of use, refurbishment, 9 storey rear extension, part demolition and alterations of buildings at the former police station at No. 21 Queen Street to 74-bedroom hotel with associated restaurant, bar and ancillary facilities.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of a hotel at this location • Impact on the character and appearance of the Conservation Area; • Impact on the special architectural and historic qualities of the Listed Building • Archaeology • Ancillary open space • Climate change • Traffic, movement and parking • Environmental impacts • Drainage and flood risk • Natural heritage 	

The building is Grade B1 Listed and on the heritage risk register. The site is located within the City Centre Conservation Area. The building was previously used as a police station. The proposal seeks to convert and extend the existing building into a hotel. The buildings to the rear are to be demolished to create the space for the new 9 storey new build element.

The site is within the City Centre and the principle of hotel use in this location is considered acceptable. The proposal will help to secure the future of the Listed Building at risk. The alterations to the Listed Building are considered sympathetic. On balance, the scale, height, massing and design of the new build element at the rear are considered acceptable. The special qualities of the Listed Building and its setting would be safeguarded.

Consultees including DfI Roads, DfC Historic Environment Division, DfI Rivers, NI Water and BCC Environmental Health offer no objection. The Urban Design Officer and internal conservation advice express concerns about some aspects of the design.

No objections have been received from third parties.

Having regard to the Development Plan, and other material considerations, the proposal is considered acceptable. It is recommended that planning permission and Listed Building Consent are granted subject to conditions.

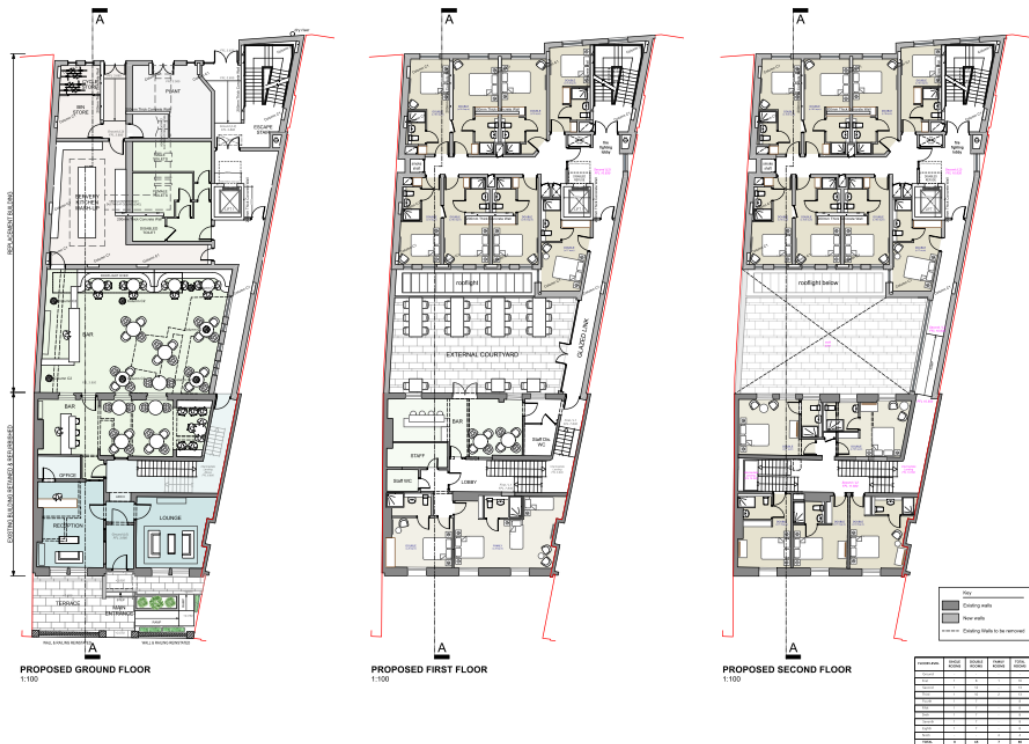
Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that arise, provided that they are not substantive.

Case Officer Report

Site location plan:



Example floor plans:



Front and rear elevations:



CGIs:



Characteristics of the Site and Area	
1.0	<u>Description of Proposed Development</u>
1.1	<p>The application seeks full planning permission and Listed Building Consent for the conversion and extension of the former police station at No. 21 Queen Street to a 74 bedroom hotel. The description of each application is set out below:</p> <p>LA04/2020/0568/F – Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar & ancillary facilities (amended description).</p> <p>LA04/2020/0569/LBC – Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).</p>
1.2	<p>Planning permission was previously granted for the conversion and extension of the building, including 7 storey new build element at the rear, to accommodate a 36-bedroom apartment/hotel, bar, restaurant and conference rooms. The new proposal retains the Listed Building at the front whilst incorporating a 9 storey new building element at the rear. Both schemes include demolition of the existing ancillary buildings to the rear.</p>
2.0	<u>Description of Site and Area</u>
2.1	<p>The site forms part of the continuous built frontage of the west side of Queen Street, which comprises an eclectic mix of buildings of various ages, height and design. The site comprises a four storey historic building (Grade B1 Listed) at the front with ancillary buildings at the rear. The building was formerly used as a police station.</p>
2.2	<p>To the immediate north on Queen Street is a two storey building used as amusement arcade. To the immediate south is a four storey building with shop at ground floor and faux floors above. The site backs onto the narrow College Court to the rear beyond which is student and residential accommodation to the west. To the opposite side of Queen Street to the east are further commercial buildings.</p>
2.3	<p>The building is Grade B1 Listed and on the heritage risk register. The site is located within the City Centre Conservation area the was previously used as a police station.</p>
Planning Policy and other Material Considerations	
3.0	<u>Planning History</u>
3.1	<p>Z/2006/1782/F – Refurbishment of existing front building. Demolition of rear building and construction of new apartment/hotel – 36 no. bedrooms, bars, restaurant, lounges, conference rooms and ancillary accommodation. Application approved April 2007.</p>
3.2	<p>Z/2006/1873/LBC – Refurbishment of existing B2 listed building and erection of bedroom/apartment at rear of site. Application approved April 2007.</p>
3.3	<p>Z/2006/0331 – Refurbishment of existing front building. Demolition of rear building and construction of new apartment/hotel – 36 bedrooms, bars, restaurant, lounges, conference rooms and ancillary accommodation. Application approved February 2006.</p>
3.4	<p>Z/2002/1935/F - Refurbishment of existing police station and change of use to retail outlet and restaurant. Application approved March 2003.</p>

3.5	Z/2002/1948/LB – Refurbishment of existing police station and change of use to retail outlet and restaurant. Application approved March 2003.
4.0	Policy Framework
4.1	Development Plan – Operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) (BUAP) Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.0	Consultations
5.1	Statutory Consultees DfI Roads – no objections in principle, subject to conditions DfC Historic Environment Division – no objection DfI Rivers – no objection NI Water – no objection
5.2	Non-Statutory Consultees Environmental Health – no objection, subject to conditions Urban Design Officer – concerns remain regarding height (see main assessment) Conservation Officer – concerns about scale, height, architectural treatment and demolition of the buildings at the rear, which are considered to make a positive contribution to the character and appearance of the Conservation Area (see main assessment).
6.0	<u>Representations</u>
6.1	The application has been advertised and neighbour notified. No third-party representations have been received.
7.0	<u>ASSESSMENT</u>
	Development Plan Context
7.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
7.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
7.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational

	<p>policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan (“Departmental Development Plan”) until the Local Policies Plan is adopted.</p>
7.4	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).</p>
7.5	<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 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>
7.6	<p>The site is un-zoned “white land” and within the city development limits in the Belfast Urban Area Plan 2001 and both versions of dBMAP 2015 (v2004 and v2014). The site is within the City Centre in both versions of dBMAP 2015. The site falls within the City Centre Conservation Area.</p> <p>Relevant Planning Policies and Supplementary Planning Guidance</p>
7.7	<p>The following policies in the Plan Strategy are relevant to consideration of the applications.</p> <p>Policy SP2 – Sustainable development Policy DES1 – Principles of Urban design Policy DES3 – Tall Buildings Policy BH1 – Listed Buildings Policy BH2 – Conservation Areas Policy BH5 – Archaeology Policy EC1 – Delivering inclusive economic growth Policy TC1 – Supporting tourism leisure, and cultural development Policy TLC3 – Overnight visitor accommodation Policy TRAN1 – Active travel: walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN 3 – Transport assessment Policy TRAN4 – Travel Plan Policy ENV1 – Environmental Quality Policy ENV2 – Mitigating Environmental Change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable Urban Drainage Systems Policy OS3 – Ancillary open space Policy NH1 – Natural Heritage</p>
7.8	<p>The following Supplementary Planning Guidance is relevant.</p> <p>Supplementary Planning Guidance – Place making urban design Supplementary Planning Guidance – Tall Buildings</p>

7.9	<p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of a hotel at this location • Impact on the character and appearance of the Conservation Area • Impact on the special architectural and historic qualities of the Listed Building • Archaeology • Ancillary open space • Climate change • Traffic, movement and parking • Environmental impacts • Drainage and flood risk • Natural heritage <p>The principle of a hotel at this location</p>
7.10	<p>Policy EC1 of the Plan Strategy seeks to support development from business sectors with strong growth potential with hospitality and tourism being one of the key areas listed within the policy. The proposal is consistent with the aims of this policy.</p>
7.11	<p>Policy TLC1 relates to support for tourism, leisure and cultural development. It states that it will support such development that contributes to:</p>
	<ul style="list-style-type: none"> a. Extending the offer across the daytime and night-time for a broad range of visitors; and b. Improving the quality, and accessibility of tourism, leisure, and culture facilities and assets to support Belfast's reputation as an attractive tourism destination.
7.12	<p>It is considered that the proposal satisfies the above criteria.</p>
7.13	<p>The proposal satisfies Policy TLC3, which states that planning permission will be granted for development proposals for new overnight visitors' accommodation within the city centre boundary.</p>
7.14	<p>Regard is also had to the previous permission for a hotel on the site granted in 2007 (Z/2006/1782/F).</p>
7.15	<p>Having regard to these factors, the site is considered a suitable location in principle for a hotel.</p>
	<p>Impact on the character and appearance of the Conservation Area</p>
7.16	<p>Section 104(11) of the Planning Act (Northern Ireland) 2011 states that special regard must be had to the desirability of;</p>
	<ul style="list-style-type: none"> (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise
7.17	<p>Policy BH2 of the Plan Strategy lists criteria for the consideration of proposals in a Conservation Area, including amongst others that development should preserve or enhance the character and appearance of a Conservation Area. Regarding demolition in a Conservation Area, demolition will only be acceptable where the building makes either a negative or no material contribution to the character of the area and the design quality is considered to enhance the overall character.</p>

<i>New build, extensions and alterations</i>	
7.18	The scheme has evolved with input from the Urban Design Officer and internal conservation advice. This has included requiring further CGIs, VU.CITY images and contextual information, and improvements to the design of the new build rear section including the elevation onto College Street and external cladding materials.
7.19	Notwithstanding, the conservation advice expresses concerns about the scale of the 9 storey new build extension at the rear and the lack of “architectural unity” with the base of the building on the College Court being different to the design of the rest of the rear extension. The conservation advice is that the proposal would result in “substantial harm” to the character and appearance of the Conservation Area. However, the conservation advice also states that should an enabling case be made that the extension is necessary to fund the refurbishment of the Listed Building at risk, then one material is recommended for the middle section of the rear extension which is tonally in keeping with the brick proposed for the base of the building. The upper part of the building should be faced in a material reflective of traditional tones for attic floors within the Conservation Area to assist in visually breaking up the mass of the proposal.
7.20	The Urban Design Officer has a contrary view in terms of the architectural treatment of the rear of the building. They advise that the use of red brick across the lower three floors echoes that of adjacent buildings along College Court and a slight emphasis above 2F strengthens this lower ‘shoulder’ height which picks up on the eaves heights of buildings either side. Furthermore, the proposed arrangement and proportions of windows across the lower floors to the rear are also welcomed and reflect the hierarchy and rhythm of windows in adjacent buildings.
7.21	However, the Urban Design Officers agrees with the concerns of the conservation advice in relation to the scale and height of the 9-storey new build extension, albeit it is the top upper half floor which tips the balance. The Urban Design Officer advises that the impact of this upper half floor can be seen from views opposite the site along Queen Street where this element breaks the decorative roofscape of the listed asset. The impact of this upper floor is also notable in views from Castle Street south along College Court where again this element dominates the collective roofscape of what should be subservient rear additions. Removal of this top floor would allow the proposed extension to sit more comfortably in its context. They also have concerns in relation to any required rooftop equipment such as lift/stair overruns and air handling units. From experience these elements can often add additional massing at roof level which adds to the overall visual impact of the building in terms of scale, height and massing.
7.22	In terms of materials, the Urban Design Officer was critical of the original vertical column of grey cladding wrapped around from the rear elevation onto the two side elevations (north and south) of the rear extension. However, this has since been changed to a red tone to better complement the predominant red brick in the area.
7.23	The concerns of Urban Design Officer and conservation advice are acknowledged. However, in relation to the scale and height of the rear extension, it would be read against the backdrop of the larger and taller 11 storey buildings to the opposite side of the narrow College Court to the immediate west, and office development under construction on Queen Street to the south. In this context, and on balance, the 9-storey scale of the rear extension is considered acceptable. Whilst the proposed extension is not “subservient”, therefore, in conflict with criterion f. of Policy BH2, for the reasons stated its scale and height are considered acceptable.

7.24	<p>In conclusion, it is considered that the character and appearance of the Conservation Area would overall be preserved. The restoration of the Listed Building at risk will also represent an enhancement of the Conservation Area.</p>
	<p><i>Demolition</i></p>
7.25	<p>In terms of the demolition, the conservation advice is that the rear block proposed to be demolished makes a positive contribution to the character and appearance of the Conservation Area through age, style and materials, functional use and its narrative quality in that one can read the improvements in glass making technology of its date of construction (1880) with cheaper 6 over 6 sashes to the rear, more expensive full paned sashes restricted to the front elevation; and, reflecting the historic hierarchy of place with civic status of the building. The conservation advice is that the existing buildings make a better contribution to the character and appearance of the Conservation Area than the proposed 9 storey hotel.</p>
7.26	<p>Officers disagree with the views of the conservation advice. The existing buildings at the rear are considered to be of a modest and ordinary design, which makes no material contribution to the character and appearance of the Conservation Area. Moreover, the design quality of the proposed building is considered to enhance the overall character of the conservation area, allowing the retention and restoration of the Listed Building. It is also noteworthy that DfC HED offers no objection to the demolition of these buildings in terms of their value or impact on the setting of the Listed Building at the front. The proposal is considered compliant with Policies BH2, DES1 and DES3.</p>
	<p>Impact on the special architectural and historic qualities of the Listed Building</p>
7.27	<p>The site comprises a Grade B1 listed building of special architectural and historic interest. The building is in poor condition and on the at risk register.</p>
7.28	<p>Following amendments to the proposal and site inspection, DfC HED offers no objection to the applications, recommending conditions in the event that permissions are granted.</p>
7.29	<p>The proposal will facilitate the restoration and re-use of the redundant Listed former police station, a building at risk, which is welcomed. In this regard, a condition is recommended to ensure that the works to the Listed Building are carried out prior to the use of the hotel. A further condition is recommended that requires a phasing plan for the works, again to ensure the appropriate timing of works to the Listed Building. The proposal is considered compliant with Policy BH1 and relevant provisions of the SPPS.</p>
	<p>Archaeology</p>
7.30	<p>DfC HED: Historic Monuments state in their response that the site is adjacent to a 17th century town ditch and recommends archaeology related conditions. These conditions are recommended and the proposal is considered compliant with Policy BH5 and relevant provisions of the SPPS.</p>
	<p>Ancillary open space</p>
7.31	<p>Policy OS3 requires the provision of ancillary open space for all new development to include both hard and soft landscaping areas to serve the needs of the development. It is normally to be expected that 10% of the site is given over to open space. The proposal provides circa 8% (45sq/m) of open space to the front of the listed building. The proposal also provides a first-floor terrace area circa 13% (80sq/m). Whilst the Queen Street frontage area is compromised in terms of its amenity value by reason of it being the main entrance to the hotel from Queen Street, regard is had to the much more significant</p>

	<p>benefits of bringing the Listed Building at risk back into use. The proposal is considered acceptable having regard to Policy OS3.</p> <p>Climate change</p>
7.32	<p>Policy ENV2 requires development to incorporate measure to mitigate environmental change and reduce Green House Gases by promoting of sustainable development. The policy requires, where feasible, to avoid demolition and seek structures reuse. In these regards, the demolition of the buildings at the rear is necessary to facilitate the overall hotel concept and bring the Listed Building at risk back into use.</p>
7.33	<p>Policy ENV3 requires the design to minimise the reliance on fossil fuels for heating and minimise building overheating and therefore reduce the need for air-conditioning. The proposal will include insulation measure to the walls, the windows will have low transmitting glazing to minimise air conditioning needs. The proposal will also incorporate solar control principles, low energy lighting and high efficiency heat pumps and so forth, all designed to reduce operating costs but having the additional benefit of reducing the need for energy to maintain comfortable conditions within the hotel. It is recommended that these climate control measures are secure by condition.</p>
7.34	<p>Policy ENV5 requires, where appropriate, sustainable drainage systems (SuDS) to manage surface water runoff and flooding is not increased elsewhere. The site is confined within an existing built-up area limiting the scope to employ SuDS methods. The footprint of the proposed building utilises all available ground space, this space is already covered with existing buildings and hard-standing therefore there will be no increase in the level of hard-standing that would contribute to additional surface water run-off. Whilst no specific SuDS measures are proposed, regard is had to the much benefit of bringing the Listed Building at risk back into use.</p> <p>Traffic, Movement and Parking</p>
7.35	<p>No dedicated parking is provided but this is considered acceptable given the sustainable and highly accessible location of the site.</p>
7.36	<p>Dfl Roads advises no objections subject to conditions and the proposal is considered acceptable in terms of traffic, moving and parking. The proposal is considered to comply with Policies TRAN 1, TRAN 2, TRAN 3, TRAN 4 and TRAN 8 and relevant provisions of the SPPS, and in these regards is acceptable.</p> <p>Environmental impacts</p> <p><i>Contamination:</i></p>
7.37	<p>The application is supported by a Preliminary Risk Assessment, concluding low risk from contaminants. Following receipt of further information, Environmental Health advises no objection subject to conditions. This includes a Grampian condition to require submission and approval of the Generic Quantitative Risk Assessment (GQRA). Officers note that the existing buildings on the site will need to be removed to allow bore hole testing to take place for the completion of the GQRA.</p>
7.38	<p>The proposal is considered acceptable in respect of land contamination and compliant with Policy ENV1.</p>

<p>7.39</p> <p>7.40</p> <p>7.41</p> <p>7.42</p>	<p><i>Noise and odour:</i></p> <p>Environmental Health has advised conditions for the control of noise and odour associated with the proposed development. These conditions are recommended. In this regard, the proposal is considered compliant with Policy ENV1.</p> <p><i>Air Quality:</i></p> <p>Environmental Health has reviewed the Air Quality Assessment provided with the application and advises that it meets the relevant requirements. In this regard, the proposal is considered compliant with Policy ENV1.</p> <p>Drainage and flood risk</p> <p>Dfl Rivers has advised that the drainage proposals are acceptable providing the applicant receives discharge permission from NI Water (it is understood that the applicant has entered into a pre-development enquiry with NI Water). No unacceptable drainage or flood risk issues have been identified and the proposal is considered to accord with Policy ENV4.</p> <p>Natural heritage</p> <p>The applicant has completed a biodiversity checklist which confirms no impacts. It has been unnecessary consult DAERA in this case, however, the applicant will be reminded of their legal responsibilities under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) by way of an informative.</p>
<p>8.0</p> <p>8.1</p> <p>8.2</p>	<p>Summary of Recommendation:</p> <p>Having regard to the Development Plan, and other material considerations, the proposal is considered acceptable. It is recommended that planning permission and Listed Building Consent are granted subject to conditions.</p> <p>Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that arise, provided that they are not substantive.</p>
	<p>DRAFT CONDITIONS</p> <p>Full planning permission (LA04/2020/0568/F)</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. Notwithstanding the submitted details, no development shall commence on site unless a Phasing Plan has been submitted to and approved in writing by the Council. The development shall not be carried out or sequenced unless in accordance with the approved Phasing Plan.</p> <p>Reason: The Listed Building is at risk and the development has been permitted to enable the restoration of the Listed Building.</p> <p>3. The hotel use hereby permitted shall not be carried out or the building occupied until the works to the Listed Building have been fully implemented in accordance with Listed Building Consent LA04/2020/0569/LBC and written evidence of such</p>

has been submitted to and approved in writing by the Council. The Council and DfC Historic Environment Division shall at all reasonable times be afforded access to the Listed Building to inspect the works as part of the authorisation process.

Reason: The Listed Building is at risk and the development has been permitted to enable the restoration of the Listed Building.

4. No demolition shall commence on site unless a contract has been agreed for the redevelopment of the site in accordance with planning permission [LA04/2020/0568/F] and evidence of that contract has been submitted to and approved in writing by the Council]. The development shall not be carried out unless in accordance with planning permission LA04/2020/0568/F.

Reason: As required by Sections 91(6) and 105 of the Planning Act (Northern Ireland) 2011, to preserve or enhance the character or appearance of the Conservation Area. Approval is required upfront because if redevelopment of the site does not take place it could leave the vacant site unsightly and harmful to the Conservation Area.

5. Notwithstanding the approved details, no development shall commence unless details of climate change measures to manage and/or mitigate climate change have been submitted to and approved in writing by the Council. The development shall not be occupied unless the approved climate change measures have been implemented. The climate change measures shall be retained in accordance with the approved details at all times.

Reason: To manage and mitigate climate change having regard to Policies ENV2 and ENV3 of the Belfast LPD Plan Strategy 2035.

6. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of 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.

Reason: To ensure appropriate 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.

7. No development or works shall commence on site (other than that required to fulfil this condition) unless a programme of archaeological work has been implemented in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Council.

Reason: To ensure that archaeological remains and features are preserved in situ. Approval is required upfront because archaeological remains and features could be damaged or permanently lost.

8. 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 7.

These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 6 months of the completion of archaeological programme of works.

Reason: To ensure that the archaeological remains and features are properly analysed and recorded.

9. No development shall commence on site unless details of windows and external doors have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The windows and external doors shall not be installed unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

10. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the approved drawings.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

11. No development shall commence on site unless a detailed specification and samples of all new materials to be used in the elevations of the building, including samples of materials for the rain screen cladding and new window materials, have been submitted to and agreed in writing by the Council. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

12. The hotel shall not be operated or occupied unless secure cycle parking facilities have been provided in accordance with the approved plans. The secure cycle parking shall be retained as such at all times.

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

13. The development shall operate in accordance with the Service Management Plan.

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

14. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan **[dated stamped on X and uploaded to the Planning Portal on Y]**.

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

15. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless a Quantitative Risk Assessment has been submitted to and approved in writing by the Council.

A detailed site investigation shall be carried out in line with Business Support 10175:2011+A2:2017 (or any standard that reproduces or replaces this standard).

Any ground gas investigations shall be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019 (or any standard that reproduces or replaces this standard).

A satisfactory assessment of the risks (including a Revised Conceptual Site Model), shall be conducted in line with current Environment Agency guidance. In addition, risks associated with ground gases shall be assessed under the methodology outlined in BS8485:2015+A1:2019 and CIRIA C665 (or any standard that reproduces or replaces this standard).

Based on the outcome of this risk assessment, a Remediation Strategy may be required. If necessary, the Remediation Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of human health

16. The plant and equipment associated with the development hereby permitted shall achieve a rating level (LAr) no greater than the Background Sound Level, LA90, during the daytime and during night-time when measured or determined at the nearest noise sensitive premises. All measurements and calculations must be conducted in line with the methodology outlined in BS4142:2014+A1 2019 Methods for rating and assessing industrial and commercial sound.

Reason: In the interests of residential amenity

17. Deliveries and collections to and from the hereby permitted development are not permitted outside the hours of 07:00 and 23:00hrs.

Reason: In the interests of residential amenity

18. No kitchen or extraction and odour abatement system shall be installed unless it is capable of achieving a 'very high level' of odour control in accordance with the measures outlined in Section 2 of the AONA Environmental Consulting Ltd report titled: Updated Odour Impact Assessment. Date: April 2022.

Reason: Protection of amenity against adverse odour.

19. All gas boilers shall meet the technical specification as detailed within the letter Ref.: ENV-6045 Queen Street Hotel Air Emissions, dated 9th October 2020

Reason: Protection of Human Health

20. During the construction phase, dust management measures shall be implemented in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction 2014.

Reason: Protection of residential amenity

Listed Building Consent (LA04/2020/0569/LBC)

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.

2. Prior to commencement of any structural alterations, a method statement that demonstrates how the approved structural works will be undertaken, and outlining how the Listed Building will be protected, during construction (including foundations and any piling) and demolition work, shall be submitted and approved in writing by the Council. The work shall be carried out fully in accordance with the details approved.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

3. No works shall be undertaken until details of an accredited conservation professional who will oversee and certify the hereby approved conservation works have been submitted to approved in writing by the Council. The works shall be overseen and certified by the accredited conservation profession approved by the Council.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

4. Internal or external historic surviving decorative or functional features, including plasterwork, ironwork, fitted cupboards, bookcases, ceramic tiling, shelving, fireplaces and grates, pelmets, fitted furniture, doors, windows, staircases, staircase balustrading, joinery and decorative ironwork shall not be removed or altered unless expressly specified by the approved drawings. Retained features shall be fully protected during the course of any works on site, in accordance with details to be submitted to and approved in writing by the Council. Any missing stairway joinery, skirtings, cornices, architraves, window panelling and doors shall be copied, and subsequently replaced, to replicate exactly the existing in material and detailing.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

5. All new external finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Council.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

6. No works shall commence on site unless details of windows and external doors have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The windows and external doors shall not be installed unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

7. No works shall be undertaken unless details of the connections and interface between the new build and the existing façades have been submitted and approved in writing by the Council. The details shall be drawn to a minimum scale of 1:20 and shall include dimensioned set-backs, structure, flashings and allowance for movement. The works shall be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

8. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external faces of the building other than those shown on the approved drawings.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

9. No works shall be undertaken unless details of building services including mechanical, electrical, and audio installations routeways and installations impacting the architecture and detail of the listed building have been submitted to and approved in writing by the Council. The works shall be carried out unless in accordance with the approved details..

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

10. No works shall commence on site unless a detailed specification and samples of all new materials to be used in the elevations of the building, including samples of materials for the rain screen cladding and new window materials, have been submitted to and agreed in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

11. No works shall commence on site unless a detailed specification and samples of external paving to ramps, tactile paving, balustrading and external lighting have been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

Informatives

NOT03 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 the contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.

NOT04 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.

NOT06 Non-planning requirements

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

NOT07 Protected Species

The applicant or developer's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence to:

- a) Deliberately capture, injure or kill a wild animal including a European protected species, which includes all species of bat;
- b) Deliberately disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
- c) Deliberately disturb such an animal in such a way as to be likely to:
 - (i) affect the local distribution or abundance of the species to which it belongs;
 - (ii) Impair its ability to survive, breed or reproduce, or rear or care for its young; or
 - (iii) Impair its ability to hibernate or migrate;
- d) Deliberately obstruct access to a breeding site or resting place of such an animal;
or
- e) To damage or destroy a breeding site or resting place of such an animal.

If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.

ANNEX A	
Date Valid	11th February 2022
Date First Advertised	20th March 2020
Date Last Advertised	11 th Jan 2024
Date of Neighbour Notification(s)	23 rd March 2020 11 th Jan 2024
Number of Neighbour Notifications	25 letters issued – full details available on planning portal.
Date of EIA Determination	
ES Requested	No

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Development Management Report

Summary	
Committee Date: 12 th November 2024	
Application ID: LA04/2024/0369/F	
Proposal: Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	Location: Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.
Referral Route: Application for Major development	
Recommendation: Refusal on flood risk grounds and insufficient parking	
Applicant Name and Address: Healthcare Ireland Group 1st Floor, Building 2, St Helens Business Park 130-134 St Helen's Court, High Street Holywood BT18 9HQ	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Date Valid	8 th February 2024
Target Date	5 th September 2024
Contact Officer	Ed Baker, Planning Manager (Development Management)
Executive Summary:	
<p>The application relates to lands at the former Monarch Laundry site and Broadway Hall site at Nos. 451-457 Donegall Road. Full planning permission is sought for the demolition of the existing Broadway Hall and the erection of a Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works. The proposal would retain the Scheduled chimney.</p> <p>The application follows a detailed Pre-Application Discussion (PAD).</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of a Nursing and Residential Care facility in this location • Flood Risk • Design and Placemaking • Impact on heritage assets • Impact on amenity • Climate change • Open space • Access and transport • Health impacts 	

- Environmental protection
- Waste-water infrastructure
- Natural heritage
- Waste management
- Section 76 planning agreement
- Pre-Application Community Consultation

The application site is within the development limit and un-zoned in the BUAP 2001. It is also within the development limit and un-zoned in the draft Belfast Metropolitan Area Plan 2015 (v2004). In the draft Belfast Metropolitan Area Plan 2015 (v2014), the site is within the development limit and the majority of it zoned for housing with the exception of the western portion which is un-zoned "white land".

The site is considered a sustainable location on an arterial route with a bus stop directly to the front of the site.

The applicant has demonstrated there is sufficient need for the proposal.

The proposed building is considered to be of a good design, appropriate to its location and context, that will regenerate an area of vacant land.

The application site is within the 1 in 100 year climate change fluvial flood plain. The proposed use is for bespoke accommodation for vulnerable groups for which there is a presumption against within a flood plain. A Flood Risk Assessment (FRA) has been submitted, however, DFI Rivers has not assessed it given that the proposal is not an exception to the policy. The applicant has submitted a peer review of the FRA which verifies its content and conclusions. The applicant has also submitted a statement of the material benefits of the proposal, however, these are not in the planning balance considered to outweigh the policy presumption against accommodation for vulnerable groups within the flood plain.

The application proposes 38 parking spaces which represents a shortfall of 20 when set against the parking standards. DFI Roads has objected to the application on grounds of insufficient parking. It has requested a parking survey which to date has not been provided. The application currently fails to demonstrate there is sufficient parking.

NI Water has objected on grounds of insufficient waste-water infrastructure. This issue is addressed in the main report.

There are no objections from other statutory or non-statutory consultees. There is an outstanding response from Environmental Health. Delegated authority is sought to deal with the outstanding consultation response from Environmental Health.

Three letters of support have been received.

Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission is refused on grounds of flood risk and insufficient parking.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the reasons for refusal and deal with the outstanding consultation response from Environmental Health, and any other issues that arise, provided that the issues are not substantive.

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Site Layout:



Proposed Elevations:



Elevation A

Elevation B

Elevation Key

Finishing Schedule
 Roof - Marley Modern Roofing Tile Smooth Grey
 Fascia, Soffit, Barge - White uPVC
 Rainwater Goods - Black Aluminium
 External Finish - Brickwork where shown, including soldier course above windows. External "Commercial Red - A38 1144"
 External Finish - Flashed (K-Rend 'Arma colour')
 Windows - uPVC anthracite grey colour
 Curtain walling & Spandrel Panels - Aluminium Anthracite grey colour
 External works - Car parking, Permeable Block Paving
 External works - Paths, brick pavers, heather colour
 External works - Landscaping, grass areas as shown, trees, planters, shrubs etc



Elevation C



Elevation D



Elevation E



Elevation F



Elevation G

Project Information	
Project Name	_____
Client	_____
Site Address	_____
Architect	_____
Date	_____
Scale	_____
Author	_____
Checker	_____
Approved	_____



Elevation A

Elevation B

Elevation Key

Finishing Schedule
 Roof - Marley Modern Roofing Tile Smooth Grey
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Elevation C



Elevation D



Elevation E



Elevation F



Elevation G

Project Information	
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Architect	_____
Date	_____
Scale	_____
Author	_____
Checker	_____
Approved	_____

GGIs:



Donegall Road



Junction of Donegall Road and Monarch Street



Access point from Monarch Street



Rear Elevation

<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p> <p>1.5</p> <p>1.6</p>	<p>Characteristics of the Site and Area</p> <p>This application relates to lands on the former Monarch Laundry Site and Broadway Hall site at Nos. 451-457 Donegall Road.</p> <p>The site is approximately 0.59 hectares (ha). It contains a dual frontage along Donegall Road and Monarch Street. The site is currently includes a single storey building known as “Broadway Hall” to the west while the remaining site was previously the Monarch Laundry site which has been demolished. There is an existing chimney which is designated a Scheduled Monument.</p> <p>The surrounding area is primarily residential in nature. To the east and south of the site are one to two storey semi-detached and terrace dwellings situated on side roads off the Donegall Road. To the north and west of the site are the West Link and Broadway Roundabout; there is also a Translink access point which runs along the boundary connecting the roundabout to the Grand Central Station.</p> <p>Description of Proposed Development</p> <p>The application seeks full planning permission for the demolition of the existing Broadway Hall and the erection of a Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.</p> <p>The proposed building is of a broadly “L” shape layout and contains dual frontage onto Donegall Road and Monarch Street. The primary access and entrance are on Monarch Street where the proposed main car park is located with a secondary access on Donegall Road to a secondary car park. The proposed building is to be three storeys fronting onto Donegall Road and four storeys fronting onto Monarch Street. The proposed materials are a mix of red brick and coloured render.</p> <p>The application was subject to a Pre-Application Discussion (PAD).</p>
<p>2.0</p> <p>2.1</p>	<p>RELEVANT PLANNING HISTORY</p> <p>LA04/2019/1445/O – outline planning permission granted in December 2019 for residential development of 53no. apartments between 2.5 and 5 storeys with 53 car parking spaces, refuse storage and cycle parking area, landscaping and associated works. The permission expires on 4th December 2024 with the period for submitting applications for approval of reserved matters having lapsed.</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</p>

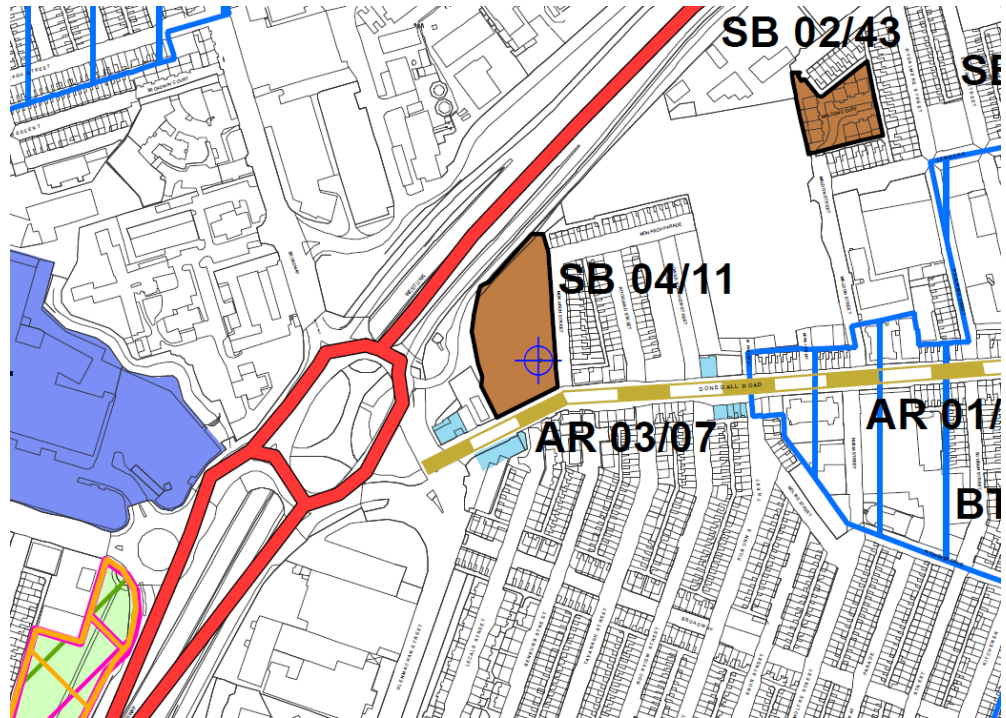
	<p>Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy HOU8 – Specialist Residential Accomodation</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy 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)</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>
3.2	<p>Placemaking and Urban Design Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation Planning and Flood Risk</p>
3.3	<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>
3.4	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.5	<p>Other Material Considerations Developer Contribution Framework (2020) Belfast Agenda (Community Plan)</p>

<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u></p> <p>DfI Roads – Objection. Requested amendments and parking survey which to date has not been submitted.</p> <p>DfC HED – No objection.</p> <p>DfI Rivers – Site lies within the 1 in 100 year climate change fluvial flood plain. DfI Rivers will not assess the Flood Risk Assessment unless the Council deems the application an exception.</p> <p>DAERA – No objection subject to conditions.</p> <p>NI Water – Recommends refusal (see main assessment).</p> <p><u>Non-Statutory Consultees</u></p> <p>Planning Service Urban Design Officer – No objection.</p> <p>Environmental Health – Awaiting response following submission of further information</p> <p>Tree Officer – No objection.</p> <p>BCC Economic Development Unit – Recommends an employability and skills developer contribution for both the construction and operational phases.</p> <p>Shared Environmental Services (SES) – No objection.</p> <p>Development Plan Housing Team – see main assessment.</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>Three letters of support have been received. The letters of support cite the need for elderly care in the area, the economic benefits, and the regeneration of the vacant land. Blackstaff Residents Association has offered no comments.</p>
<p>5.0</p> <p>5.1</p>	<p>PLANNING ASSESSMENT</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 a Nursing and Residential Care facility in this location • Flood Risk • Design and placemaking • Impact on heritage assets • Impact on amenity • Climate change • Open space • Access and transport

	<ul style="list-style-type: none"> • Health impacts • Environmental protection • Waste-water infrastructure • Natural heritage • Waste management • Section 76 planning agreement • Pre-Application Community Consultation <p>Development Plan Context</p>
5.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	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.
	<u>Operational Polices</u>
5.5	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.
	<u>Proposals Maps</u>
5.6	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Urban Area Plan 2001 – the site is un-zoned “white land” within the development limit.
5.8	Draft Belfast Metropolitan Area Plan 2015 (v2004) – the site is un-zoned “white land” within the development limit.
5.9	Draft Belfast Metropolitan Area Plan 2015 (v2014) – the majority of the site is zoned for housing with the exception of the western portion which is white land. The site is within the development limit.

Principle of a Nursing and Residential Care facility in this location

- 5.10 The site is located within the urban development limit in the BUAP 2001 and both versions of dBMAP 2015.
- 5.11 The entire site is un-zoned “white land” in the BUAP 2001 and dBMAP 2015 (v2004). The majority of the site, with the exception of the western portion, is zoned for housing within dBMAP 2015 (v2014), as shown the proposals map below.



- 5.12 Policy HOU8 of the Plan Strategy states that planning permission will be granted for Specialised Residential Accommodation where the following criteria are met.
 - a. *The homes and/or bed spaces to be provided meet community needs demonstrated through a statement of specialist housing need;*
- 5.13 A statement of specialist housing need has been submitted with the application. It states that the 2021 census data demonstrates an ageing population which illustrates that demand for Specialist Residential Accommodation (SRA) will continue to increase. The statement confirms that seven care homes in Belfast have closed since 2015 resulting in a decreased supply while a 2022 report confirmed NI has the highest occupancy levels of SRA in the UK, illustrating that the local care sector is close to capacity.
- 5.14 The Planning Service’s Plans and Policy team has been consulted. It recognises that the proposed accommodation does appear to be seeking to cater for the growing needs of the population, however, the statement lacks detail in terms of enabling the closure of care homes in NI to be directly correlated to an additional need for Belfast. The applicant submitted further information detailing the care homes that have closed in Belfast since 2015 which has led to a loss of 223 beds. While the statement does not account for planning approvals since 2015, it is clear that given the Plan Strategy’s requirements of 820 additional bed

spaces over the plan period until 2035, combined with the loss of bed spaces in the city, that there is a demonstrable need.

- b. *The proposals will deliver convenient access to relevant local services and facilities, including local shops, public transport routes and health facilities.*

5.15

The proposal is located within the development limit of Belfast. The Donegall Road itself provides access to relevant local services and facilities as well as being an arterial route to the City Centre. The site is within 120m to the nearest shops and neighbourhood convenience store. Public transport is easily accessible with a bus stop directly to the front of the Donegall Road entrance. The site is within close proximity to both the City Hospital and the Royal Victoria Hospital.

5.16

Having regard to the above assessment, the proposal is considered to satisfy Policy HOU8 of the Plan Strategy.

Flood Risk

5.17

The application site is within the 1 in 100 year climate change fluvial flood plain as confirmed by DFI Rivers and as shown in the flood map below:



5.18

Policy ENV4 relates to flood risk and states that:

'In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions. All planning applications will be determined with reference to the most up to date flood risk information available and in consultation with DfI Rivers and other relevant bodies as appropriate.'

5.19	Policy ENV4 goes onto refer to the SPPS which sets out the planning policies for flood risk to minimise flood risk to people, property and the environment. The council will take full account of these in assessing development proposals.
5.20	<p>Paragraph 6.107 of the SPPS states that built development must not be permitted within the flood plains of rivers or the sea unless the following circumstances apply:</p> <ul style="list-style-type: none"> • the development proposal constitutes a valid exception to the general presumption against development in flood plains (exceptions for defended and undefended areas of the flood plain are set out at Figure 1); • the development proposal is of overriding regional or sub-regional economic importance; and • the development proposal is considered as minor development in the context of flood risk.
5.21	<p>None of the above circumstances apply as set out below.</p> <p><i>Whether the proposal constitutes a valid exception:</i></p>
5.22	<p>The site is located within an undefended area and the valid exceptions are listed below:</p> <ul style="list-style-type: none"> ○ replacement of an existing building; ○ development for agricultural use, transport and utilities infrastructure, which for operational reasons has to be located in the flood plain; ○ water compatible development, such as for boating purposes, navigation and water based recreational use, which for operational reasons has to be located in the flood plain; ○ the use of land for sport or outdoor recreation, amenity open space or for nature conservation purposes, including ancillary buildings; ○ the extraction of mineral deposits and necessary ancillary development.
5.23	<p>Whilst the proposal involves the replacement of an existing building, paragraph 6.108 of the SPPS clearly states that: <i>‘Even where the proposal constitutes an exception to the policy there should be a presumption against certain types of development in the flood plain including bespoke development for vulnerable groups, essential infrastructure (unless for operational reasons it has to be in the flood plain) and also development for the storage of hazardous substances likely to cause pollution in a flood event.’</i></p>
5.24	<p>Figure 1 of the SPPS (page 64) refers to the ‘Exceptions to General Presumption against Development in Flood Plains’. Amongst some other forms of development, it excludes <i>‘bespoke accommodation for vulnerable groups, such as schools, residential / nursing homes, sheltered housing’</i> from being an “exception”.</p>
5.25	<p>The Council’s Planning and Flood Risk SPG provides further guidance on development within a flood plain.</p>
5.26	<p>Paragraph 4.2.21 states that <i>‘the replacement of a building to provide bespoke accommodation allowing for the introduction of vulnerable groups to the flood risk area is unacceptable.’</i></p>
5.27	<p>It is clear from both the SPPS and SPG that since the proposal involves bespoke accommodation for vulnerable groups (i.e. residential/nursing home), the proposal cannot be considered an exception.</p>

5.28 Whilst the previous approved development on the site was deemed an exception (LA04/2019/1445/O), that permission was for general housing and did not involve accommodation for vulnerable groups.

Whether the development proposal is of overriding regional or sub-regional economic importance:

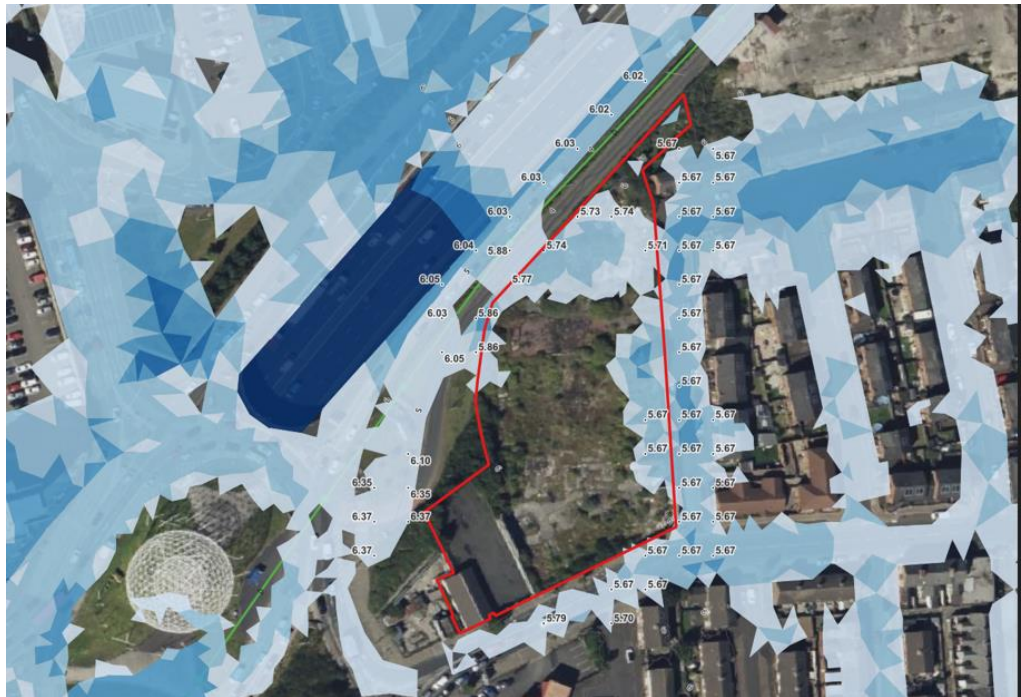
5.29 The proposed nursing home is not considered to be of overriding regional or sub-regional economic importance.

Whether the development proposal is considered as minor development in the context of flood risk:

5.30 The proposal is not minor development; examples of minor development include alterations to buildings and “householder” development such as sheds, garages and extensions.

Flood Risk Assessment:

5.31 Even though the proposal is not deemed an exception, the applicant has submitted a Flood Risk Assessment (FRA) in support of the application. The hydraulic model used to produce Flood Maps (NI) mapping was licensed and reviewed with amendments made to the model to reflect recent changes to the Clowney River and to represent structures and flood storage associated with the Westlink underpass. The new modelling within the FRA is shown below:



5.32 The FRA concludes that:

- The duration of flooding on/adjacent to the site for the 1% climate change flood is estimated to be 3.5hrs;
- The proposed buildings are sited at a flood resilient level to adjacent flooding and are unaffected by internal flooding;

	<ul style="list-style-type: none"> • Areas of access and car parking area affected by flooding up to 0.15m deep; • The bin store is affected by flooding up to 0.25m deep; • Recreational/green space is affected by flooding up to 0.4m deep; • The primary access from Monarch Street would be flooded to a depth of 0.35m which would prevent main access and egress to the site. However, the emergency services would be able to access the building from the secondary access and car park from Donegall Road which would be affected to a lesser extent (<0.1m); and • The proposed layout is designed to accommodate a key flood flow route which ensures that the proposal causes no flooding elsewhere.
5.33	<p>Whilst the proposal is not an exception, the Planning Service asked DfI Rivers to assess the submitted Flood Risk Assessment to allow officers to understand the extent of the actual flood risks during a flood event, as a material consideration relevant to the assessment of the proposal by the Council. DfI Rivers responded by email, stating that:</p> <p><i>‘The Planning Authority has informed Rivers Directorate that the proposed development will not be deemed an exception as set out under the “Exceptions to development within flood plains” heading of the SPG – accordingly, in line with the sequential nature of policy, Rivers Directorate has not appraised the Flood Risk Assessment (FRA).’</i></p>
5.34	<p>DfI Rivers has maintained this position through officers’ discussions with them.</p>
5.35	<p>Given that the FRA has not been independently assessed by DfI Rivers, officers are unable to confirm the accuracy of the content and conclusions of the FRA.</p>
5.36	<p>However, the applicant has commissioned an independent peer review of the FRA which concludes that the FRA <i>‘shows that the proposal causes no change to the predicted flooding to any third-party land, and slight changes in flood risk within the site are accommodated within the freeboard and mitigation measures proposed to the development. RPS have no reason to disagree with the findings of the FRA.’</i></p>
5.37	<p>The FRA was carried out by a professional qualified engineer and has been subject to peer review which has confirmed its conclusions. Officers have no reason to dispute the findings of the FRA or its conclusions.</p>
5.38	<p>Notwithstanding the FRA, the proposal is clearly contrary to Policy ENV4, which states that: <i>‘In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.’</i></p> <p><i>Material considerations:</i></p>
5.39	<p>Section 6(4) of the Act requires the Council to determine the application in accordance with the Development Plan unless material considerations indicate otherwise. In response to officers’ position in respect of Policy ENV4, the applicant has outlined a number of material considerations which they wish to be taken into account in the assessment of the application as set out below.</p>

	<u>Overriding Health Care Need</u>
5.40	The applicant states that in NI there is a demand for over 3,000 beds and a bed blocking issue within NHS hospitals. Statistics are provided to demonstrate that there is an increasing need for care services in NI as well as delays in patient discharge rates due to the lack of care home capacity.
5.41	The statement goes onto outline the community health care benefits such as patients receiving the right care at the right time, alleviating the strain on hospitals, better health outcomes for patients, safe place for the elderly and vulnerable with appropriate care plans, social interaction and medication management.
	<u>Redevelopment of a Brownfield Site</u>
5.42	The applicant outlines the benefits of redeveloping a brownfield site formerly used as a 'Laundry' before being demolished between 2004 and 2005 (with the exception of the Scheduled chimney stack). They state that the proposal is an opportunity to bring underutilised land back into use.
	<u>Interface/Flash Point/ Anti-Social Behaviour</u>
5.43	The applicant states that the site has been subject to sectarian violence and has historically been used for bonfires. A letter of support from MLA Edwin Poots is included with their statement.
	<u>FRA and Peer Review of Flood Risk at the Site</u>
5.44	The statement acknowledges that the Council is not in a position to grant an exception to policy given it is a development proposal involving bespoke accommodation for vulnerable groups.
5.45	However, the statement refers to the previous outline planning permission for residential redevelopment of the site (LA04/2019/1445/O) and that the proposal was granted an exception as it was considered a replacement building. The applicant contends that the previous approval would have resulted in significant intensification of use which for which there is a presumption against under the previous Policy FLD1 of PPS 15 and current Plan Strategy. It goes onto say that the current planning application is no different to the previous in that there were replacement buildings at a point in time.
5.46	However, officers advise that there is a clear distinction between the previous approval which was for general housing and the current proposal which is for accommodation for vulnerable groups. A proposal for general housing allows a degree of planning judgement as to whether the housing would represent a significant intensification when set against the previous building; this is not the case for accommodation for vulnerable groups which should be resisted in the flood plain. As set out in detail previously, the policy position is very clear that accommodation in the flood plain for vulnerable groups is unacceptable.



Monarch Laundry site prior to demolition



Previous outline approval (LA04/2019/1445/O)



Proposed Site Layout (LA04/2024/0396/F)

- 5.47 Moreover, it should be noted that since the previous approval, the Council has adopted its Plan Strategy and a new flood risk policy in the form of Policy ENV4. It has also published detailed guidance through the Planning and Flood Risk SPG.
- 5.48 The applicant's statement considers that the policy is worded in a manner that does not completely rule out bespoke accommodation for vulnerable groups. It advises that policy states it should be avoided. Paragraph 6.106 in the SPPS states that development in flood risk should be avoided where possible; this applies to all development regardless of whether or not the proposal is considered an exception to the policy or not. Paragraph 6.107 is stronger in stating that built development must not be permitted within floodplains unless one of the three listed circumstances apply. Paragraph 6.108 reiterates the presumption against certain types of development in a flood plain including bespoke development for vulnerable groups. Furthermore the, paragraph 4.2.21 of the SPG states that the introduction of vulnerable groups to the flood risk area is unacceptable.
- 5.49 The applicant's statement refers to the submitted FRA and the measures undertaken in reducing the residual risks. The applicant appointed RPS to provide a peer review of the FRA and confirms that it has no reason to disagree with the findings of the FRA. As previously stated, officers have no reason to dispute the conclusions of the FRA.
- Economic Benefits
- 5.50 The applicant states that the proposal represents an investment of £18.5 million to the local economy with the potential for 150-180 construction jobs and creation of 185 full time caring jobs. These are relevant material considerations that support the case for the proposal.

	<i>Conclusion on the issue of flood risk:</i>
5.51	Officers recognise the significant benefits of the proposal as outlined by the applicant, which are material considerations relevant to the consideration of the application. However, Policy ENV4 is very clear that: <i>'In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.'</i> Given this clear policy position, it is considered that the material considerations advanced by the applicant do not in the planning balance outweigh the policy presumption against new development in the flood plain, especial for accommodation for vulnerable groups.
5.52	For these reasons, it is recommended that planning permission is refused with the proposal contrary to Policy ENV4 and paragraphs 6.106 to 6.108 of the SPPS.
	<u>Design and placemaking</u>
5.53	The proposal has been assessed against Policies SP5, DES1 and DES2 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development.
	<i>Scale, height and massing:</i>
5.54	The form of the building is broadly an “L” shape with a dual frontage onto Donegall Road and Monarch Street. Facing onto Donegall Road the proposal is three storeys in height at 13.4m. There is a three storey flat roof link to the rear section which then rises to four storey at a height of 14.8m. The building then steps down to three storeys again to 9.4m as it moves closer to the dwellings on Monarch Street.
5.55	The surrounding area is comprised of bungalows and two storey dwellings. It is considered that the three storey section fronting onto the Donegall Road is of a contextually appropriate height that is sympathetic to the existing character of the surrounding area. The building line has been cut back from the junction of the Donegall Road and Monarch Street which allows views of the Scheduled chimney to be appreciated.
5.56	The proposal contains a three storey flat roof element which links the three storey section fronting the Donegall Road to the four storey section along Monarch Street; this section acts as a transition piece which is considered successful in dealing with the increase in height to the rear.
5.57	While the proposed four storey section is significantly taller than the two storey dwellings along Monarch Street, the building is set 25m behind the site frontage which provides relief to the exiting dwellings and allows the proposal to sit comfortably within the surrounding area. This section utilises a shallow pitch and a parapet wall which aids in reducing the height of the building as well as allowing the building to appear as a modern interpretation of a Victorian Warehouse.
5.58	The step down to three stories at the end section is considered appropriate as the building moves closer to the residential dwellings on Monarch Street and provides a bridge in height between the four storey element and the two storey dwellings.

5.59	<p>The Council's Urban Design Officer (UDO) was consulted and raises no concerns in terms of the proposed scale, height and massing following the PAD process. The UDO welcomes the three storey element between the two blocks, the larger amenity space and additional articulation along Monarch Street. The UDO requested consideration to be given to the addition of a parapet along the four storey element as well as additional detailing. The UDO's suggestions have been incorporated into amended plans.</p> <p><i>Architectural treatment:</i></p>
5.60	<p>As mentioned, the design of the building takes the form of a modern interpretation of a Victorian Warehouse, which is considered contextually appropriate to the site and its history. The proposed materials comprise a mix of red brick and sections of render. With consideration to the site's industrial heritage and the existing Scheduled chimney, red brick is considered an appropriate material while the use of render will aid in breaking up the elevations.</p> <p><i>Public realm:</i></p>
5.61	<p>There are no proposed alterations to the public realm. The Donegall Road frontage is set back off the footpath to allow a private pathway with an area of landscaping to give a degree of defensible space and minimise any impacts to prospective residents.</p> <p><i>Masterplanning:</i></p>
5.62	<p>Policy DES 2 requires proposals to adopt a holistic approach to site assembly, layout and design that is mindful of adjacent sites, where suitable for redevelopment, while avoiding prejudice for future development potential and/or quality where development is of a significant scale and prominence.</p>
5.63	<p>The proposal is deemed to comply with policy DES2. The proposal is mindful of the adjacent residential dwelling and sets back the building to give sufficient separation distance. The proposal removes the existing physical barriers to the site such as the palisade fence and wall. The proposal includes high quality landscaping and retains a key landmark which is the existing listed chimney.</p> <p><i>Conclusion:</i></p>
5.64	<p>Overall, the design quality of the scheme is welcomed and the proposal is considered compliant with Policies DES1, DES2 and relevant provisions of the SPPS.</p> <p><u>Impact on the heritage assets</u></p>
5.65	<p>The application site contains a Scheduled monument in the form of a factory chimney associated with the former Monarch Laundry and Donegall Weaving Company factory. This is a monument of regional importance, scheduled for protection under protection under the Historic Monuments and Archaeological Objects (NI) Order 1995.</p>
5.66	<p>The proposal retains the chimney within a grassed amenity area.</p>
5.67	<p>DFC Historic Environment Division have been consulted and advises that the site layout is satisfactory being located within an area of greenspace which separates the Scheduled chimney from the buildings and allows maintenance access to it.</p>

5.68	HED has reviewed the Condition Survey and Conservation Management Plan provided with the application. HED has no objections subject to conditions but notes that the proposed site plan within the Condition Survey and Conservation Management Plan is a previous version. The applicant has since updated this to reflect the most up to date Site Layout.
5.69	It is considered that the setting of the Scheduled monument would be safeguarded and that the proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.
	<p><u>Impact on amenity</u></p> <p><i>Open space and amenity space:</i></p>
5.70	Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.
5.71	The proposal includes three large amenity areas to the front, rear and northern end of the site rooftop amenity spaces measuring approximately 1,565sqm in size. This amount of open space would result in 26% of the total site area which exceeds the 10% open space requirement of Policy OS3 are met.
5.72	<p>The external amenity areas would equate to an average of 9.9sqm per bedroom. <i>Creating Places</i>, published in 2000, recommends that private communal open space should range from 10 sqm to around 30 sqm, however, this applies to apartment or flat developments, or 1 and 2-bedroom houses on small urban infill sites, and is not directly applicable to a residential care facility where there would be an expectation of a reduction in amenity space. Nevertheless, the proposed amenity provision is considered generous.</p> <p><i>Daylight and sunlight to bedrooms:</i></p>
5.73	<p>An overshadowing analysis is provided with the application and demonstrates that all rooms will receive sufficient daylight and sunlight.</p> <p><i>Impact on neighbouring amenity:</i></p>
5.74	The proposal is situated opposite two storey dwellings on Monarch Street and the gables of dwellings at the junctions of Locale Road, Benburb Street and the Donegall Road. An overshadowing analysis was submitted with the application and demonstrates the proposal would not cause an unacceptable degree of overshadowing to neighbouring dwellings and that the proposal would have no impact on rear gardens. Due to the separation distance between the proposal and the dwellings there are no concerns about overlooking.
5.75	In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.

	<p><u>Climate change</u></p> <p><i>Demolition:</i></p>
5.76	<p>The proposal involves the demolition of the existing Broadway Hall to facilitate the proposal. Policy ENV 2 states that:</p> <p><i>‘Development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. Development proposals that include the demolition of existing buildings should demonstrate that reuse is not appropriate or feasible. Where demolition is proposed, measures should be included to minimise any waste through the reuse of as much building material as possible.’</i></p>
5.77	<p>A Demolition Justification Statement has been submitted and states that Broadway Hall lacks architectural significance and does not meet current building regulations. It is acknowledged that given the proposal it would be difficult to incorporate the building within the design of the site. The demolition of the existing building is therefore considered acceptable.</p>
5.78	<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 contains two green roof areas which aid with drainage control, temperature regulation and biodiversity gains. The proposals are considered to satisfy Policies ENV2 and ENV3.</p>
5.79	<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 application proposes SuDS features such as the provision of the two green roof areas as well as permeable paving in both parking areas. The proposals are considered to satisfy Policy ENV5.</p>
	<p><u>Access and transport</u></p> <p><i>Accessibility and parking:</i></p>
5.80	<p>The proposal is in an accessible location on an arterial route. There is a bus stop directly to the front of the Donegall Road frontage.</p>
5.81	<p>The proposal is supported by a Travel Plan which will further encourage more sustainable forms of transport to and from the site.</p>
5.82	<p>In terms of the access, DFI Roads has requested a note referring to gates to be removed from drawings; the applicant has submitted an amended drawing and DFI Roads has been re-consulted. It is not anticipated that there will be any further issues in regards to the proposed access.</p>
5.83	<p>The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, and TRAN 9, and relevant provisions of the SPPS.</p>
5.84	<p>Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements.</p>

5.85	The proposal contains 38 parking spaces located across two car parking areas.
5.86	Regarding parking, DfI Roads states that the level of parking provision required by the Department's Parking Standards is 58 spaces. The proposal therefore results in a shortfall of 20 spaces or 34%. A parking survey was requested to determine the level of on-street parking capacity to serve the development. The applicant submitted further information clarifying that the submitted TAF details a parking accumulation and calculates a requirement of 29 spaces and that the proposed parking provision is comparable to that of the previous outline approval.
5.87	<p>However, DfI Roads maintains their position and states that the previous outline permission was accompanied by a parking survey. Policy TRAN 8 states five circumstances in which a reduced level of car parking may be acceptable. Criteria (c) states that <i>where the development would benefit from spare capacity available in nearby public car parks or adjacent on street car parking</i>. Whilst a reduction in parking may be acceptable, the applicant has failed to demonstrate there is spare capacity available through on street parking through the submission of a parking survey. The application therefore fails to demonstrate that there is sufficient parking to serve the development. The proposal could result in overspill of parking onto the adjacent streets to the detriment of local residents' amenity, highway safety and the free flow of traffic. The proposal is contrary to Policy TRAN 8 of the Plan Strategy.</p> <p><u>Health impacts</u></p>
5.88	Policy HC1 seeks to ensure that all new development maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.89	The site is accessible and provides good opportunities for active travel, including walking and cycling, through excellent linkages within the City Centre and its shops, services and amenities. The proposal is supported by a Travel Plan which will further encourage more sustainable forms of transport to and from the site.
5.90	In terms of place making, the proposed building is considered to be of a good quality design which would provide a pleasant living environment for residents and staff with good levels of amenity space and open space, and well as enhancing the character and appearance of the area.
5.91	The proposal is considered to satisfy the requirements of Policy HC1.
	<u>Environmental protection</u>
5.92	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, lighting, odour and noise.

	<u>Contaminated land</u>
5.93	The contaminated land reports provided with the application conclude that remediation is required. Environmental Health has concerns with the remediation measures contained within the submitted report and requested further information to address queries. The information has been submitted and Environmental Health's response remains outstanding.
	<u>Air quality</u>
5.94	The application is accompanied by an Air Quality Impact Assessment, Environmental Health were consulted and are unable to confirm at this time that the site has been adequately assessed in relation air quality impact. Further information was required and has been submitted, Environmental Health's response remains outstanding.
	<u>Noise and vibration</u>
5.95	The proposal is located within close proximity of the Westlink. Measurements were taken from Royal Victoria Hospital in 2020 which is a similar distance from the Westlink as the proposed site. Environmental Health have concerns these measures are not suitably representative of the noise impacting the development site given these were taken during lockdown restrictions, further information was requested which has been submitted and Environmental Health's response remains outstanding.
5.96	While Environmental Health's response is outstanding it is considered that there will be acceptable remediation measures to satisfy the issues above, delegated authority it sought to deal with any matters arising providing they are not considered substantial.
5.97	The proposal is considered to accord with Policy ENV1.
	<u>Waste-water infrastructure</u>
5.98	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water objects to the proposal due to the downstream catchment being constrained by overloaded sewage infrastructure, however, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.
	<u>Natural heritage</u>
5.99	Policy NH1 relates to the protection of natural heritage resources.
5.100	The site is not located within the boundary of any statutory or non-statutory designated sites or sites of national or local nature conservation. However, the site is immediately adjacent and hydrologically linked to designated sites within Belfast Lough.
5.101	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 Belfast 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.
5.102	Following an Appropriate Assessment in accordance with the Regulations, and having considered the nature, scale, timing, duration and location of the project, SES advises that the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. The conclusion is subject to a condition requiring the method of sewage disposal to be agreed in writing with NI Water.
5.103	DAERA has provided advice from the Regulation Unit and Groundwater Team which have no objections subject to conditions.
5.104	The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
	<u>Waste Management</u>
5.105	The application is supported by a Service Management Plan. A separate bin store is located to the north of the site along the boundary. The provision of bins complies with the Waste Management SPG.
	<u>Employability and Skills</u>
5.106	The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.
5.107	The Council’s Economic Development Unit notes that the estimated construction cost of the development is £12 million. The Economic Development Unit advises that an Employability and Skills Developer Contribution is required for the construction period and operational phase of development and this should be secured by a Section 76 planning agreement.
	<u>Section 76 planning agreement</u>
5.108	Were the application to be approved, a Construction Employability and Skills Plan would be necessary to make the proposed development acceptable. This would need to be secured through a Section 76 planning agreement.
	<u>Pre-Application Community Consultation</u>
5.109	For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.
5.110	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 July 2023 (LA04/2023/3620/PAN) and confirmed by the Council to be acceptable.
5.111	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.

5.112	A public event was held in August 2023 and dedicated community consultation website established. A total of 20 responses were received to the Pre-Application Community Consultation Feedback was provided in relation to the benefits for the community, the retention of the chimney and concerns regarding the lack of parking. 85% of respondents strongly agreed with the proposal while 15% agreed.
5.113	The PACC report is considered compliant with the legislative requirements.
6.0	<p>Recommendation</p> <p>6.1 The site is located within a flood risk area where there is a presumption against development, especially for accommodation for vulnerable groups such as a nursing home. The applicant has advanced a number of material considerations that support the case for the granting of planning permission including the shortfall of healthcare and current pressures on the health service; regeneration of a brownfield site; removal of a bonfire site; the applicant's Flood Risk Assessment (RFA); and the economic benefits of the scheme. However, Policy ENV4 is clear that: <i>'In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.'</i> ENV 4 states the council will take full account of the planning policies within SPPS and paragraph 6.108 states <i>there should be a presumption against certain types of development in the flood plan including bespoke development for vulnerable groups.</i> Officers consider that the material considerations do not in the planning balance considered to outweigh the policy presumption against accommodation for vulnerable groups within the flood plain.</p> <p>6.2 Having regard to the Development Plan and material considerations, it is recommended that planning permission is refused.</p> <p>6.3 Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the reasons for refusal and deal with the outstanding consultation response from Environmental Health, and any other issues that arise, provided that the issues are not substantive.</p>
7.0	<p>DRAFT REASONS FOR REFUSAL</p> <ol style="list-style-type: none"> 1. The proposal is contrary to the precautionary approach to new development in the flood plain in that it would result in accommodation for vulnerable groups (a nursing home) in an area at risk of flooding. The proposal fails to accord with Policy ENV4 of the Belfast Local Development Plan: Plan Strategy 2035; paragraphs 4.2.15 to 4.2.22 of the Planning and Flood Risk Supplementary Planning Guidance; and paragraphs 6.106 to 6.108 of the Strategic Planning Policy Statement for Northern Ireland. The material considerations advanced by the applicant are not considered to outweigh the Local Development Plan and planning policy. 2. The proposal is contrary to Policy TRAN 8 of the Belfast Local Development Plan: Plan Strategy 2035, Transportation Supplementary Planning Guidance, DCAN 15 and paragraph 6.304 of the Strategic Planning Policy Statement for Northern Ireland in that the proposal fails to provide adequate provision for car parking. The proposal would likely result in overspill of parking into the local roads and streets to the detriment of highway safety, free of traffic and the amenities of local people.

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Development Management Report

Summary	
Committee Date: 12 th November 2024	
Application ID: LA04/2024/0664/F	
Proposal: Demolition of the existing buildings on the site and construction of a new Purpose Built Managed Student Accommodation development across 4 blocks of 6 to 18 stories in height, comprising of 560 student rooms, including landscaped roof terraces, associated amenity, site and access works (amended description)	Location: Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street, Belfast, BT2 7BE
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and S76 planning agreement	
Applicant Name and Address: South Bank Square Ltd 6 Bank Square Maghera BT46 5AZ	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Date Valid	19 th April 2024
Target Date	15 th November 2024
Contact Officer	Ed Baker, Planning Manager
<p>Executive Summary:</p> <p>This application relates to lands comprising the existing Fanum House, Norwood House and adjacent lands at 96-110 Great Victoria Street.</p> <p>The application seeks full planning permission for the demolition of the existing buildings on the site and construction of a new Purpose Built Managed Student Accommodation (PBMSA) development across four blocks of 6 to 18 stories in height. The proposal includes 560 rooms made up of 205 studio rooms and 355 cluster rooms. There will be an associated café, communal facilities including a gym, cinema, meeting/study rooms, laundry rooms, and landscaped roof gardens. The proposed material treatments of the building include a mix of red/orange brick and white/grey brick which has been used to break up the building into four distinct blocks. There would be four accessible disabled parking spaces at the rear with access off Dublin Road and Great Victoria Street.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of PBMSA in this location • Design and Placemaking • Impact on Heritage Assets • Impact on the Conservation Area • 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 a very sustainable location within the City Centre and close to transport links such as Grand Central Station and other public transport services. The application is supported by satisfactory evidence of need for the proposal.

Following negotiations and amendments to the scheme, the proposed building is considered to be of a design appropriate to its context that will introduce active frontages and support the regeneration of the surrounding area.

NI Water have recommended refusal and this is addressed within the report.

DfI Roads has requested a fully dimensioned drawing to demonstrate how vehicular access will be gained to the accessible disabled parking spaces. The drawing has been submitted and DfI Roads have been reconsulted. Delegated authority is sought to deal with this matter.

Two objections have been received as detailed within the main report.

The proposal was not subject to a Pre-Application Discussion (PAD) and the applicant has entered into a Planning Performance Agreement to work through the design issues.

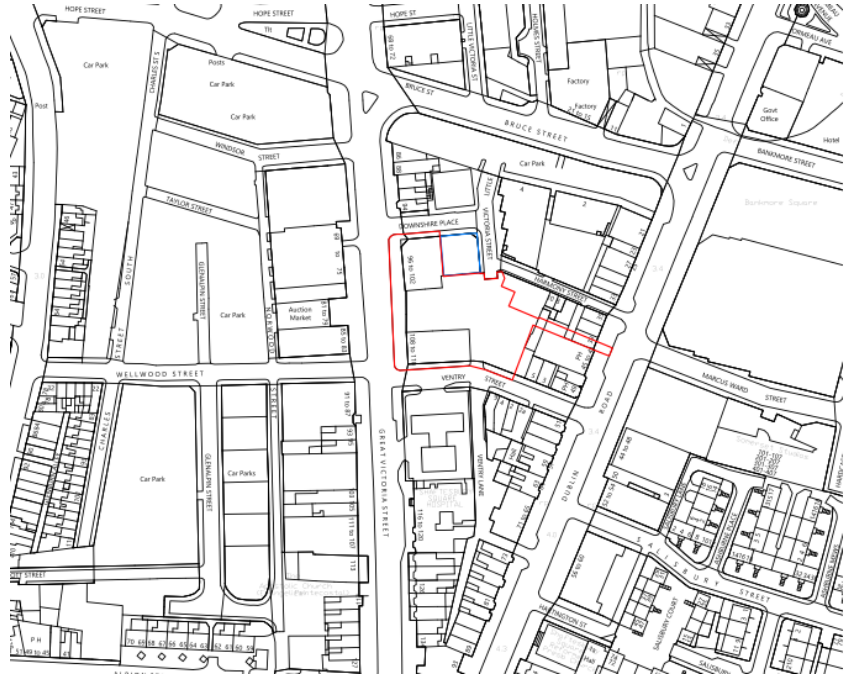
Recommendation

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.

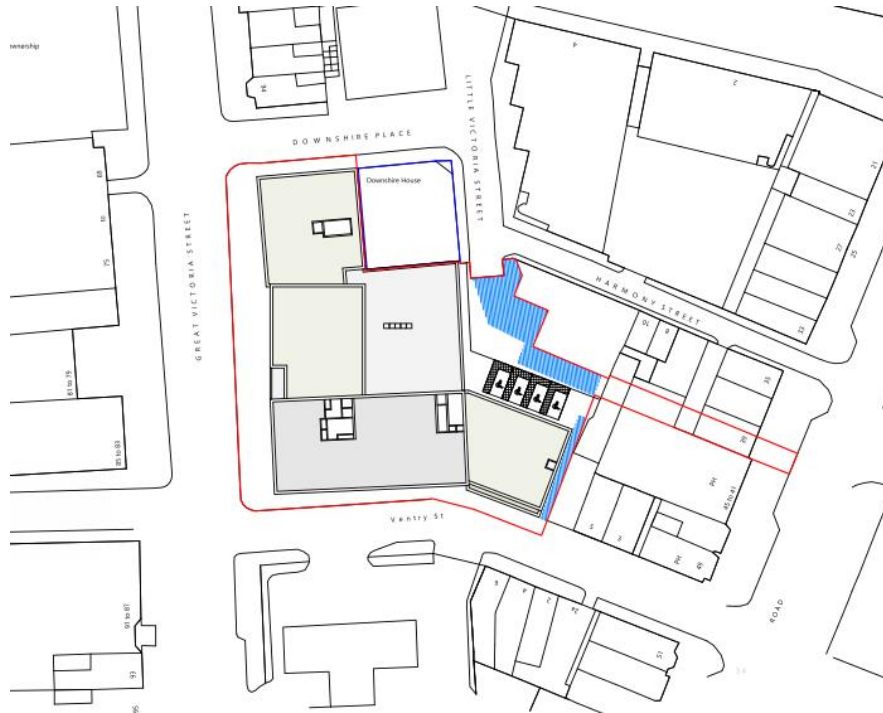
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and resolve the outstanding issue raised by DfI Roads in relation to the details of the access to the development, and deal with any other issues that arise, provided that the issues are not substantive.

DRAWINGS AND IMAGERY

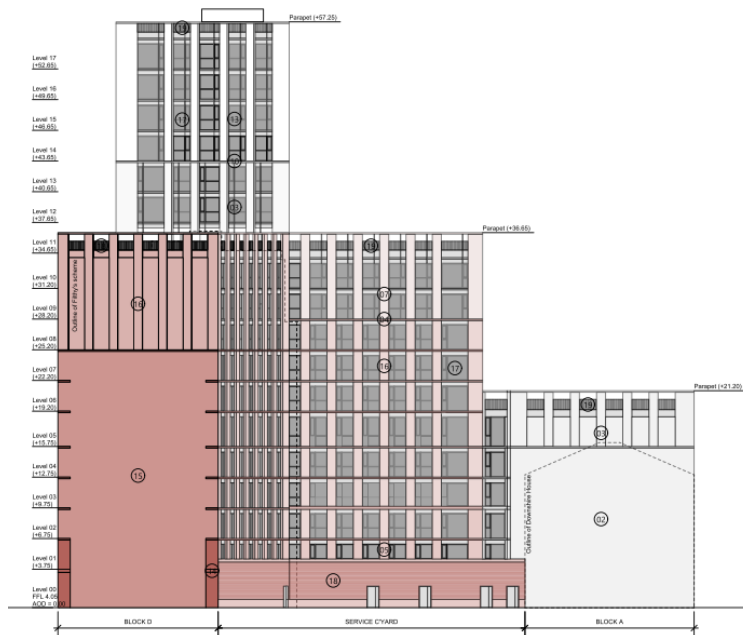
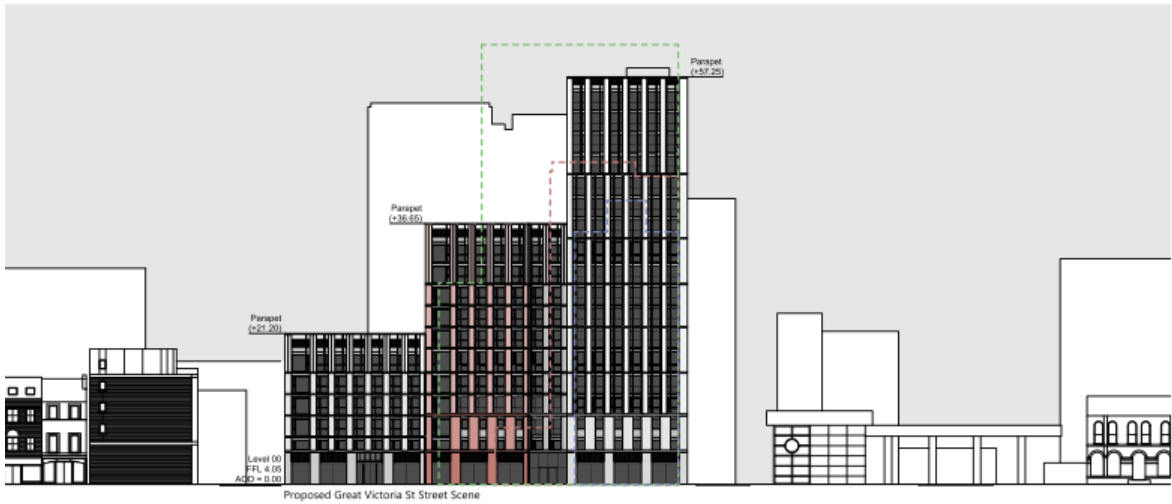
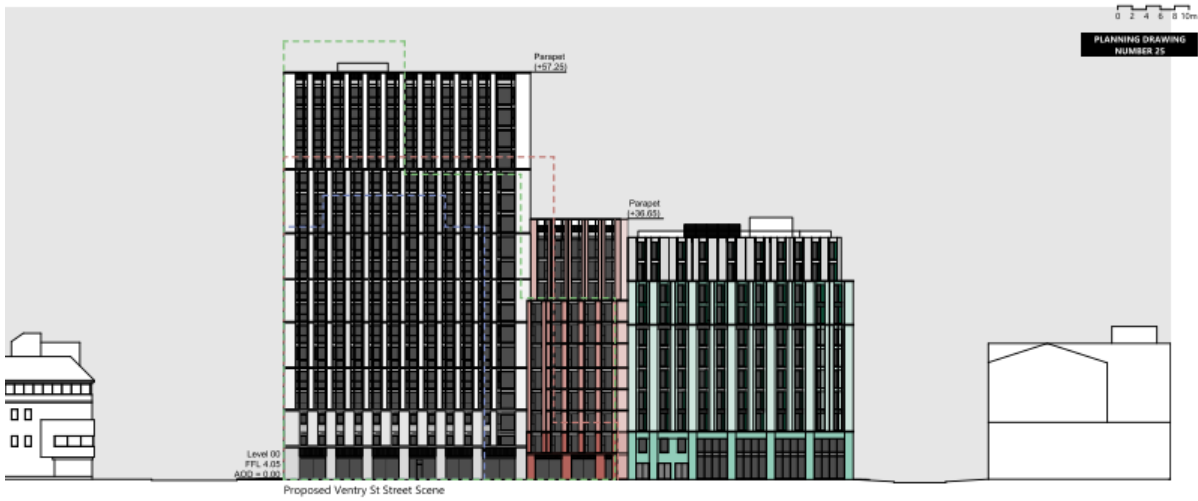
Site Location Plan:

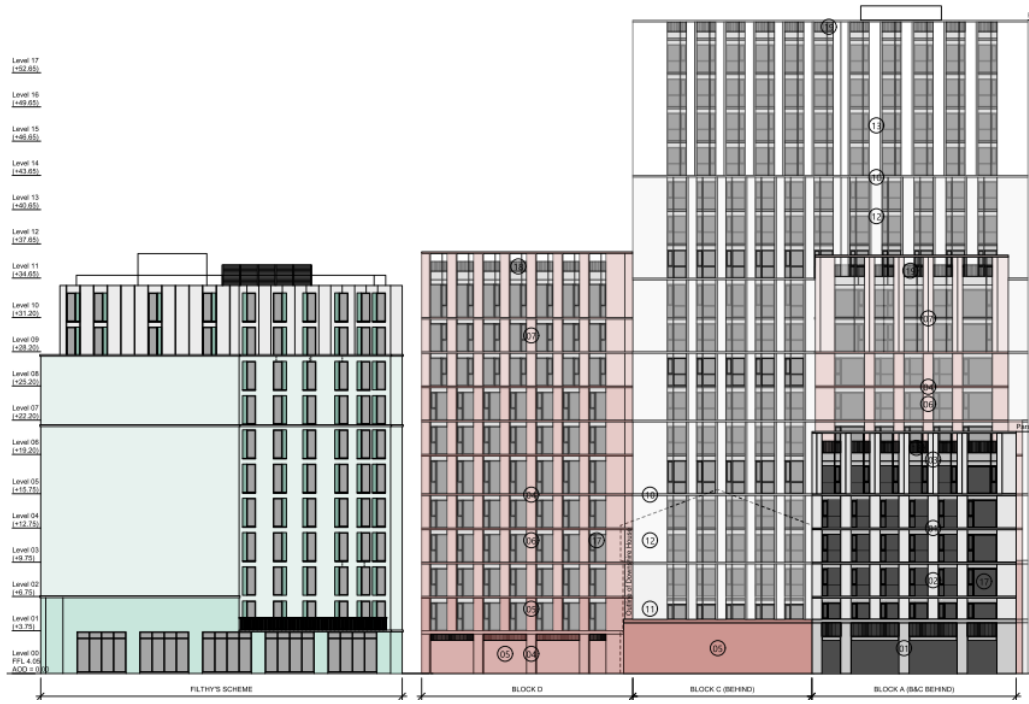


Proposed Site Layout:

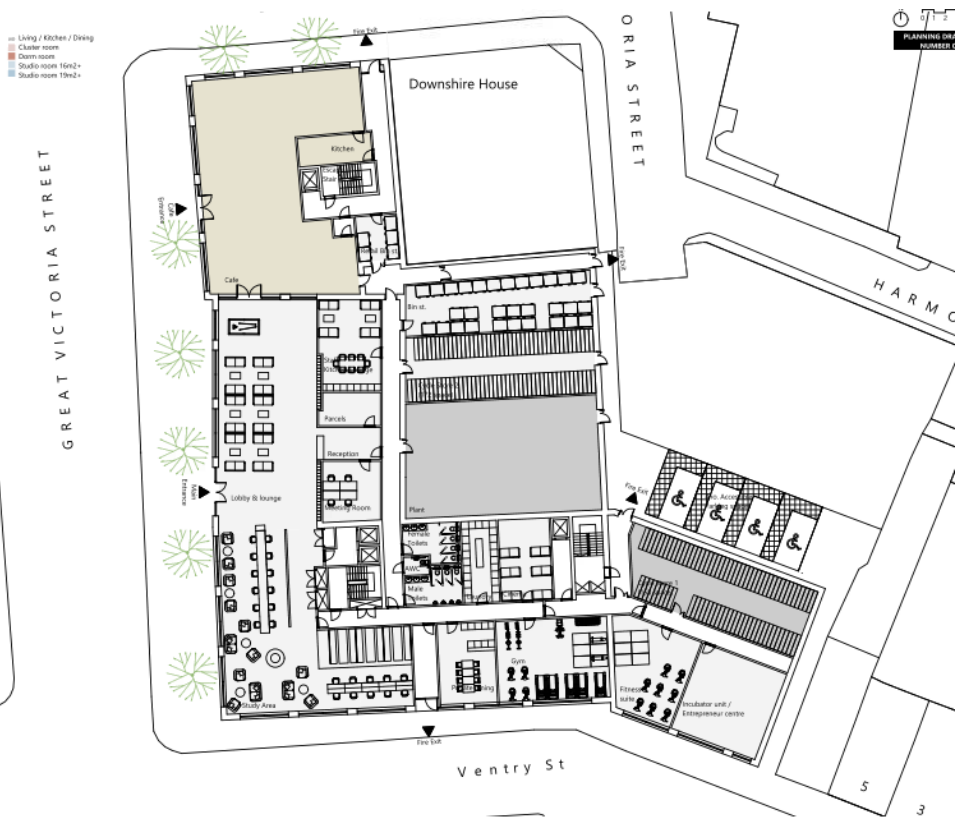


Proposed Elevations:





Ground floor plan:



Photomontages:





1.0	Characteristics of the Site and Area
1.1	This application relates to lands comprising the existing Fanum House, Norwood House and adjacent lands at 96-110 Great Victoria Street.
1.2	The site is approximately 0.3 hectares (ha). It comprises the 11-storey building Fanum House, and a four-storey red brick office building (known as Norwood House) with retail and commercial uses on the ground floor. Fanum House which has been vacant for a number of years but was previously retail at ground floor and offices above. It occupies the corner at the junction of Great Victoria Street and Ventry Street while the Norwood House office building occupies the corner of Great Victoria Street and Downshire Place. Lands between the two buildings and to the rear of Fanum House are occupied by an area of hardstanding used as a car park.
1.3	The surrounding area is largely commercial in nature reflecting the City Centre location. However, there are residential apartments on Downshire Place to the immediate north with community use at ground floor. The site abuts an office building, Downshire House, which is to the rear of Norwood House to the east.
1.4	The immediate context of Great Victoria Street is comprised of lower height office buildings (with the exception of Fanum House itself) of two to five stories with ground floor retail units. To the east towards Dublin Road is generally comprised of taller buildings. To the east of the site is the 7-storey ETAP hotel, a pub/bar (Filthy McNasty's) and community use. The latter have approval for redevelopment for an 11-storey PBMSA building (LA04/2023/3030/F) on the neighbouring land on Ventry Street.
1.5	Further to the north, to the north of the junction of Great Victoria Street and Bruce Street are generally taller buildings. Buildings are generally a minimum of 5-storeys while an emerging higher context is established with a new 15-storey PBMSA on Bruce Street. Further to the north-east at 14 Dublin Road (former cinema site), a 17-storey PBMSA scheme and 14-storey office building are currently under construction.
1.6	To the immediate south of the site is a petrol filling station, beyond which is the Shaftesbury Square Hospital, an end terrace two storey multi bay polychromatic brick former hospital (Listed Building dated to 1867; HB26/30/072).
1.7	The materials on Great Victoria Street are primarily red brick buildings with the exception of Fanum House which is made of a grey render.

<p>1.8</p> <p>1.9</p> <p>1.10</p> <p>1.11</p> <p>1.12</p>	<p>The Linen Conservation Area is located to the north east of the site and runs along the northern side of Bruce Street at the junction of Holmes Street. Directly north beyond the junction of Great Victoria Street and Amelia Street is the City Centre Conservation Area.</p> <p>Description of Proposed Development</p> <p>The application seeks full planning permission for the demolition of the existing buildings on the site and construction of a new PBMSA development across four blocks of 6 to 18 stories. The proposal includes 560 rooms made up of 205 studio rooms and 355 cluster rooms. There will be an associated café, communal facilities including a gym, cinema, meeting/study rooms, laundry rooms, and landscaped roof gardens.</p> <p>The proposal includes four accessible disabled parking spaces at the rear with vehicular access from Dublin Road via Harmony Street and from Great Victoria Street via Downshire Place.</p> <p>The proposed material treatments of the building include a mix of red/orange brick and white/grey brick which has been used to break up the building into four distinct blocks.</p> <p>The proposal was not subject to a Pre-Application Discussion (PAD) and the applicant entered into a Planning Performance Agreement to seek to resolve the design issues.</p>
<p>2.0</p> <p>2.1</p>	<p>RELEVANT PLANNING HISTORY</p> <p>Z/2011/1178/F – the application sought planning permission for the replacement of Fanum House with the erection of a 15-storey, 173 bedroom hotel with basement, including car parking. The application remains extant following the submission of evidence to demonstrate commencement had occurred. This is discussed further in the assessment of the application.</p>
<p>3.0</p> <p>3.1</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <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</p>

	<p>Policy BH2 – Conservation Areas 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)</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>
3.2	<p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design Tall Buildings Masterplanning approach for Major developments Residential Design Sustainable Urban Drainage Systems Transportation Planning and Flood Risk Development and Trees</p>
3.3	<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>
3.4	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.5	<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>
4.0	<p>CONSULTATIONS AND REPRESENTATIONS</p>
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – Further details of the vehicular access were requested and have been submitted. Awaiting further response. (see main assessment).</p>

4.2	<p>DfC HED – No objection.</p> <p>DfI Rivers – No objection.</p> <p>DAERA – No objection subject to conditions.</p> <p>NI Water – Recommends refusal (see main assessment).</p> <p><u>Non-Statutory Consultees</u></p> <p>Planning Service Urban Design Officer – Content</p> <p>Conservation Advice – Comments provided and set out in main report.</p> <p>Environmental Health – No objections and recommends conditions.</p> <p>BCC Landscape and Development – No objection.</p> <p>BCC Economic Development Unit – Recommends an employability and skills developer contribution for the construction phase.</p> <p>Shared Environmental Services (SES) – No objection.</p> <p>Belfast City Airport – No objection.</p> <p>Development Plan Housing Team – Comments provided and set out in main report.</p> <p><u>Representations</u></p>
4.3	<p>The application has been advertised in the newspaper and neighbours notified.</p>
4.4	<p>Two letters of objection have been received and are summarised below:</p> <ul style="list-style-type: none"> • There would be 500 students living within a mile radius of residents and that social housing is required in this area. <i>Officer Response: any impact on neighbouring residents is considered within the report, the site is un-zoned and the Council must consider the application before it on its merits in accordance with the Local Development Plan and relevant material considerations.</i> • Overlooking from Rooftop Terraces. <i>Officer Response: the rooftop terraces contain a 1.7m parapet which will prevent harmful overlooking. This will be implemented by condition.</i> • Noise Control on Downshire Place. <i>Officer Response: an Outline Student Management Plan has been submitted and will be subject to a S76 agreement to ensure sufficient measures are in place to manage amenity issues such as noise. There are no entrances onto Downshire Place which will minimise footfall on this street.</i> • Representation advocates the removal of parking spaces on Downshire Place. <i>Officer's Response: this land is not within the applicant's control.</i> • The proposal should include Green Spaces and Trees. <i>Officer Response: the proposal includes roof top landscaped terraces and a high quality public realm scheme with the inclusion of new tree planting.</i>

5.0	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p>
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 • Impact on heritage assets • Impact on Conservation Area • 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 <p>Development Plan Context</p>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Polices</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area</p>

	plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Urban Area Plan 2001 – the site is un-zoned “white land” within the Development Limit.
5.8	Draft Belfast Metropolitan Area Plan 2015 (versions 2004 and 2014) – the site is within the City Centre and an Area of Parking Restraint. Further to the north, to the north of Bruce Street and Bankmore Street are the Linen and City Centre Conservation Areas.
	<u>Principle of PBMSA in this location</u>
5.9	The site is located within the urban development limit in the BUAP 2001 and both versions of dBMAP 2015.
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.
	<i>Accessibility:</i>
5.11	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 boundary. It is located approximately 1 km from Queen’s University and 1.8 km from Ulster University with walking times of 14 and 23 minutes and cycling times of 5 and 8 minutes.
5.12	The site benefits from excellent access to public transport services due to its City Centre location. There are nearby bus stops on Great Victoria Street and Dublin Road. The closest train station is Botanic, which is a 6-minute walk, while the new Grand Central Station is an 8-minute walk.
5.13	Having regard to these factors, the proposal satisfies the accessibility requirements of criterion a.
	<i>Development not within an Established Residential Area:</i>
5.14	In addition, criterion a. of Policy HOU12 requires that new PBMSA development is not within an established residential area. 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.
5.15	The site is located on Great Victoria Street which is a mixed- use area comprising mainly offices and retail. There are a number of residential apartments at No. 97 Great Victoria Street and Downshire Place but these form part of a wider mixed use, commercial frontage. Further residential development is located to the west of the site with an apartment block facing onto Glenalpin Street and more traditional terrace housing on Charles St South. However, the area is not dominated by recognisable forms of housing.

5.16	<p>It is concluded that the site is within a mixed-use area and not within an Established Residential Area.</p> <p><i>Minimum of 200 occupants:</i></p>
5.17	<p>Criterion b. specifies that PBMSA proposals should consist of a minimum of 200 occupants. The proposal is for 560 bedrooms with a mix of studios and clusters, therefore satisfying this criterion.</p> <p><i>Need for additional PBMSA:</i></p>
5.18	<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 “Statement of Student Need”. The statement details that in 2021/22 there were 42,660 students in total with 31,135 full time students enrolled in higher education institutions in Northern Ireland. 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.</p>
5.19	<p>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.</p>
5.20	<p>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 presently projected 6,000 beds.</p>
5.21	<p>The Statement of Student Need confirms that since the most recent expression of need for 6,000 further student beds (by 2028-2030) by the two main Belfast Universities, Queens University Belfast (QUB) and Ulster University (UU), a total of 2,523 additional bed spaces have received planning consent and all but 551 are operational or under construction.</p>
5.22	<p>The Council’s Plans and Policy Team have been consulted on the issue of need. It states that there is a current supply of 7,690 student bed spaces at present (Table 1). It has confirmed that following the CGRC meeting in 2022, a total of 2,523 additional bed spaces have received planning consent and all but 551 are operational or under construction (Table 2). There are also 3,018 beds currently pending from existing applications (Table 3).</p>

Table 1: Existing operational PBMSA supply

Project Name	Address	Beds	Operational	Savills (December 2023)
Mark Royal House	70-74 Donegal Street	-	-	45
John Bell House	1A College Square East	413	Sep-16	413
Botanic Studios	78-86 Dublin Rd, Belfast BT2 7HP	156	Sep-17	160
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	501*2
Little Patrick Street	26-44 Little Patrick Street	430	Sep-20	430
101 York Street	81-107 York Street	717	Sep-21	717
Completed as at December 2022		4,152		3,058
University owned accommodation		2,621		4,543
Total PBMSA in December 2022 (university and private)		6,773		7,601
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
Additional PBMSA Operational from September 2023		917		917
Total existing PBMSA (university and private)		7,690		8,518

Table 2: Future Supply figures for PBMSA accommodation in Belfast

Under Construction			
Project Name	Address	Beds	Savills (December 2023)
Athena House	Little York St, Great George's St & Nelson St	774	774
Bradbury Place	30-44 Bradbury Place	156	156
	48-52 York Street	307	307
123 York Street Extension	8-12 Little Patrick Street	94	* Included above
	140 Donegall Street	724	724
Total Under construction		2,055	1,961
Approved (Not started)			
Sinclair House	89-101 Royal Avenue	30	30
	118-122 Royal Avenue	21	-
Catholic Chaplaincy	28-38 Elmwood Avenue	41	41
QUB Dublin Road	14 Dublin Road, Belfast, BT2 7HN	459	463
Total Not started		551	534

Table 3: Pending PBMSA Planning Applications

Reference	Address	Beds
LA04/2022/1284/F	Library Street and Little Donegall Street	862
LA04/2023/2922/F	Site bounded by <u>Glenalpin Street</u> , Wellwood Street and Norwood <u>Street, Belfast</u>	354
LA04/2023/3030/F	41-49 Dublin Road and 3-5 Ventry <u>Street, Belfast</u> , BT2 7HD	201
LA04/2024/0664/F	Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street	594
LA04/2024/0681/F	Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College	1,007
Total pending		3,018

- 5.23 The Plans and Policy team advises that *'the need for 3,400 spaces expressed by the universities in 2022, will therefore have been largely met by the existing supply should all of the approved PBMSA developments be implemented, although this excludes the two additional sites that QUB have already acquired to meet their requirements directly. Should the need of 6,000 units also quoted by the universities at the same meeting be taken as the stated requirement, capacity for up to 2,900 additional bed spaces may remain.'*
- 5.24 The response goes on to state that if the five pending applications were to be approved, they would deliver a combined total of 3,018 (since updated to 3,839) bed spaces, which would represent 6,362 beds in total, exceeding the 6,000 bed space requirement quoted by the universities.
- 5.25 However, the response acknowledges that if the additional 3,018 (since updated to 3,839) bed spaces were approved this would take the pipeline of development to 14,231 bed spaces *which would represent a bed ratio of 2.9, without taking into account any growth in student numbers in the intervening period. Such a ratio would still remain behind most of the comparator university cities such as Exeter, Brighton, Leicester and Cardiff.*
- 5.26 Since the tables above were provided by the Plans and Policy team, there have been a number of updates to PBMSA applications as shown below:
- Table 2:
The referenced QUB Dublin Road scheme is now under construction.
- Table 3:
LA04/2022/1284/F - Application has been Refused but there is a pending appeal.
LA04/2023/3030/F - Application has been Approved.
- 5.27 A further planning application has been received at lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast (LA04/2024/1138/F) for 821 rooms which increases the pending number of beds within table 3 to 3,839 beds.
- 5.28 The pending applications combined with those approved gives a bed total of around 6,350 beds which exceeds the 6,000 bed space requirement quoted by universities. The statement of need demonstrates that with projected student growth and the current bed ratio in comparison to similar university cities that there remains a need for student accommodation. Due consideration must also be given to the fact that while there are a number of extant approvals not all of the schemes may be built.

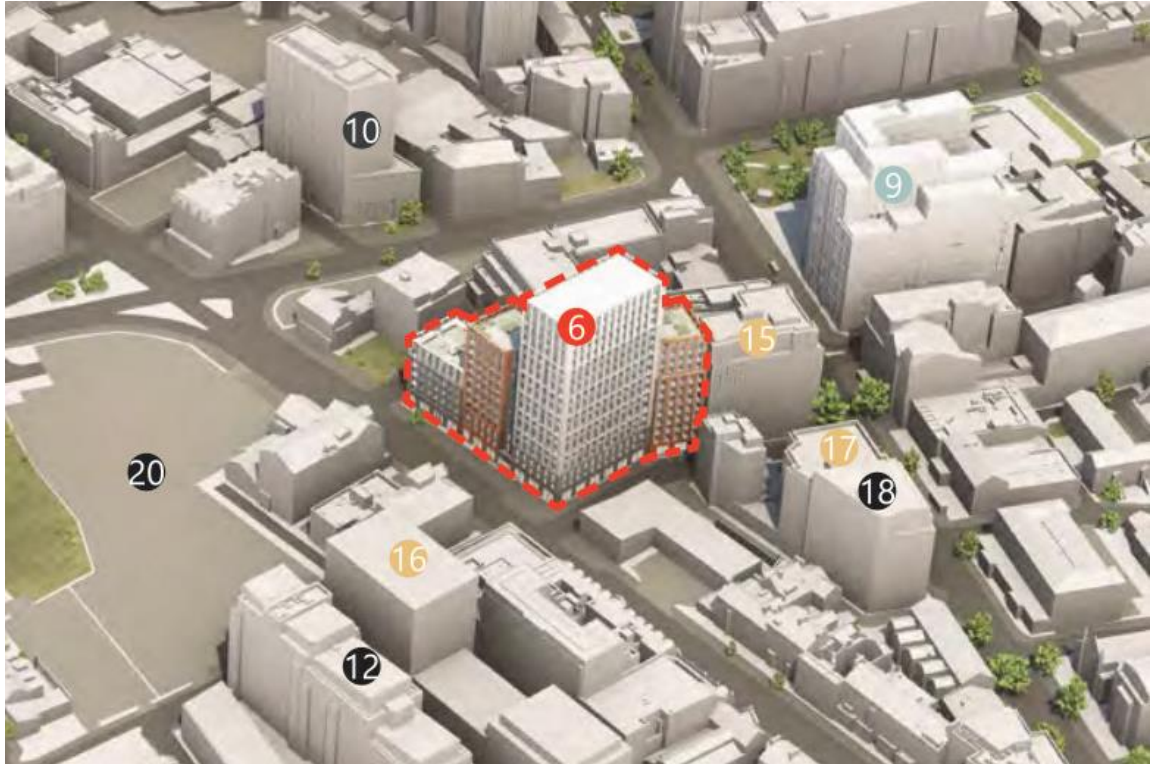
5.29	<p>Having regard to these factors, it is considered that a need for the proposal is established and that criterion e. is satisfied.</p> <p><i>Purpose Built Managed Student Accommodation in Belfast SPG:</i></p>
5.30	<p>In the absence of specific planning policy at that time, in 2016 the Council published 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.</p>
5.31	<p>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.</p> <p><i>Economic development:</i></p>
5.32	<p>The Council's Economic Development Unit notes that the estimated construction cost of the development is £42 million. It is expected that approximately 280-300 jobs will be created during the design and construction stages. These are material considerations that support the case for the granting of planning permission.</p>
5.33	<p>The Economic Development Unit advises that an Employability and Skills Developer Contribution is required for the construction period and this should be secured by a Section 76 planning agreement.</p>
5.34	<p>Having regard to the factors discussed above, the principle of PBMSA development in this location is considered acceptable.</p>
	<p><u>Design and Placemaking</u></p>
5.35	<p>The proposal has been assessed against Policies SP5, DES1, DES2 and DES3 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development, while Policy DES3 relates to the assessment and siting of tall buildings.</p> <p><i>Status of previous planning approval for a hotel:</i></p>
5.36	<p>Planning permission was previously granted for a 15-storey hotel on part of the site on 18th September 2012 (Z/2011/1178/F). The applicant has submitted evidence that commencement had taken place and officers are satisfied that the planning permission remains extant. There was a sole pre-commencement condition (condition 7) requiring a Piling Risk Assessment to be submitted and agreed by the Department. That condition was discharged on the 30th June 2017. The applicant was therefore required to provide evidence that the commencement of development took place prior to the 18th September 2017. The submitted evidence is as follows:</p>

	<ul style="list-style-type: none"> • Map showing a piling location; • Email dated the 6th September 2017 with photographs showing the piling works carried out on site; • An affidavit from Seamus Gillian declaring the work completed on 6th September 2017 comprised of the excavation of a foundation beam, driving of mini pile foundations, pouring of concrete into foundations and installation of rebar and pouring of concrete foundation beam.
5.37	<p>The evidence submitted demonstrates that that mini pile foundations were carried out on the eastern side of the proposed building on the 6th September 2017. The works fall within the remit of '<i>any work of construction in the course of the erection of the building</i>' as set out in Section 63 (2) (a) of the Planning (Northern Ireland) Act 2011. The nature of the works is considered to be material and in accordance with the planning approval.</p>
5.38	<p>This establishes fallback position of the 15-storey hotel building (45.3m) on the site and sets a baseline when considering the scale, massing and height of the proposal.</p> <p><i>Demolition:</i></p>
5.39	<p>To facilitate the proposed redevelopment, the 11 storey existing Fanum House and 4 storey Norwood House will need to be demolished.</p>
5.40	<p>In placemaking terms, neither building has any architectural merit worthy of retention and their demolition allows for a coherent development of form, massing and architectural detail that makes more effective use of land.</p>
5.41	<p>A Demolition Justification Statement has been submitted and is assessed in the Climate Change section later in the report.</p> <p><i>Scale, height and massing:</i></p>
5.42	<p>The proposal comprises four blocks (Blocks A to D) that graduate in height to the tallest element on the corner of Great Victoria Street and Ventry Street where the existing Fanum House is currently located. The proposal then drops in height again along Ventry Street. The four blocks are shown in the image overleaf and described below.</p> <ul style="list-style-type: none"> • Block A is to be located on the northern edge of the site, replacing Norwood House, and is a six-storey building at 21.2m; • Block B is proposed at a height of 11-storeys and a height of 36.65m, which is just below the height of the existing Fanum House at 39.9m; • Block C – this is the tallest element of the scheme at the corner of Great Victoria Street and Ventry Street replacing Fanum House. Block C is proposed at a height of 18 storeys and 57.25m. For context, the existing height of Fanum House is 39.9m and the extant hotel permission is 45.3m; and • Block D is located on Ventry Street and contains a shoulder height of 25.2m and a total height of 11 stories at 36.65m.

5.43

In comparison, the heights of other buildings in the vicinity include:

- The Gallery (34 metres) to the south;
- Victoria Place Apartments (42 metres) and the Holiday Inn (36m) to the west;
- Bruce Street Student Accommodation (47 metres), Centre Point (42 metres), Great Northern Tower (55 metres) and Europa Hotel (58 metres) to the north ;
- Under construction to the North East is a PBMSA scheme at 14 Dublin Road (57.25m) and an Office scheme (54.3m).



Aerial Image showing proposal within surrounding tall buildings

5.44

The surrounding area on Great Victoria Street largely comprises 2 to 5 storey buildings with the exception of Fanum House at 11 stories which is an anomaly in the street-scene. Ventry Street contains an existing 7-storey building and has an approval for an 11 storey PBMSA scheme on the corner with Dublin Road (LA04/2023/3030/F).

5.45

To the north of the site after the junction of Great Victoria Street and Bruce Street are generally taller buildings. Buildings are generally a minimum of 5 storeys with an emerging higher context established through the new 15 storey student accommodation block on Bruce Street. To the north east at No. 14 Dublin Road at the junction of Dublin Road with Bruce Street and Bankmore Square (former cinema site), a 17 storey PBMSA scheme and 14-storey office building are currently under construction.

5.46

In assessing the height of the proposed building, the existing context and planning history are important considerations. Fanum House itself is 11 stories in height and considered to be of limited architectural merit. The existing building has not been in use for a number of years. As previously indicated, there is an extant permission for a 15-storey hotel, which provides a baseline for considering height and scale. The site is larger than the previous hotel approval, extended to include Norwood House which aids in providing opportunity for a more coherent block and form.

5.47	Following negotiations and amendments to the scheme, it is considered that the proposal is contextually appropriate in terms of height, scale and massing. Block A has been reduced from eight to six stories and its height reflects that of the immediate area of Great Victoria Street and would sit comfortably within the existing context. The Senior Urban Design Officer (SUDO) advises that the reduction in the height of Block A is particularly welcomed and is more representative of the height of neighbouring buildings along GVS and Downshire Place providing a transition piece for the massing of the adjacent Blocks B and C.
5.48	Block B proposed at 11 stories provides a bridge between the lower height of Block A and the tallest element of Block C. The height is below that of the existing Fanum House and aids in ensuring the tallest Block C is a focal point for the development. Block B includes a 3m section setback in the building where it adjoins Block C; this aids in breaking up the massing of the building and maintaining Block C as the focal point. Block C itself is of 18 stories in height (57.25m) which is 7 stories taller than Fanum House (17.35m) and 3 storeys taller than the extant hotel permission (11.95m). The site of Block C will remain the tallest point in the locality. Whilst taller than the extant hotel, it is not as wide as the hotel approval onto Ventry Street. Furthermore, architecturally, Block C is considered to represent a significant improvement over the hotel approval. Having regard to these factors, the height of Block C is considered to be on balance acceptable.
5.49	The extant approval did not incorporate Norwood House. By acquiring this additional land, this provides greater opportunity for graduating the height of the scheme along Great Victoria Street, whilst remaining sympathetic to the surrounding context. Block D similarly steps down in an appropriate manner to 11-storeys and provides a visual break to the approved PBMSA scheme on Ventry Street and Dublin Road, which is taller again. The 3 upper storeys of Block D are set back from the building line and shoulder height below the adjacent PBMSA approval, providing visual relief to street-scene before rising to the upper shoulder height on the approved neighbouring building.
5.50	In summary, it is considered that the height, scale and massing of the proposal would be in keeping with the character and appearance of the area and are justified. The SUDO raises no concerns in relation to the height of the scale and massing.
	<i>Architectural treatment:</i>
5.51	The proposed architectural treatment of the building is modern but with reference to historic design cues in terms of fenestration and bay treatment. The façade treatment includes vertical emphasis through the ordering of windows to reflect that of Victorian buildings within the city. The proposal has been amended to provide subtle variations in detailing across the buildings and decrease the solid to void ratio which has aided in preventing the building from appearing heavy and monolithic in nature.
5.52	The SUDO states that the vertical design features to both Blocks B and D help break up the massing along both GVS and Ventry Street as well as placing emphasis on the taller Block C and are welcomed. It is also noted by the SUDO that the blocks present new street facing edges onto three routes helping to repair a significant section of the urban block and the widths reflect the surrounding grain.

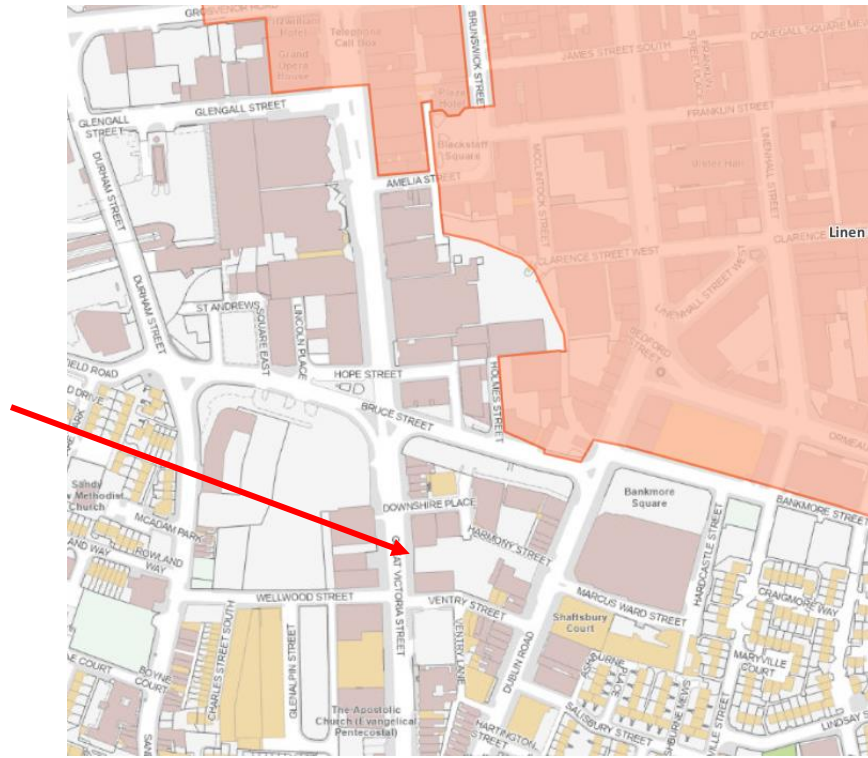
5.53	<p>The proposed material treatment includes a palette of different tones of grey brick to Blocks A and C and red/orange brick to Blocks B and D. Red/Orange reflects the predominant brick colour within the surrounding area. The use of lighter grey brick tones aids in breaking up the massing of the proposal and compliments the red brick. The initial proposal was for the tallest element Block C to be red brick, however, this was considered too overpowering and heavy within the streetscape, while the lighter grey brick provides a contrast to the red brick prevalent within the area and the buff brick of the Listed Shaftesbury Hospital in the foreground when viewed from the southern end of Great Victoria Street.</p>
5.54	<p>Blocks B and C use a variation in brick colour to the lower three storeys along with a defined lintel to reflect the existing shoulder height along Great Victoria Street and ensure the proposal is sympathetic to its surrounding context form.</p>
5.55	<p>A condition is recommended to require final approval of the external materials including a physical sample panel.</p> <p><i>Active frontage:</i></p>
5.56	<p>The proposal contains active ground floor frontages along both Great Victoria Street and Ventry Street. Block A to the northern end of the site is to contain a café with a separate entrance to the student accommodation; this is the only portion of the site which currently contains a level of active frontage from retail units and the office entrance to Norwood House. The remaining frontage along Great Victoria Street serves as a lobby, lounge and study area which turns the corner onto Ventry Street. Ventry Street itself contains a secondary entrance as well as a dining area and gym.</p> <p><i>Wind Microclimate</i></p>
5.57	<p>Policy DES3 states that proposals should avoid the effects of wind turbulence and other adverse microclimatic impacts. The application includes the submission of a Wind Microclimate Assessment Report. The Report concludes that there would be a suitable comfort level of existing off site thoroughfares, roadways, entrances, bus stops and café/restaurant/bar external seating areas. The café entrance when tested in existing conditions is a category windier than the target and there are some localised exceedances of the S15 (distress) criteria in the passageway to the east of the site and Ventry Street. It is considered these are short term impacts and these will be mitigated following the construction of future consented schemes in the surrounding area. Windier conditions would exist on the western and southern extremities of the terraces but additional screening would provide mitigation; it is noted there is a parapet proposed which is conditioned and should aid in this regard. It is not considered the proposal would cause any adverse microclimatic impacts.</p> <p><i>Public realm:</i></p>
5.58	<p>The proposal includes improvements to the public realm in accordance with the Developer Contribution Framework. The proposed scheme will replace the existing asphalt pavement with a high-quality natural stone paving surrounding the building on Downshire Place, Great Victoria Street and Ventry Street. In addition, existing street trees will be retained and supplemented with seven additional street trees retained in planters. The public realm and tree planting will be required to be implemented by planning condition. It is further acknowledged that DfC's Streets Ahead 5 project is intended to include Great Victoria Street and Ventry Street and the condition will ensure that the final public realm details are submitted for agreement to ensure tie in with the Streets Ahead 5 project where possible.</p>

	<i>Masterplanning:</i>
5.59	Policy DES2 contains a number of masterplanning principles for major development.
5.60	The proposal adopts a holistic approach, the incorporation of Norwood House into the site ensures a coherent block of form and scale. The proposal is mindful of the adjacent PBMSA approval along Ventry Street/Dublin Road by incorporating an appropriate shoulder height and avoiding prejudice by ensuring no windows are proposed on the facing elevation. The proposal seeks to achieve BREEAM Excellent rating and would contribute to the public realm with high quality materials and landscaping.
5.61	In summary, the proposal is considered acceptable having regard to Policies DES1, DES2, DES3 and relevant provisions of the SPPS.
	<u>Impact on the heritage assets</u>
5.62	There is one Listed Building within close proximity to the site, located to the south on Great Victoria Street: <ul style="list-style-type: none"> • HB26 30 072 - Shaftsbury Square Hospital, 116 Great Victoria Street, Grade B1
5.63	The former Shaftsbury Square Hospital forms part of a key view of the site from the south on the approach from the city centre. The building is a two-storey end of terrace in yellow brick with redbrick courses and detailing.
5.64	DfC HED (Historic Buildings and Monuments) were involved in the design negotiations which led to amendments to the scheme. It offers no objection to the proposal in terms of potential impact on historic buildings and archaeology. HED is in the round supportive of the scheme and considers that the proposal will not substantially harm the contribution the urban setting makes to the understanding or experience of the essential character to the listed building.
5.65	While HED does not object to the proposal, its response does state that there are missed opportunities to make the scheme a 'wholly integrated urban development underpinning the distinctive historic character'. It states that the applicant's Design and Access Statement does not include the Shaftsbury Square Hospital within the Taxonomy Studies which would have allowed the character, proportions etc of the listed building to be used to inform the character of the proposed development.
5.66	Officers advise that whilst there is a lack of commentary in the Design and Access Statement in terms of how the Listed Building was considered, a series of design workshops, which included representation from HED, were held to improve the design of the scheme, including its impact on the setting of the Listed Building.
5.67	The applicant has provided a response to HED's comments to confirm how the design has considered the Listed Building. Detailing such as the course band between the second and third stories and the darker brick within the lower three stories are used to acknowledge the scale and height of the Listed Building, as well as other buildings on Great Victoria Street. Block C was also amended from red to grey brick to provide a better and less overpowering contrast to the Listed Building which would not detract from views from the south of the site.

5.68 Having regard to the advice from HED and the further assessment by officers, it is considered that the setting of the Listed former Shaftesbury Square Hospital and other Listed Buildings in the vicinity of the site, would be safeguarded. The proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.

Impact on the Conservation Area

5.69 The map overleaf below the proximity of the site to both the Linen Conservation Area and the City Centre Conservation Area.



5.70 Policy BH2 states that development proposals partly located or neighbouring a Conservation Area will not be permitted where they are considered to impact negatively on the character or appearance with regards to views into out of, within or across the area.

5.71 Given its height and scale, the proposal will impact on long distance views of the Linen and City Centre Conservation Area from the south, and out of the Conservation Areas from the north. Conservation advice states that perspective/horizon lines are reasonably uniform along Great Victoria Street and only interrupted by the existing Fanum House which may have been approved due to the existence of a larger building on site adjacent. The advice acknowledges that a taller building has occurred historically on the site but in terms of the objective of appreciation, enjoyment, understanding and perception of the Linen Conservation Area this would be best served by lower storey buildings that restored historic legibility; this equates to the building to the north of the site. The advice acknowledges the fallback positions of the existing Fanum House and extant approval and considers that the height of any acceptable approval should be guided by the minimum that would be facilitated in those scenarios.

5.72	<p>The proposed overall height is greater than the existing Fanum House and extant Hotel permission, however it remains the case that the height, scale, massing and architectural treatment are considered appropriate. The site is considered sufficiently separated from the Linen Conservation Area that the impact on views is considered to be no greater than that of the existing Fanum House or the extant hotel approval. It is considered that the proposal would not have an adverse impact on the setting of the Conservation Areas. Their character and appearance would be safeguarded with no obvious opportunities for the proposal to provide their enhancement.</p>												
5.73	<p>Conservation Advice also raises concerns regarding the impact on Listed Buildings and that the proposal would perceptually diminish the remaining heritage assets and the wider perception of historicity of the setting of the Conservation Area. However, HED, as statutory consultee, does not consider the proposal to have a negative impact on the setting of the listed buildings.</p>												
5.74	<p>It is considered that the proposal complies with Policy BH2 and relevant provisions of the SPPS.</p> <p><u>Impact on amenity</u></p> <p><i>Space standards:</i></p>												
5.75	<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 border="1" data-bbox="339 1099 1490 1249"> <thead> <tr> <th data-bbox="339 1099 759 1137">Room type</th> <th data-bbox="759 1099 1179 1137">Appendix C standard</th> <th data-bbox="1179 1099 1490 1137">Proposed</th> </tr> </thead> <tbody> <tr> <td data-bbox="339 1137 759 1176">Standard bedroom</td> <td data-bbox="759 1137 1179 1176">6.5 sqm</td> <td data-bbox="1179 1137 1490 1176">Min 10.5 sqm</td> </tr> <tr> <td data-bbox="339 1176 759 1214">Studio</td> <td data-bbox="759 1176 1179 1214">13 sqm</td> <td data-bbox="1179 1176 1490 1214">16 sqm and 19 sqm</td> </tr> <tr> <td data-bbox="339 1214 759 1249">Accessible studio</td> <td data-bbox="759 1214 1179 1249">13 sqm</td> <td data-bbox="1179 1214 1490 1249">25.5 sqm</td> </tr> </tbody> </table> <p>Space standards for the proposed bedrooms</p> <p><i>Open space and amenity space:</i></p>	Room type	Appendix C standard	Proposed	Standard bedroom	6.5 sqm	Min 10.5 sqm	Studio	13 sqm	16 sqm and 19 sqm	Accessible studio	13 sqm	25.5 sqm
Room type	Appendix C standard	Proposed											
Standard bedroom	6.5 sqm	Min 10.5 sqm											
Studio	13 sqm	16 sqm and 19 sqm											
Accessible studio	13 sqm	25.5 sqm											
5.76	<p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.</p>												
5.77	<p>The proposal includes three landscaped rooftop amenity spaces measuring approximately 875sqm in size which will includes planting and seating areas. The amount of open space would be 28% of the site area, therefore, exceeding the 10% open space requirement. The requirements of Policy OS3 are met.</p>												

5.78	<p>The external amenity areas would equate to an average of 1.5sqm per bedroom. <i>Creating Places</i>, published in 2000, recommends that private communal open space should range from 10 sqm to around 30 sqm, however, this applies to apartment or flat developments, or 1 and 2-bedroom houses on small urban infill sites, and is not directly applicable to PBMSA development. In any event, Policy OS3 (open space) carries greater weight as part of the statutory Local Development Plan and is satisfied. In addition, the scheme would provide internal amenity areas such as lounges and a gym, which would support the residential living environment. The overall external and internal amenity space would be 3.1sqm per bedroom. This level of private amenity space provision is considered acceptable.</p> <p><i>Daylight and sunlight to bedrooms:</i></p>
5.79	<p>A Daylight/Sunlight Assessment was carried out to ascertain whether the proposed development would offer acceptable daylight/sunlight amenity for prospective residents. In terms of daylight 522 (93%) of rooms meet or exceed the BRE recommended 150lux for student bedrooms and 538 (96%) meet the criteria of 100lux. Nine bedrooms are below with values between 83 and 99lux. Thirteen rooms are significantly below the target due to being located on lower floors on the east wing or lightwell of the west wing with the lowest being 46lux. In terms of sunlight, 359 (64%) of student bedrooms meet or exceed the BRE recommendation of 1.5hrs. The majority of the remaining rooms which do not meet the recommendation are located on the north side of the building minimising their potential sunlight. Given the location of the building within the highly dense city centre and context of being surrounded by other buildings where a lesser standard is to be expected, the daylight/sunlight provided is considered acceptable and consistent with other recent PBMSA schemes.</p> <p><i>Impact on neighbouring amenity:</i></p>
5.80	<p>The closest residential building to the development is the apartment block located on Downshire Place. Officers have no concerns about overlooking as the site does not directly face the proposed development. An objection raises concerns about overlooking from the proposed rooftop gardens but given there is a proposed parapet this will prevent harmful direct views into apartments.</p>
5.81	<p>In relation to overshadowing, the proposal would not unacceptably overshadow the apartment block on Downshire Place. A VU.CITY model has been provided and demonstrates that the apartment block is considerably overshadowed by the existing built form. Block A is the closest to the apartment block and is of a similar height to the existing Norwood House. It is not considered that the proposed height of Blocks B, C or D would exacerbate the existing overshadowing to an unacceptable degree.</p>
5.82	<p>Taking these factors into account, it is considered that the proposal would not have an unacceptable impact in terms of daylight and sunlight on neighbouring properties.</p> <p><i>Management plan:</i></p>
5.83	<p>A draft management plan has been provided with the application and a final student management plan will be secured through the Section 76 planning agreement. This will deal with, amongst other matters, anti-social behaviour, helping to mitigate potential impacts on neighbours, satisfying criterion d. of Policy HOU12.</p>
5.84	<p>In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.</p>

<u>Climate change</u>	
	<i>Proposed Demolition</i>
5.85	<p>The proposal involves demolition of the 12-storey Fanum House and 6-storey Norwood House. Policy ENV 2 states:</p> <p><i>‘Development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. Development proposals that include the demolition of existing buildings should demonstrate that reuse is not appropriate or feasible. Where demolition is proposed, measures should be included to minimise any waste through the reuse of as much building material as possible.</i></p>
5.86	<p>A Demolition Justification Statement has been submitted and states that Fanum House has been semi-derelict for a number of years and both buildings being designed for office uses with deep floor plans that are very difficult to adapt for other uses. Fanum House has a concrete frame that is past its lifespan and the materials are inherently unusable to reuse. Likewise, Norwood House has masonry brick which is not ideal for reuse. Both buildings would be below current standards of building performance and this would make them difficult to retrofit. In addition, officers note that the proposal would make much more effective use of land, a finite resource. A condition is recommended that requires approval of a scheme for the recycling/re-use of existing materials from the site.</p>
5.87	<p>Having regard to these factors, the demolition of the existing buildings is considered acceptable.</p>
5.88	<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.</p>
5.89	<p>The proposed building is targeting BREEAM Excellent rating, which is considered to satisfy both policies. Specific measures include energy efficient solutions such as solar panels, ecology and landscaping through the proposed rooftop amenity areas and reduced reliance on the private car and therefore reducing emissions associated with private car travel. A condition is recommended that requires the building to be constructed to BREEAM Excellent rating as required by Policy DES3 and to satisfy Policy ENV2.</p>
5.90	<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 application proposes SuDS features such as the provision of the rooftop gardens, and additional tree planting within the public realm proposals. A condition is recommended to require implementation of the SuDS scheme and tree planting.</p>
5.91	<p>The proposal is considered to accord with Policy ENV5.</p>

	<p><u>Access and transport</u></p> <p><i>Accessibility and parking:</i></p>
5.92	The site is in a highly accessible location within the City Centre boundary. It is located approximately 1 km from Queen’s University and 1.8 km from Ulster University with walking times of 14 and 23 minutes and cycling times of 5 and 8 minutes.
5.93	The site benefits from excellent access to public transport services due to its City Centre location. There are nearby bus stops on Great Victoria Street and Dublin Road. The closest train station is Botanic, which is a 6 minute walk, while the new Grand Central Station is an 8 minute walk.
5.94	Four accessible disabled parking spaces are to be provided and this is considered acceptable given the sustainable location of the site, the proposed Travel Plan measures and the cycling storage facilities to be provided.
5.95	DFI Roads have requested a technical drawing showing the proposed vehicular access which has since been provided. DFI Roads has been reconsulted and delegated authority is sought to deal with this outstanding issue.
5.96	The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS.
	<p><u>Health impacts</u></p>
5.97	Policy HC1 seeks to ensure that all new development maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.98	The site is accessible and provides excellent opportunity for active travel, including walking and cycling, through strong linkages within the City Centre and its shops, services and amenities. Active travel will be further encouraged through the proposed green travel measures.
5.99	Acceptable levels of open/amenity space are provided in the form of the three rooftop terraces. The proposal includes a gym, which would support the physical and mental wellbeing of occupants of the development.
5.100	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 with good levels of amenity space, and well as enhancing the character and appearance of the area.
5.101	The proposal is considered to satisfy the requirements of Policy HC1.

	<p><u>Environmental protection</u></p>
5.102	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, lighting, odour and noise.</p> <p><u>Contaminated land</u></p>
5.100	<p>The contaminated land reports provided with the application conclude that there are no risks to human health. Environmental Health advises conditions which are recommended. The proposal accords with Policy ENV1.</p> <p><u>Air quality</u></p>
5.101	<p>The application is accompanied by an Air Quality Impact Assessment which concludes that both nitrogen dioxide and particulate matter concentrations in the opening year are predicted to be below the relevant UK Air Quality Objectives at the proposal location. Environmental Health has no objections subject to a condition.</p> <p><u>Noise</u></p>
5.102	<p>In relation to noise, a Noise Impact Assessment was submitted and recommended glazing, ventilation and separating floor/ceiling construction specifications to ensure that future occupants of the development are not adversely impacted by noise from road traffic, nearby commercial development and entertainment premises. Environmental Health has no objections subject to conditions.</p> <p><u>Odour</u></p>
5.103	<p>A café is proposed as part of the proposal. An odour impact assessment has not been submitted and Environmental Health considers that the café may have an adverse odour impact on future and/or nearby sensitive receptors. A condition is therefore recommended for a scheme of kitchen extraction and odour abatement to be submitted, approved and implemented.</p>
5.104	<p>The proposal is considered to accord with Policy ENV1.</p> <p><u>Flood risk and drainage</u></p>
5.105	<p>Dfl Rivers advises that the site is not with a present day or climate change flood plain, nor are there any watercourses within the site. Dfl Rivers has reviewed the Drainage Assessment, accepts its logic and has no reason to disagree with its conclusions. Accordingly, it offers no objection to the proposal.</p>
5.106	<p>Having regard to the advice from Dfl Rivers and submitted SuDS scheme, the proposal is considered compliant with Policy ENV5.</p>

	<u>Waste-water infrastructure</u>
5.107	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has been consulted objects to the proposal due to the downstream catchment being constrained by overloaded sewage infrastructure, however, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all.
5.108	For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.
	<u>Natural heritage</u>
5.109	Policy NH1 relates to the protection of natural heritage resources.
5.110	The site is not located within the boundary of any statutory or non-statutory designated sites or sites of national or local nature conservation. However, the site is immediately adjacent and hydrologically linked to designated sites within Belfast Lough.
5.111	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 Belfast 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.
5.112	Following an Appropriate Assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. This conclusion is subject to a condition requiring no development until the method of sewage disposal has been agreed in writing with NIW. The condition is recommended accordingly.
5.113	DAERA has provided advice from its Regulation Unit which have no objections subject to conditions.
5.114	The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
	<u>Waste Management</u>
5.115	The application is supported by a Waste Management Plan. This sets out provision for accommodating total waste generated from the building, associated café, segregation of waste for recycling and how convenient and safe access for depositing waste and collecting waste will be facilitated. The Waste Management Plan is considered to comply with the SPG.

	<p><u>Employability and Skills</u></p>
5.116	The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.
5.117	The Council’s Economic Development Unit notes that the estimated construction cost of the development is £42 million. It is expected that approximately 280-300 jobs will be created during the design and construction stages. The Economic Development Unit advises that an Employability and Skills Developer Contribution is required for the construction period and this should be secured by a Section 76 planning agreement. This is recommended accordingly.
	<p><u>Section 76 planning agreement</u></p>
5.118	Should the application be approved, the following planning obligations are necessary to make the proposed development acceptable. These should be secured through a Section 76 planning agreement. <ul style="list-style-type: none"> • Student management plan – requirement for the submission, approval and implementation of a final student 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.
5.119	A draft Section 76 planning agreement has been prepared without prejudice and will need to be finalised before planning permission is granted.
	<p><u>Pre-Application Community Consultation</u></p>
5.120	For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.
5.121	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 November 2023 (LA04/2023/4377/PAN) and confirmed by the Council to be acceptable.
5.122	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.
5.123	In summary, a public event was held in January 2024 and dedicated community consultation website established. A total of 20 responses were received with 80% of respondents saying they either agreed or strongly agreed with the proposals. Feedback was provided in relation to the need for investment and quality student accommodation.
5.124	The PACC report is considered compliant with the legislative requirements.

<p>6.0</p> <p>6.1</p> <p>6.1</p>	<p>Recommendation</p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and resolve the outstanding issue raised by DfI Roads in relation to the access to the development, and deal with any other issues that arise, provided that the issues are not substantive.</p>
<p>7.0</p>	<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. No external brickwork or external cladding panels shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council. The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works. The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials and panelling. Reason: In the interests of the character and appearance of the area. 3. The proposed parapet as shown on drawing nos. 45 to 47 uploaded to the planning portal on the 8th October 2024 shall be implemented prior to occupation and retained permanently thereafter. Reason: To protect the amenity of prospective and surrounding residents. 4. Within one year of the occupation, evidence that the building has been constructed to at least Passivhaus “Classic” or BREEAM Excellent standard, or equivalent, shall be submitted in writing to the Council. Reason: To ensure that the development mitigates and adapts to climate change. 5. 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. 6. The SuDS and other drainage measures 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

7. 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.

8. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan authored by Dorran Consulting and uploaded to the portal on the 22nd April 2024.

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

9. The development hereby approved shall not be occupied or operated unless in accordance with the approved Service Management Plan.

Reason: In the interests of highway safety and free flow of traffic.

10. No development shall commence on site (other than that required to fulfil this condition) unless the access, including visibility splays and any forward sight lines, have been provided in accordance with the approved plans. The access and visibility splays shall be retained in accordance with the approved plans at all times.

Reason: To ensure safe and convenient access to the development.

11. The development hereby approved shall not be occupied or operated until the disabled parking spaces and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.

Reason: To ensure adequate car parking within the site.

12. The development hereby permitted shall not be occupied unless the secure cycle storage area has 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.

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

Reason: To ensure appropriate foul and surface water drainage of the site in the interests of safeguarding the environmentally protected Belfast Lough. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

14. The development hereby approved shall not be commenced until a final Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Council. The CEMP shall clearly demonstrate the mitigation measures to be put in place to minimise adverse impacts from vibration, noise and dust on nearby premises during the construction phases in line with BS 5228:2009 *Code of practice for noise and vibration control on construction and open sites*. All construction shall be carried out in accordance with the approved CEMP.

Reason: In the interests of neighbour amenity.

15. Prior to occupation of the development, the façade noise mitigation measures and alternative means of acoustically attenuated ventilation (in addition to that provided by open windows) specified within Table 12 (as updated in an Irwin Carr Consulting email dated 28/10/2024) and Section 10 of the submitted Noise Impact Assessment uploaded to the portal on 19th April 2024 shall be installed within habitable rooms of the development and retained at all times.

Reason: To safeguard the amenity of occupants of the building hereby approved.

16. Prior to occupation of the development, the separating ceiling/floor between the habitable rooms and the development gym, plant rooms and laundry room shall be constructed in accordance with the recommendations contained within Section 10 of the submitted Noise Impact Assessment uploaded to the portal on 19th April 2024 to ensure that internal noise levels within the habitable rooms are in accordance with BS 8233:2014 *Guidance on the Sound Insulation and Noise Reduction for Buildings*.

Reason: To safeguard the amenity of occupants of the building hereby approved.

17. The rating level (dBLAr,T) from the operation of all combined plant and equipment shall 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: To safeguard the amenity of occupants of the building hereby approved and surrounding amenity.

18. No installation, fit-out, or operation of the cafe unit shall be permitted until a scheme of kitchen extraction and odour abatement has been submitted to and approved in writing by the Council. The scheme shall include:

- Identification of sensitive receptors in close proximity to the proposed development/within the proposed development;
- Risk assessment in line with the current EMAQ+ guidance document to determine a suitable fit for purpose system;
- Full specification details of proposed kitchen extraction and odour abatement system;
- Drawing showing the location of the proposed kitchen extract ducting and termination point of extract flue, including height, along with the identification and location of any external mechanical components e.g. fan, motor (including information on noise production and abatement).

- Location of any air intake/outlet points for the residential/commercial elements of the mixed-use proposal in relation to the kitchen extract termination point.

The approved kitchen extraction and odour abatement scheme shall be installed in accordance with the approved details prior to commencement of use of the hereby permitted café and shall be operated at all times thereafter.

Reason: Protection of surrounding amenity and amenity of proposed development.

19. In the event that any substantial centralised combustion sources (boilers, CHP, generator or biomass) are proposed and there is a risk of impact at relevant receptor locations, as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), an updated Air Quality Impact Assessment shall be submitted to the Planning Authority, for approval in writing, which includes details of the combustion plant to be installed, emission rates and flue termination heights of the proposed combustion systems. The assessment must demonstrate that there will be no exceedances of Air Quality Strategy objectives at relevant human receptor locations.

Reason: The protection of human health.

20. During the demolition/construction phases of the development, dust mitigation measures in accordance with a 'high-risk' site as prescribed within Guidance on the Assessment of Dust from Demolition and Construction (IAQM) v2.2 2024 shall be implemented at all times.

Reason: Protection of local air quality and human health

21. Should new contamination or risks be encountered during the construction phase which have not previously been identified, works shall cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance. In the event of unacceptable risks being identified, a Remediation Strategy shall be submitted to and approved in writing by the Council and subsequently implemented. After completing any required remediation works, and prior to occupation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the development wastes and risks and achieving the remedial objectives.

Reason: To protect the groundwater environment.

22. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless full details of the public realm improvements to the footway bounding the site in the areas shown on drawing no. 51A have been submitted to and approved in writing by the Council. The details shall consider and tie in with Belfast Street Ahead 5 as appropriate following discussion and agreement with the Council, and shall further include:

1. Surface materials;
2. The design and provision of underground ducting; and
3. Arrangements for long term management and maintenance.

The development hereby approved shall not be occupied or operated unless the public realm works have been completed in accordance with the approved details. The public realm shall be managed and maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and to enhance connectivity to and from the development. Approval is required up front because appropriate realm is integral to design and layout of the scheme.

DRAFT INFORMATIVES

NOT04 Section 76 planning agreement

This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which requires the submission, approval and implementation of a Construction Employability and Skills Plan and Final Student Management Plan.

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.

Development Management Report

Summary	
Committee Date: 12 th November 2024	
Application ID: LA04/2024/0393/F	
Proposal: Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	Location: ECIT Building, Queen's Road, Queen's Island, Belfast BT3 9DT
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Queen's University Belfast Belfast BT7 1NN	Agent Name and Address: Peter Fleming Fleming Mountstephen Planning
Date Valid: 21 st March 2024	
Target Date: 17 th October 2024	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
<p>Executive Summary:</p> <p>This application relates to the existing ECIT (Institute of Electronics, Communications and Information Technology) Building, Queen's Road, Queen's Island, Belfast. The application seeks full planning permission for a 5-storey extension to the eastern part of the building, and 3 storey extension to the western part, to provide additional research and development space with associated landscaping and site works. The applicant states that the proposal will create co-innovation between researchers and industry in data security, connectivity and analytics. It is intended to be a place where local and global companies, entrepreneurs and researchers will come together in a multi-disciplinary innovation environment.</p> <p>The existing ECIT Building provides approximately 4,000m² floorspace over 3 storeys. The development proposal comprises an additional 6,400m² with a central atrium connected to the existing building, a 5-storey element to the east (onto Queen's Road) and a 3-storey element to the west (towards Thompson Dock and Pumphouse); redesigned car park; and landscaped areas.</p> <p>The application follows a detailed Pre-Application Discussion (PAD).</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of development • Design and Placemaking • Impact on heritage assets • 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 a sustainable location, with access to and from Belfast City Centre via established walking, cycling and public transport connections. It is located with a grouping of similar science-based buildings within the Titanic Quarter business community including the Catalyst managed Innovation Centre, White Star House, Concourse 1,2 and 3 and the Legacy buildings. The project is being developed through the Belfast Region City Deal (BRCD).

The proposed extensions and resulting building are considered to be of a high-quality design and appropriate to its location. The setting of the Listed pumphouse and Scheduled Thompson dock would be safeguarded.

DfI Roads has advised that it has no objection in principle to the proposal. Its further detailed consultation response is awaited and is expected to be reported to the Committee as a late item.

No objections have been received from other statutory or non-statutory consultees.

There are no representations from third parties.

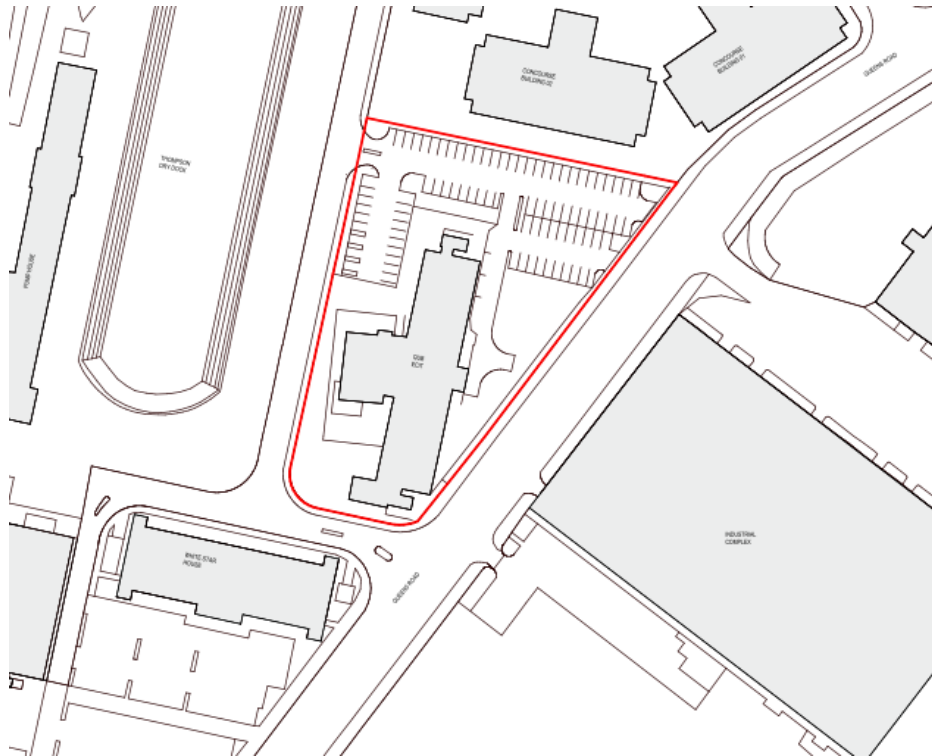
Recommendation

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.

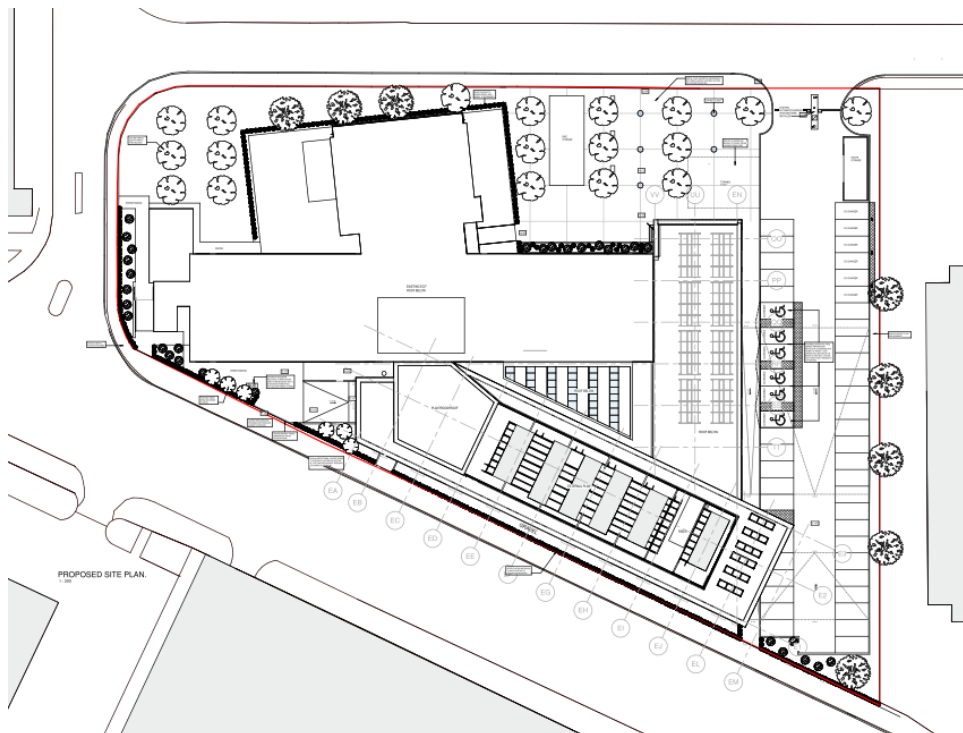
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, including the further detailed consultation response from DfI Roads, provided that the issues are not substantive.

DRAWINGS AND IMAGERY

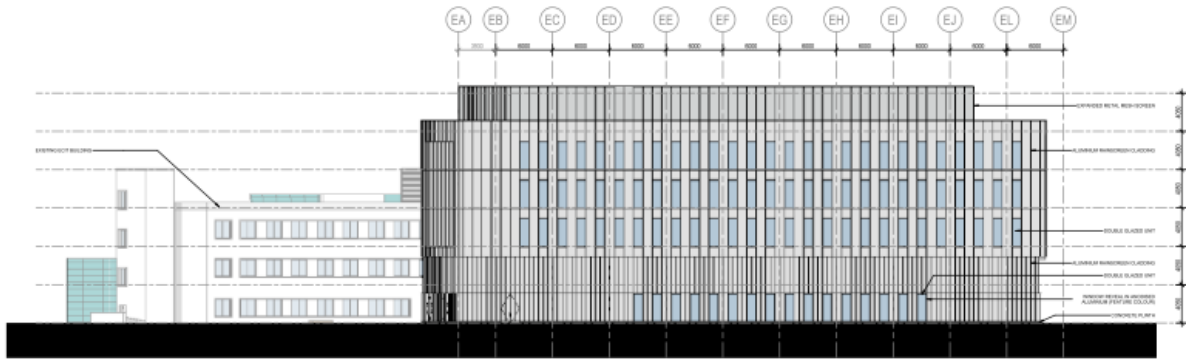
Site Location Plan:



Proposed Site Layout:



Proposed Elevations:



1 PROPOSED ELEVATION - EAST
1:50



2 PROPOSED ELEVATION - WEST
1:50

CGIs:

View from Queens Road (looking north):



View from Queens Road (looking south):



View from Thompson Dock (looking east):



<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p> <p>1.5</p> <p>1.6</p>	<p>Characteristics of the Site and Area</p> <p>This application relates to the existing ECIT (Institute of Electronics, Communications and Information Technology) Building, Queen’s Road, Queen’s Island, Belfast.</p> <p>The site is approximately 0.68 hectares (ha) in size and relatively flat. It is characterised by hardstanding and bounded by low fencing and some planting to the front (adjacent to Queen’s Road). The site is accessed from Queen’s Road. It is located within the Titanic Quarter portion of the Belfast Harbour estate and is part of the Catalyst Incorporation innovation hub.</p> <p>The immediate area around the application site consists of the Concourse Buildings 1, 2 and 3, White Star House, the Legacy Building and The Innovation Centre. The Listed Pump House (Grade B1, ref. HB26 07 and 010) and the Thompson Dock – a Scheduled monument of regional importance (ref. DOW 004:502) – are located to the west of the site. The wider area has a number of archaeological sites and monuments relating to the industrial and ship-building heritage of Belfast.</p> <p>Description of Proposed Development</p> <p>The application seeks full planning permission for a 5-storey extension to the east part of the building, and 3 storey extension to the western part, to provide additional research and development space with associated landscaping and site works. The existing ECIT Building provides 4,000m² floorspace over 3 storeys. The development proposal comprises an additional 6,400m² with a central atrium connected to the existing building, a 5-storey element to the east (Queen’s Road) and a 3-storey element to the west (Thompson Dock and Pumphouse); redesigned car park; and landscaped areas. The proposed material treatments of the building include a palette of blue/green engineering brick, grey aluminium panels, and blue green for feature reveals.</p> <p>The applicant states that the proposal will create co-innovation between researchers and industry in data security, connectivity and analytics. It is intended to be a place where local and global companies, entrepreneurs and researchers will come together in a multi-disciplinary innovation environment.</p> <p>The application follows a detailed Pre-Application Discussion (PAD).</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p>Relevant Planning History</p> <p>The original building was approved in 2003 under planning permission Z/2002/0762/F.</p> <p>The most recent planning history on the site falls under application LA04/2018/1892/F, which was for a four-storey extension to the front of the existing ECIT building. This application was approved on in September 2020 but has not been implemented and remains extant.</p> <p>Since the proposal falls under the category of Major development, Pre-Application Community Consultation (PACC) was necessary and a Proposal of Application Notice (LA04/2023/4418/PAN) was submitted to set out the applicant’s proposals for the consultation. The resulting PACC report submitted with the planning application states that 7 people attended the public event, with five feedback forms completed indicating support for the project and complimenting the design.</p>

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 SP1 – Growth strategy Policy SP1a – Managing growth and supporting infrastructure Policy SP2 – Sustainable development Policy SP3 – Improving health and wellbeing Policy SP5 – Positive placemaking Policy SP6 – Environmental resilience Policy SP7 – Connectivity Policy SP8 – Green and blue infrastructure network</p> <p><i>Operational Policies:</i></p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy HC1 – Promoting Healthy Communities Policy BH1 – Listed Buildings Policy BH5 – Archaeology</p> <p>Policy EC1 – Delivering inclusive economic growth Policy EC3 – Major employment and strategic employment locations Policy EC7 – Higher education institutions</p> <p>Policy TRAN1 – Active Travel – Walking and Cycling Policy TRAN2 – Creating an accessible environment Policy TRAN3 – Transport Assessment 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 urban drainage systems (SuDS)</p> <p>Policy OS3 – Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p>
3.2	<p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation Planning and Flood Risk</p>

<p>3.3</p> <p>3.4</p> <p>3.5</p>	<p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) (BUAP 2001) Draft Belfast Metropolitan Area Plan 2015 (v2004) (dBMAP v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) (dBMAP v2014)</p> <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) Belfast Agenda (Community Plan)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p>Statutory Consultees</p> <p>DFI Roads – No objection in principle, detailed comments awaited. NI Water – No objection. DfI Rivers – No objection. DfC HED – No objection subject to conditions. DAERA – No objection subject to conditions.</p> <p>Non-Statutory Consultees</p> <p>Environmental Health – No objection subject to conditions. BCC Landscape and Development – No objection. Shared Environmental Services (SES) – No objection. Belfast City Airport – No objection subject to conditions. Belfast Harbour Commissioner – No comment. BCC Waste Management – No objection</p> <p>Representations</p> <p>The application has been advertised in the newspaper and neighbours notified. No representations were received.</p>
<p>5.0</p> <p>5.1</p>	<p>PLANNING ASSESSMENT</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 development • Design and placemaking • Impact on heritage assets • Climate change • Open space • Access and transport

	<ul style="list-style-type: none"> • Health impacts • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Natural heritage • Section 76 planning agreement • Pre-Application Community Consultation <p>Development Plan Context</p>
5.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	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.
	<u>Operational Polices</u>
5.5	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.
	<u>Proposals Maps</u>
5.6	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Urban Area Plan 2001 – the site is un-zoned “white land” within the development limit.
5.8	Draft Belfast Metropolitan Area Plan 2015 (2004 & 2014) – in dBMAP 2015 (v2004), the site falls within Zone F of the mixed-use Titanic Quarter zoning (zoning BHA 01) with its light industrial and educational uses. In dBMAP 2015 (v2014), the site falls within the mixed-use zoning of Titanic Quarter (zoning BHA 01) with permitted uses including Business Uses (Class B1, (a), (b) or (c) and Light Industrial Use (Class B2). The proposed development falls under Class B1 Business Use (c) of the Planning (Use Classes) Order (NI) 2015.

	Principle of Development
5.9	The site is located within the development limit in the BUAP 2001 and both versions of dBMAP 2015. The proposal is to extend the existing established on the site.
5.10	The site is un-zoned “white land” in the BUAP. In dBMAP 2015 (v2004), the site falls within Zone F of the mixed-use Titanic Quarter zoning (zoning BHA 01) with its light industrial and educational uses. In dBMAP 2015 (v2014), the site falls within the mixed-use zoning of Titanic Quarter (zoning BHA 01) with permitted uses including Business Uses (Class B1, (a), (b) or (c) and Light Industrial Use (Class B2). The proposed development falls under Class B1 Business Use (c) of the Planning (Use Classes) Order (NI) 2015 and accords with dBMAP 2015 (v2014) and most recent land-use zonings for the site.
5.11	Policy SD2 of the Plan Strategy states that the regeneration of Titanic Quarter has helped establish the harbour estate as a major tourist destination and has introduced a more diverse range of uses, including office accommodation, apartments, retail, and education facilities.
5.12	Policy EC1 supports business sectors with strong growth potential in Belfast including ICT. Policy EC3 states that light industrial, general industrial, storage or distribution and other appropriate <i>sui generis</i> employment uses will be directed towards Major Employment Locations (MEL) and Strategic Employment Locations (SEL) such as Queens Island. Moreover, Use Class B1(b) call centres and B1(c) research and development will be supported in an existing employment area. The proposal is consistent with these policies.
5.13	Policy EC7 relates to higher education institutions. The applicant is Queens University and the proposal is in partnership with the university. The proposal accords with Policy EC7, which states that the Council will promote the growth and expansion of further and higher education institutions as drivers of improved skills by promoting these institutions as employment hubs for the innovation sector and the wider knowledge economy.
5.14	This is a sustainable location for office development with good 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 land, a finite resource.
5.15	The Council’s Economic Development Unit notes that the estimated construction cost of the development is £32 million. It is expected that approximately 174 construction jobs will be created during construction. The approved Outline Business Case estimated that Full Time Equivalent (FTE) permanent employment in the facility, in terms of both employees of the facility and 3rd party employees engaging with the facility, will stabilise at approximately 650 (steady state, 2051). Based on the estimated increase in GDP across the economy, through the indirect and induced impact, a further 545 permanent jobs would be generated. The proposal forms part of the City Deal and represents welcome investment in education, research and development. These are material considerations that support the case for the development.
5.16	The Council’s Economic Development Unit advises the contract associated with this development will be subject to Buy-Social considerations. It is recommended that Section 76 Developer Contribution clauses should not be applied for the construction phase of the development where Buy Social requirements are in place.

5.17	<p>Having regard to these factors, the proposals are acceptable in principle and welcomed.</p> <p><u>Design and placemaking</u></p>
5.18	<p>The proposal has been assessed against Policies SP5, DES1, and DES2 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development. The application follows a Pre-Application Discussion (PAD) process when issues relating to scale, height, massing and architectural treatment were discussed in detail.</p>
5.19	<p>The existing ECIT Building provides 4,000m² floorspace over three storeys. The proposed development takes the form of two interlocking elements, 5-storey extension to the eastern part of the building, and 3-storey to the western part, which then connects with the existing building. The resulting centre is a large atrium, and points of intersection between the volumes (at the north end of Queens Road and at the main entrance facing the Dry Dock) display cantilevers. The highest massing elements are located adjacent to Queens Road. The rooftop plant enclosure is set back from the facade line.</p>
5.20	<p>The development proposal provides an additional 6,400m² with a resultant total of 10,400m² floorspace. The resultant building is of modern design with horizontal layering displayed through a bass, middle and top. The extensions have been designed as a cohesive pair. Plans show a landscaped arrival plaza adjoining the building and facing the Thompson Dock and Pumhouse; as well as a “pocket plaza” along the Queen’s Road boundary of the site.</p>
5.21	<p>The proposal displays a rhythm of vertical fins with varying depths and spacings across the façade are intended to, as the DAS states, ‘...create shadow and light play to give the user a different experience of the building throughout the course of the day’. Fenestration is punched window openings which adds further to the rhythm and spacing with window reveals on the lower floors displaying an accent colour appropriately in keeping with both the palette of the ECIT and Pump house.</p>
5.22	<p>It is considered that the scale and massing of the building are appropriate to the site and surrounding buildings.</p>
5.23	<p>The proposed building would be predominantly grey engineering brick, giving a 'modern industrial' aesthetic with a modernised finish and detailing. Aluminium cladding is proposed in grey aluminium, then an accent colour is then utilised with the lower massing window reveals to reference the adjacent ECIT Building. This will be in grey/blue hues, successfully visually breaking the predominant colour up. Feature windows at the cantilever ends, as well as the southern Queens Road aspect are proposed to both extend and frame views of immediate and further surroundings including the Dry Dock, Harland and Wolf cranes, and the distant landscape for the prospective users. These also provide visual interest and relief.</p>
5.24	<p>The ECIT site is located at the end of the Maritime Mile. The proposed scheme shows a landscaped arrival plaza adjoining the building and facing the Thompson Dock and Pumhouse; as well as a “pocket plaza” along the Queen’s Road boundary of the site. Clipped hornbeam trees arranged on a grid pattern reinforce the geometric style of design and giving a sense of arrival to the main entrance. Street furniture located within the arrival plaza enables and encourages the space to be used as a breakout area and</p>

	helps provide animation to the space. The character of the space is further enhanced with feature lighting to ensure year-round interest and safety. A pocket plaza has been developed along the Queen's Road boundary of the site to provide a further breakout space while facilitating long term servicing requirements (NIE).
5.25	A Masterplanning Statement has been provided, noting how the site lies within an area of similar science-based buildings including the Catalyst managed Innovation Centre, White Star House, Concourse 1,2 and 3 and the Legacy buildings. The project provides a holistic approach to site assembly, layout and design that is mindful of adjacent sites. Its massing provides varying height, relating to its context and recognises the established massing/height of the adjacent Concourse Buildings along Queens Road. The proposed external materials provide a 'modern industrial' aesthetic, with a nod to the Pumphouse adjacent. An enhancement and expansion of the existing public realm is shown with reference made to the shipbuilding history of the site with detailing of prior tracks which allowed materials to be brought to/from the site and adjacent Dry Dock.
5.26	The proposed development is part of the wider masterplan area of Titanic Quarter. The proposal has been designed to align with the design principles set out in the approved Development Framework (amended 2010) for Titanic Quarter. Public realm improvements are included within the application which will comprise an entrance plaza, landscaped public realm and boundaries, and extension of Titanic Boulevard creating new connections to Hamilton Road. These are in line with the wider design principles of the Development Framework and the Maritime Mile Toolkit. It is considered that the proposal is consistent with the masterplan for the broader area and that the proposal accords with Policy DES3.
5.27	It is considered that the proposed resultant building of is a high quality design that would be appropriate to its setting. The proposal is considered compliant with Policies DES1 and DES2, and relevant provisions of the SPPS.
	<u>Impact on the heritage assets</u>
5.28	The Listed Thompson Dock Pump House (Grade B1, ref. HB26 07 and 010) and the Thompson Dock Scheduled Monument of regional importance (ref. DOW 004:502) are located to the west of the application site. DfC HED (Historic Buildings) is content that the alignment, scale, form and design of the building, and setting of the Listed Buildings and Dock would not be harmed, offering no objection to the proposal.
5.29	DfC HED (Historic Monuments) is content with the impact on archaeology, conditional on the agreement and implementation of programme of archaeological works subject to conditions. These conditions are recommended.
5.30	The proposal is considered compliant with Policies BH1 and BH5, and relevant provisions of the SPPS.
	<u>Climate change</u>
5.31	The Buildings Research Establishment (BRE) Environmental Assessment Method (BREEAM) is a widely used sustainability assessment method and rating system which sets the standard for best practice in sustainable design. The BREEAM assessment process evaluates projects against targets that are based on performance benchmarks and is independently certified. The proposed development has targeted a BREEAM Excellent rating. The BREEAM sustainability certification and benchmarking tool is required by and applied cross projects which are part of the Belfast Region City Deal.

5.32	<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. Development proposals should where feasible avoid demolition and reuse existing buildings and structures. The proposal would retain the existing building and meets this requirement. 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, which is considered to satisfy both policies.</p>
5.33	<p>Specific measures include specification of hot water delivered through air source heat pumps, high efficiency LED lighting throughout, avoiding the need for any demolition on site, and sustainable transport measures, helping to reduce reliance on the private car and therefore reducing emissions associated with private car travel.</p>
5.34	<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 application proposes SuDS features including biodiversity areas to provide enhanced amenity benefits, and water saving techniques. A condition is recommended that requires full details of SuDS measures to be submitted and agreed in writing with the Council prior to any works commencing.</p>
	<p><u>Open space</u></p>
5.35	<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>
5.36	<p>The proposal includes an external high-quality landscaped plaza, which has been increased in scale (25% of the site area) since the PAD process to assist with accommodating secure covered cycle storage to meets BREEAM requirements while maintaining physical and visual links to the historically significant Thompson Dock and Pump House. Street furniture and landscaping enable the area to be used as a breakout area. The scheme also includes internal amenity areas in the form of 'village greens' on the south side of the building.</p>
5.37	<p>It is considered the requirements of Policy OS3 are met.</p>
	<p><u>Access and transport</u></p>
	<p><i>Network Capacity:</i></p>
5.38	<p>There is an existing Titanic Quarter Transport Masterplan (known as STMP) for Queens Island which was adopted in 2008 and amended in 2010. A new Queen's Island Transport Plan (QITP) for Queen's Island (including Titanic Quarter) has been under development for the past 4 years by Belfast Harbour and Titanic Quarter Ltd in consultation with DfI Roads and Belfast City Council Planning Service. It will update the area's transport strategy with a renewed focus on sustainable transport measures. The new QITP will provide updated modelling of actual traffic movements into and out of Queens Island having regard to existing and committed developments and will</p>

	proposes a range of green transport measures to further promote sustainable travel in the interests of reducing the pressure on the road network as well as have positive benefits for the environment. The QITP will include new revised proposals for hard transport infrastructure to support the development of Queens Island.
5.39	The QITP has been subject to public consultation and its overall conclusions and status are the subject of current discussions with Dfl. The QITP will be presented to the Committee in due course for notation. Work on the QITP has been presented to City Growth & Regeneration Committee (CGRC) in June 2023 for information.
5.40	The modelling associated with the QITP demonstrates that the predicted trips which formed the baseline of the original Transport Master Plan (prior to development coming forward) were significantly over-estimated when considered against actual trips associated with operational development. At the time of the “Loft Lines” Build to Rent application next to the Titanic Visitors Centre (LA04/2021/2280/F), significant up-to-date modelling for the area known as Phase 1 of the QITP within which the subject site sits, was submitted to Dfl Roads and assessed with the assistance of their consultant, AMEY. The modelling and trip levels for “Loft Lines” were demonstrated to be of a level that could be accommodated by the existing road network, a position accepted by Dfl Roads.
5.41	Since the approval and commencement of “Loft Lines”, a reduced scheme for the Hamilton Dock Hotel was submitted and approved under LA04/2023/3442/F, which is currently being implemented. Another application of note is LA04/2024/0681/F at lands to the northeast of Olympic House, east of Queen’s Road and south of Belfast Metropolitan College. This was approved by the Planning Committee at its September 2024 meeting, subject to conclusion of a Section 76 planning agreement. The prospective permission is for to the erection of circa 1,000 bed Purpose-Built Managed Student Accommodation.
5.42	Dfl Roads has advised that it has no objection in principle to the proposal. Its further detailed consultation response is awaited and is expected to be reported to the Committee as a late item. <i>Accessibility and parking:</i>
5.43	As mentioned, the site is an accessible location within cycling distance of the City Centre and its shops, services and leisure offerings. Public transport services are provided within 100m of the site (Glider) running at 15 minute intervals during peak time. Queens Road includes a cycle lane on either side of the road. There is also a segregated cycle lane along the Sydenham Road which is located approximately 1.7km or a five-minute cycle from the site. The Belfast Bike docking stations serve the ECIT building with four sites.
5.44	The proposal includes 52 cycle parking spaces, 49 standard car parking spaces, including 6 disabled space and 5 EV. Changing and shower facilities for the use of cyclists and pedestrians are provided at ground level of the proposed building. The current on-site car parking is approximately 99 spaces. However, due to Queen’s flexible working arrangement and the site’s accessibility by alternative sustainable travel modes, the applicant states that existing car park is typically only 31% (31 vehicles) utilised at any given time. The proposed 49 on-site car parking spaces are considered appropriate taking into account the likely number of people on-site at any given time, the sustainable location of the site with access to public transport including Glider, the implementation of the proposed travel plan and travel fund (described below), and Queen’s continuing to support flexible working arrangements.

5.45	Regard is also had to the high level of parking control by the Harbour police, which was also material to the consideration of the planning application for the “Loft Lines” residential scheme and Titanic Quarter PBMSA scheme.
5.46	The proposed development has been designed in accordance with all current standards in relation to providing suitable access for all. The building will be constructed to meet all other regulatory and statutory requirements in terms of accessibility and will meet all DDA requirements. <i>Green travel measures:</i>
5.47	The applicant proposes the following green travel measures to promote alternatives to car use: <ul style="list-style-type: none"> • Cycle Parking and shower/changing facilities; • £20K per annum travel fund to be made available for a maximum of 3 years from the date of operation of the proposed development to fund green travel measures at M1.0. The funds are to be held by QUB and evidence of expenditure incurred by QUB relating to the green travel measures are to be provided to the Council. Details of the fund and how it is to be used are proposed to be secured by a Section 76 planning agreement and would provide for the following: <ul style="list-style-type: none"> - Subsidised Belfast Bus Travel Cards; - Subsidised Belfast Bike Membership; - Bicycle Vouchers; and - Other initiatives approved by the Council. • Controlled / managed (permits and online booking system) on-site car parking, including EV charging points, visitor spaces, allocated car sharing spaces and accessible spaces; • Flexible working; and • Personalised travel plans
5.48	Subject to the detailed consultation response from DfI Roads, the proposal is considered to comply with Policies TRAN1, TRAN2, TRAN3, TRAN4, TRAN6, TRAN8 and TRAN9 of the Plan Strategy, and relevant provisions of the SPPS. <u>Health impacts</u>
5.49	Policy HC1 seeks to ensure that all new development maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.50	The site is accessible and provides good opportunities for active travel, including walking and cycling, through excellent linkages with the City Centre and its shops, services and amenities. Active travel will be further encouraged through the proposed green travel measures already detailed.

5.51	Open space is proposed and staff would have direct access to the Belfast waterfront which provides opportunities for exercise, supporting physical and mental health. The site is located in close proximity to other high quality public open spaces including the Maritime Mile, Titanic Slipways, Hamilton Dock and Abercorn Basin. The building itself is considered to be of a high quality design and would provide an attractive working environment for employees and visitors.
5.52	The proposal is considered to satisfy the requirements of Policy HC1.
	<u>Environmental protection</u>
5.53	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, lighting, odour and noise. <i>Contaminated land</i>
5.54	The contaminated land reports provided with the application conclude that remediation is required. Environmental Health therefore advises conditions. <i>Noise and vibration</i>
5.55	In relation to noise, Environmental Health notes that the proposal shows the inclusion of external plant and a plant room at roof level of the proposed extensions and advises a condition relating to the noise rating of any plant and equipment to be selected.
5.56	The conditions advised by Environmental Health are recommended. The proposal is considered to accord with Policy ENV1, and relevant provisions of the SPPS. <u>Flood risk and drainage</u>
5.57	Flood Maps (NI) show that the site lies within the 1 in 200 year climate change coastal flood plain. Paragraph 6.107 of the SPPS states that built development must not be permitted within the flood plains of rivers or the sea unless one of the following three circumstances apply:
5.58	<ul style="list-style-type: none"> • the development proposal constitutes a valid exception to the general presumption against development in flood plains (exceptions for defended and undefended areas of the flood plain are set out at Figure 1); • the development proposal is of overriding regional or sub-regional economic importance; and • the development proposal is considered as minor development in the context of flood risk.
5.59	The proposal is considered of overriding regional or sub-regional economic importance.
5.60	Paragraph 4.3 of the Planning and Flood Risk SPG provides two criteria that must be met to be deemed to be of overriding regional or sub regional economic importance: <ul style="list-style-type: none"> • Demonstration of exceptional benefit to the regional or sub-regional economy;

	<ul style="list-style-type: none"> • Demonstration that the proposal requires a location within the flood plain and justification of why possible alternative sites outside the flood plain are unsuitable
5.61	In term of the exceptional benefit to the regional economy, the proposal is a regionally important research and development centre. The estimated construction cost of the development is £32 million. It is expected that approximately 174 construction jobs will be created during construction. The approved Outline Business Case estimated that Full Time Equivalent (FTE) permanent employment in the facility, in terms of both employees of the facility and third party employees engaging with the facility, will stabilise at approximately 650 (steady state, 2051). Based on the estimated increase in GDP across the economy, through the indirect and induced impact, a further 545 permanent jobs would be generated. The proposal has strong links with QUB, training and education which will benefit the region. The proposal forms part of the City Deal and represents welcome investment in education, research and development.
5.62	The current facility at the site is no longer fit for purpose due to limitations in the building's size and internal structure layout and this represents an intensification of an existing established use. Regard is also had to the fall-back of the previously permitted extension, albeit it was of a smaller scale.
5.63	Dfl Rivers has reviewed the Flood Risk Assessment and Drainage Assessment, accepting their logic and has no reason to disagree with the conclusions. Accordingly, it offers no objection to the proposal.
5.64	The proposal complies with Policies SP1a, ENV3, ENV4 and ENV5, and relevant provisions of the SPPS.
	<u>Waste-water infrastructure</u>
5.65	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has been consulted and has no objections. It is considered that satisfactory infrastructure would be in place to support the development.
	<u>Natural heritage</u>
5.66	Policy NH1 relates to the protection of natural heritage resources.
5.67	The site is hydrologically linked to Inner Belfast Lough Area of Special Scientific Interest (ASSI), Outer Belfast Lough ASSI, Belfast Lough RAMSAR site, Belfast Lough Special Protection Area (SPA) and Belfast Lough Open Water SPA and therefore necessary to consult DAERA, as well as SES.
5.68	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.

5.69	Following an Appropriate Assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. Its conclusion is subject to a condition requiring the submission of a final Construction Environmental Management Plan (CEMP) as well as the method of sewage disposal being agreed in writing with NI Water prior to any works commencing. These conditions are recommended.
5.70	DAERA has provided advice from Water Management Unit, Regulation Unit and Natural Environment Division, all of which have no objections subject to conditions.
5.71	DAERA Marine and Fisheries Division has stated that is content that there should be no adverse impacts on marine protected areas, marine habitats and/or marine species, provided conditions and pollution standing advice are followed. They have however noted that Section 4.1.3 of the PEA states that no habitats are located on the proposed development site that are listed as NI priority habitats. They wish to make the applicant aware of relevant habitats located within 5km of the site.
5.72	The applicant's Marine Strategy notes that negotiations are ongoing with NI Water Regarding the facilitating of disposal of foul sewage and surface water. Appropriate means of disposal would need to be agreed to prevent any negative impact on the water quality at the priority catchment of Belfast Lough Shellfish Water Protected Area. DAERA also notes consideration should be given to how litter from the development will be managed to prevent this entering the marine environment. This will entail Litter Pollution Prevention for all stages of the development's lifecycle, from planning to clearance and construction. Throughout their response they have emphasised the need for a CEMP to be agreed in writing prior to works commencing.
5.73	DAERA Industrial Pollution & Radiochemical Inspectorate has considered the application and on the basis of the information provided is content with the proposal.
5.74	The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
	<u>Waste Management</u>
5.75	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 has provided advisory information. It advises that the Waste Management Plan references the Local Government Waste Storage Guide for NI 2010 and BS 5905:(2005) but does not reference the BCC supplementary waste storage guidance for commercial developments.
5.76	The Council's Waste Management team raises no objection but notes that Building Control may require the Plan to be rewritten to demonstrate compliance with the aforementioned supplementary guidance for commercial developments. The approach taken to extrapolate the expected volume of waste from the existing volume of waste appears to be acceptable especially as commercial developments avail of more frequent collections. However, the applicant should satisfy themselves that this is the case before proceeding.

<p>5.77</p>	<p><u>Section 76 planning agreement</u></p> <p>Should the application be approved, the following planning obligation is necessary to make the proposed development acceptable. These should be secured through a Section 76 planning agreement.</p> <ul style="list-style-type: none"> • Green Travel Measures – to include the provision of the travel plan and green measures fund. <p><u>Pre-Application Community Consultation</u></p> <p>5.78 For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.</p> <p>5.79 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 November 2023 (LA04/2023/4418/PAN) and confirmed by the Council as acceptable.</p> <p>5.80 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.</p> <p>5.81 A public event was held in November 2023 and dedicated community consultation website established. A total of 7 individuals engaged through attendance at the public exhibition event and 5 completed a feedback form. Feedback was positive.</p> <p>5.82 The PACC report is considered compliant with the legislative requirements.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>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.</p> <p>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 the further detailed consultation response from DfI Roads, provided that the issues are not substantive.</p>

7.0

DRAFT CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

Contaminated Land

2. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless an updated Remediation Strategy has been submitted to and approved in writing by the Council. The updated Remediation Strategy shall consider the Pentland Macdonald Ltd report entitled 'Contamination Assessment & Remediation Strategy, Global Innovation Institute, Queens Road, Belfast, for AtkinsRealis/Queen's University Belfast' (dated February 2024 and referenced PM21-1130) and the letter from Pentland Macdonald regarding 'Contamination Assessment & Remediation Strategy Clarifications – Global Innovation Institute, Queens Road, Belfast (dated 19th June 2024 and referenced 'PM21-1130_Let1 BCC Clarif-1'). The updated Remediation Strategy shall follow current Environment Agency and CIRIA guidance and British Standards and must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

The development shall not be carried out unless in accordance with the approved updated Remediation Strategy.

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

3. Prior to operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall be completed by competent persons and be in accordance with current Environment Agency and CIRIA guidance and British Standards. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented, that they have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

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.

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 operated. The Verification Report shall be

completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

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

5. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

6. After completing the remediation works under Condition 5; and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>.

The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

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

CEMP

7. No development, works or site clearance shall commence on site unless a Final Construction Environmental Management Plan has been submitted to and approved in writing by the Council. This should reflect all the mitigation, and avoidance measures to be employed for pollution control and protection of water quality as detailed in the Outline Construction Environment Management Plan (Arup, 20/02/2024, Rev 002). No development, works or site clearance shall be carried out unless in accordance with the approved Final Construction Environmental Management Plan.

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

Drainage

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

Reason: To ensure appropriate foul and surface water drainage of the site in the interests of safeguarding the environmentally protected Belfast Lough.

Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

9. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless final details of a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, has been submitted to and approved in writing by the Council. The scheme shall include a programme for implementation of the works and proposals for future maintenance and management. The development shall not be carried out unless in accordance with the approved SUDS scheme, which shall be retained as such thereafter.

Reason: To ensure sustainable drainage of the development, having regard to Policy ENV4 of the Belfast LDP Plan Strategy 2035. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

Noise

10. The plant and equipment associated with the development hereby permitted, shall be designed so as to achieve a combined rating level (LAr) equal to or less than the typical background (LA90) level, when measured or determined at the nearest noise sensitive location. All measurements shall be in accordance with the methodology detailed within BS4142: 2014+A1:2019.

Reason: Protection of nearby amenity

Archaeology

11. No site works or development shall take place unless a Vibration Monitoring Method Statement for monitoring the structure of Hamilton Dock during construction works has been submitted to and approved in writing by the Council. This should set the acceptable threshold value at a peak component particle velocity (PCPV) between 2.5 and 5.0 mm/s. No site works or development shall take place unless in accordance with the approved Vibration Monitoring Method Statement.

Reason: To protect the structure of the Thompson Graving Dock from unacceptable levels of vibration during construction.

Trees and landscaping

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

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

Materials

14. Notwithstanding the submitted details, no external brickwork or external cladding panels shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.

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

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

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

Environmental Credentials

15. Within one year of the occupation, evidence that the building has been constructed to at least Passivhaus "Classic" or BREEAM Excellent standard, or equivalent, shall be submitted in writing to the Council.

Reason: To ensure that the development mitigates and adapts to climate change.

DRAFT INFORMATIVES

NOT04 Section 76 planning agreement

This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011, which secures the travel plan and green travel measures fund. This decision should be read in conjunction with the planning agreement.

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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Development Management Report

Summary	
Committee Date: 17 th September 2024	
Application ID: LA04/2022/1206/F and LA04/2022/1458/LBC	
Proposal: Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work.	Location: Glenwood Primary School 4-22 Upper Riga Street Belfast BT13 3GW.
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Education Authority 40 Academy Street Belfast BT1 2NQ	Agent Name and Address: Hamilton Architects 3 Joy Street Belfast BT2 8LE
Date Valid: 05/08/22	
Target Date: 03/02/23	
Contact Officer: Lisa Walshe, Principal Planning Officer	
Executive Summary: The application site is Glenwood primary school, which is on lands between Shankill Road, Tennant Street and Upper Riga Street. Access is via Upper Riga Street and Shankill Road. The applications seek full planning permission and listed building consent for the demolition of a 1960s era three-storey block and caretakers house to allow for a new split level, 2-storey, 11m approx. tall extension to the listed original school building, which is also to be refurbished. The new extension will facilitate 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. Ancillary site works include new boundary walls with railings, landscaping, car parking, new vehicular access and retention of existing pedestrian access from the Shankill Road and retention of existing accesses from Upper Riga Street. All works will be contained with the existing curtilage of the school.	

The gross floorspace of the proposed extension is approx. 2932sqm.

The key issues for consideration of the application are set out below.

- Principle of the proposed development at this location
- Visual Impacts
- Impact on heritage assets
- Impact on neighbouring amenity
- Traffic and Parking
- Impact on natural heritage
- Contaminated land
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Waste management
- Pre-application Community Consultation

The site is within the settlement limits on un-zoned “white land” with the most recent version of draft Belfast Metropolitan Area Plan 2015 (v2004). There are no relevant planning histories on the site.

The site is a suitable location for the proposal given that it is currently a school.

There will be no increase in pupil numbers.

The height, scale and massing of the proposed extension is considered in keeping with the building heights in the surrounding area.

No third-party representations have been received.

No objections have been received from any consultees subject to conditions and/or informatives or from the public.

Recommendation

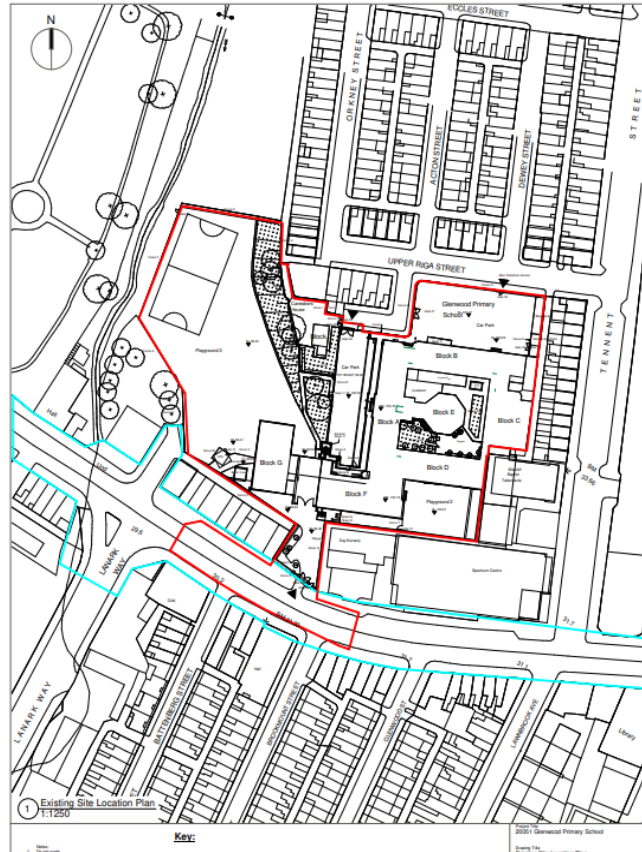
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

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 from the final consultation responses, provided that they are not substantive.

Officer Report

DRAWINGS AND IMAGERY

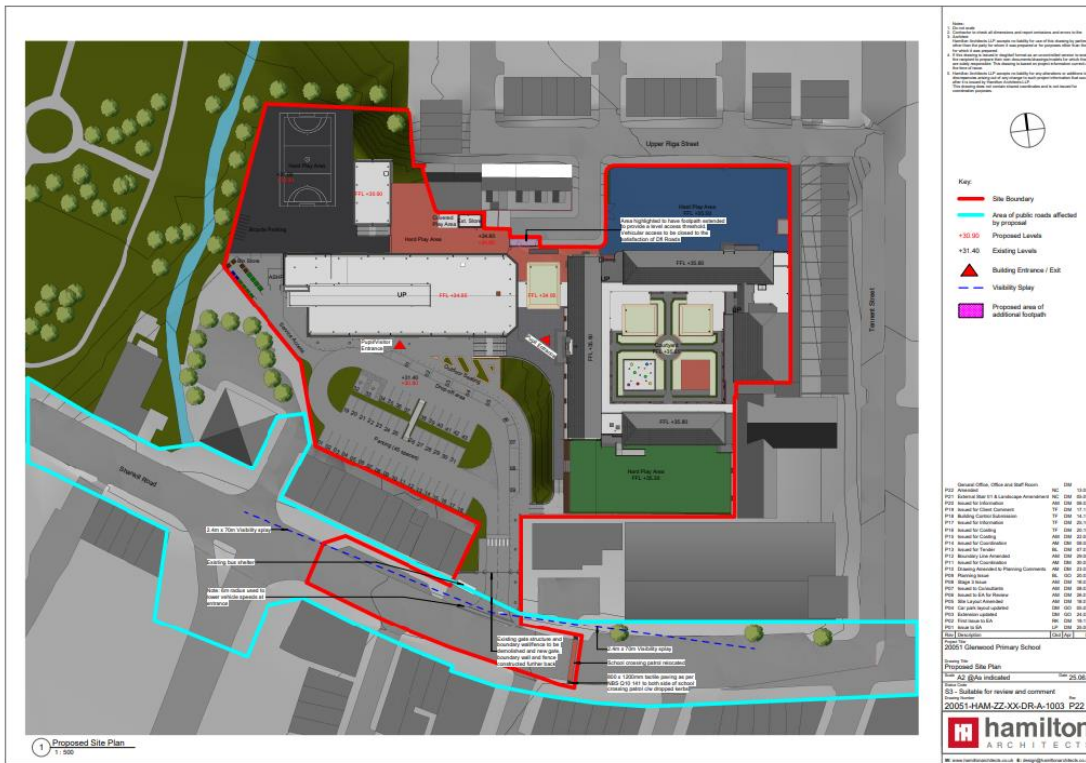
Site Location Plan:



Existing Site Layout:



Proposed Site Layout:



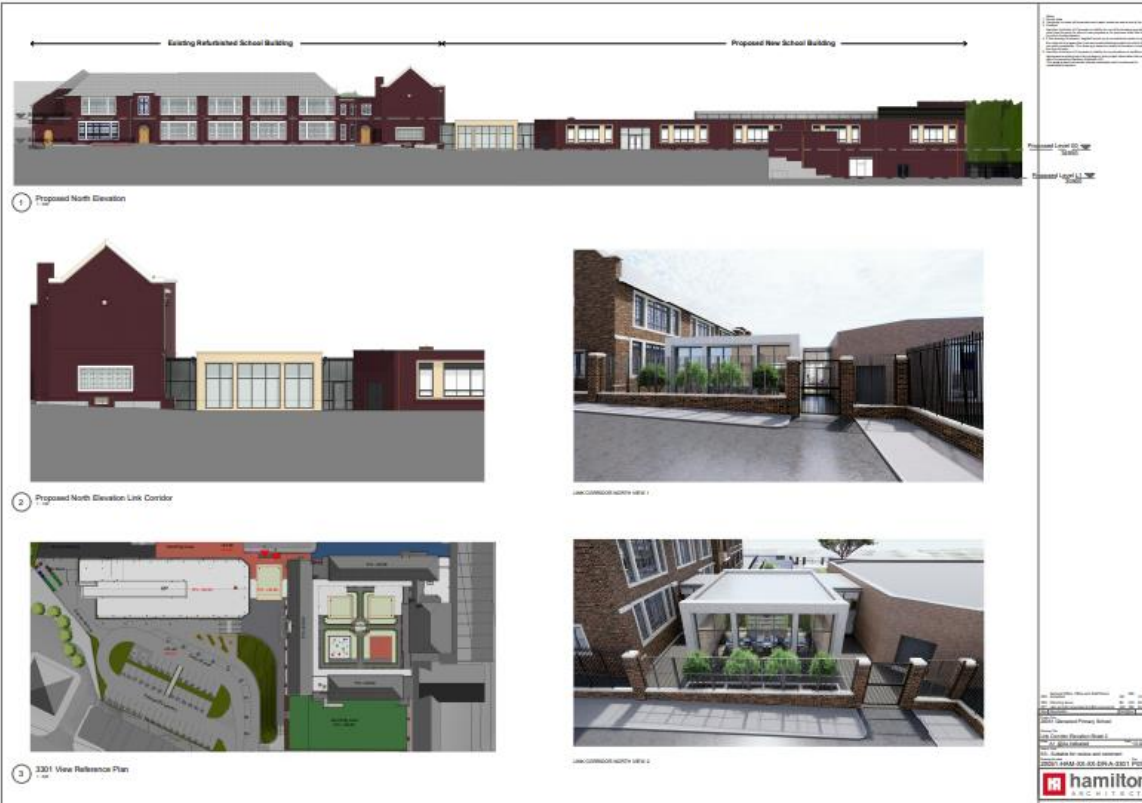
Existing East and West Elevations:



Existing North and South Elevations



Proposed North and Link Corridor elevations:



Proposed East and West Elevations:



Proposed South Elevation:



	<p>These applications follow Pre-Application Discussions with officers.</p> <p>The scheme has been designed and phased to minimise disruption to school life with the following phased approach:</p> <ul style="list-style-type: none"> • Phase 1 – demolition of existing caretaker’s house (Block J) and construction of new school extension; • Phase 2 – demolition of existing kitchen (Block G) and construction of temporary mobile classroom (these classrooms will be subject of a separate planning application); • Phase 3 – refurbishment of existing school building (Blocks A-D); and • Phase 4 - demolition of 1960s 3 storey extension (Block F) and construction of new car park area. <p>The construction access will vary from phase to phase to limit the impact on daily school lessons.</p> <p>Demolition</p> <p>The existing floorspace proposed for demolition totals approx.1865 sqm and consists of the following buildings:</p> <ul style="list-style-type: none"> • Block E (274.3msq) • 1960s extension – Block F (1148.7msq) • Kitchen - Block G (353msq); and • Caretaker’s house – Block J (88.9msq). <p>The gross floorspace of the proposed extension will be 2932sqm, which gives an overall net increase of 1067.1sqm.</p>
<p>2.0</p> <p>2.1</p>	<p>PLANNING HISTORY</p> <ul style="list-style-type: none"> • Z/2009/0356/F - Erection of 16 No. temporary mobiles double stacked for Glenwood Primary School, 2 No. single storey playrooms with associated facilities for Edenderry Nursery and existing vehicular access from Shankill Road widened. Lands comprising Glenwood Primary School which encompasses Edenderry Nursery at 4-22 Upper Riga Street Belfast BT13 3GW. Permission granted on 16 February 2010 • Z/2014/1620/PREAPP - 2 proposals involving the refurbishment and extension of the existing listed building, the principal difference being a reclad of the 1960's extension or a demolition and rebuild of this extension. the 3rd option is to build a new school on a new site at the former Hillview retail park, Crumlin road, Belfast. 4-22 Upper Riga Street Belfast BT13 3GW. • LA04/2020/2614/PAD - Refurbishment and extension of Glenwood Primary School (to include the demolition and replacement of the existing 1960's extension) to provide 2No. learning support classrooms, a nurture suite and a 21No. class base primary school with school meals accommodation, all

	<p>associated site works, infrastructure and landscaping, with access from Riga Street and Shankill Road. Glenwood Primary School, 4-22 Upper Riga Street Belfast. Decided.</p> <ul style="list-style-type: none"> • LA04/2021/2670/PAN - Refurbishment and extension of Glenwood Primary School (to include the demolition and replacement of the existing 1960's extension) to provide 2No. learning support classrooms, a nurture suite and a 21No. class base primary school with school meals accommodation, all associated site works, infrastructure and landscaping, with access from the Shankill Road. Glenwood Primary School, 4-22 Upper Riga Street, Belfast BT13 3GW. Decided.
<p>3.0</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Strategic Policies:</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>Operational Policies:</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy BH1 – Listed Buildings Policy BH5 – Archaeology Policy HC1 – Promoting healthy communities Policy TRAN1 – Active travel – walking and cycling Policy TRAN2 – Creating an accessible environment Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design Masterplanning approach for Major developments</p>

<p>3.5</p> <p>3.6</p> <p>3.7</p>	<p>Sustainable Urban Drainage Systems Transportation Development Viability</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 Belfast Agenda (Community Plan)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p> <p>4.5</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u> DfI Roads – No objection subject to conditions. DfI Rivers – Awaiting final response. DfC HED Historic Monuments – No objection subject to conditions. DAERA – No objection subject to conditions (awaiting final response from NED) NI Water – No objections.</p> <p><u>Non-Statutory Consultees</u> Environmental Health – content subject to conditions. Shared Environmental Services (SES) – final comments awaited. BCC Trees and Landscape Officer – No objections subject to conditions.</p> <p>Whilst consultees may have in some cases referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p> <p><u>Representations</u> The application has been advertised in the local newspaper and neighbours notified.</p> <p>No third-party representations have been received.</p>
<p>5.0</p> <p>5.1</p>	<p>PLANNING ASSESSMENT</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 development at this location • Visual Impacts • Impact on heritage assets • Impact on neighbouring amenity • Traffic and Parking • Impact on trees and natural heritage

5.2	<ul style="list-style-type: none"> • Contaminated land • Flood risk and drainage • Waste-water infrastructure • Waste management • Pre-application Community Consultation
5.3	<p>Development Plan Context 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>
5.4	<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>
5.5	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
	<p>I <u>Proposals Maps</u></p> <p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p>Belfast Urban Area Plan 2001 – the site is un-zoned “white land”.</p> <p>Belfast Metropolitan Area Plan 2015 (2004) – the site is within an Area of Townscape Character (ATC).</p> <p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is within an Area of Townscape Character.</p>
5.6	<p><u>Principle of proposal at this location</u> The site is located within the development limits of Belfast within the BUAP and both versions of draft BMAP. In Draft BMAP (v2014) the site is within an Area of Townscape Character (BT052). There is a Local Landscape Policy Area (BT 131), designated by BMAP, adjacent to the site.</p> <p><u>Acceptability of proposal at this location</u> The proposal includes an extension and ancillary works to improve the built form and infrastructure at an existing school facility. Given the existing use at the site, the proposal</p>

	<p>is considered acceptable in principle subject to no adverse impacts on amenity, landscape features of the site, landscape designations adjacent to the site as outlined above, and technical considerations on advice from the various consultees.</p>
5.7	<p>Demolition</p>
5.8	<p>The proposal includes demolition of the 3 x 1960s era blocks to the south side of the site and a single storey block inside the courtyard of the quadrangle, as well as a caretaker's house in the middle of the site. None of these buildings are listed. Policy BH3 of the LDP states that there will be a presumption in favour of retaining any building within an ATC and planning permission will only be granted where the building makes no material contribution to the distinctive character of the area; and the design quality of the proposed redevelopment is considered to enhance the overall character of the area. These buildings are of a functional design and of little architectural merit and public views are limited. As such they do not contribute to the distinctive character of the area. The design of the replacement building is assessed, below.</p>
5.9	
5.10	
	<p>Design and Amenity Considerations</p>
5.11	<p>The proposal seeks to provide a split-level single and two-storey extension adjacent to/west of the main school building with a corridor link, on an area currently used largely for a playground. The proposal will be subservient to the existing quadrangle-shaped school building. Although the proposed extension will be two storeys, it will be level to ground floor level of the existing school building due to a change in levels across the site. The design and fenestration is modern in approach and is considered sympathetic to the design of the existing listed school building. Proposed finished materials to the other walls will mostly be red brick to match the existing school. The overall form is different from that of the original building. However, this is acceptable as it will ensure the three-dimensional hierarchy of the listed building is retained. The overall design and form of the proposal is considered acceptable and an improvement to the 1960s blocks they aim to replace.</p>
5.12	<p>The extension is located approximately 12m from the nearest residential building to the north at Upper Riga Street. It is considered that the proposal will not adversely impact on adjacent properties in terms of overshadowing/loss of light or privacy due to the separation distances available and the proposed orientation and height of the extension.</p>
	<p>The demolition of the existing 1960s block and the caretaker's house will make way for a proposed additional parking/hardstanding area to the southwest corner of the site, extending existing facilities in this location. It is considered that these improved facilities will not adversely impact on visual amenity due to restricted public views of these areas. Additional play space areas will replace the car park in the northeast corner of the site to compensate for the loss of play space lost due to the extension. Meanwhile, the existing car park at the northeast of the site will be replaced in the space made available from the demolition on the aforementioned buildings. Noise implications of these elements and impact on trees/natural heritage assets are considered below.</p>
5.13	<p>Bins/Waste Management</p> <p>The proposed bin store is to the west side of the site, away from shared boundaries with any neighbouring residential property.</p>
	<p>Impact on Built Heritage</p>
5.14	<p>The original part of the school building is listed and is also adjacent to several other listed buildings nearby, namely: West Belfast Orange Hall, 342-344 Shankill Road; Caretaker's House, West Belfast Orange Hall; Shankill Baptist Church, Tennent Street; Shankill Graveyard Gateway, Boundary Wall and Railings; and St. Matthew's Church of Ireland, Shankill Road.</p>

5.15	<p>The proposal has been assessed against the SPPS and Policy BH1 of the Plan. DfC Historic Environment Division Historic Buildings (HED) is content that this scheme will not adversely impact on the character of the listed building on the site nor any listed building near or adjacent to the site and have responded with no objections, subject to conditions.</p> <p>Policy BH5 of the LDP is also applicable as the application site contains the site of the Glenwood Mill (IHR 10346) which is a site of industrial archaeology interest on the Department for Communities' Industrial Heritage Record. HED Historic Monuments has been consulted and are content, subject to conditions.</p>
5.16	<p>The proposal has also been assessed against Policy BH3 of the LDP as the site is within a draft Area of Townscape Character (ATC). It is considered that there will be no impact on the character of the ATC given that the proposal is mostly screened from public views by buildings that abut and surround the site.</p>
	<p>Traffic and Parking</p>
5.17	<p>The existing vehicular access from Upper Riga Street will be closed off and the existing access / egress from the Shankill Road will be upgraded and all vehicles entering the leaving the will do so from this access. DfI Roads have no objections to the access arrangements or level of parking provision subject to conditions. The proposal is therefore compliant with Policy TRAN 6 and TRAN 8 of the LDP and supplementary policy guidance considerations.</p>
5.18	<p>A BREEAM Travel Plan was submitted in support of the application and was reviewed by DfI Roads and found to be acceptable. The proposal is therefore compliant with Policy TRAN 1, TRAN 2 and TRAN 4 of the LDP.</p>
	<p>Impact on trees and Natural Heritage</p>
5.19	<p>There are not many existing trees of any merit within the site. There are a few semi-mature trees at the Shankill Road entrance to the site; however, these will be removed to facilitate the upgrade of this access. Compensatory planting of trees is proposed.</p>
5.20	<p>The proposed landscaping scheme includes a mixture of proposed tree species including oak, narrow oak, birch, hornbeam, lime 'greenspire', pear, apple, & cherry planted between heavy to semi-mature at the time of planting throughout the site, As the proposed trees and hedging establish and form over time, they should help contribute to the future visual amenity value offering within the site and upon surrounding streetscapes – the trees will be positive features within the school and can also assist with future educational and learning aspects with regards the environment / nature / changing seasons.</p>
5.21	<p>BCC Landscape Team and Tree Officer has no objections, subject to conditions to the landscaping details. Policy TRE1 Trees of the LDP is considered to be complied with.</p>
	<p>Given the separation distances between the two, the proposal will not adversely impact on the setting of the adjacent Local Landscape Policy Area (Shankill Graveyard). The proposal is therefore considered compliant with Policy LC1C in this regard.</p>
5.22	<p>The proposal has been assessed against Policy NH1 Protection of natural heritage resources. NIEA Natural Environment Division (NED) considered an ecological assessment submitted in support of the application but has asked for further information regarding a Bat Roost Potential Survey. This was submitted and NIEA NED is currently</p>

5.23	<p>considering this information. Delegated authority is sought to resolve a final response from NIEA: NED.</p>
5.24	<p>Health impacts 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>
5.25	<p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city centre and beyond.</p>
5.26	<p>The site is within walking distance of the City Centre, and has a sizeable quality area of new open space located to the front of the site. The proposal would enhance the educational and human experience of the school campus, therefore contributing to wellbeing. The proposal is considered to satisfy the requirements of Policy HC1 and OS 3.</p>
5.27	<p>Environmental Resilience / Climate Change Policies ENV1-5 are relevant. The proposed soft landscaping will allow for better drainage of rainwater within the site. A condition is recommended to ensure appropriate provisions. This is compliant with Policy ENV 5.</p>
5.28	<p>Environmental protection Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.</p> <p>A Preliminary Risk Assessment and a Generic Quantitative Risk Assessment (GQRA) have been provided in support of this planning application. The GQRA is informed by site investigations and environmental monitoring data.</p>
5.29	<p>BCC Environmental Health has confirmed that the proposal will not adversely impact on amenity in terms of noise, odour, or other nuisance considerations subject to conditions also detailed below. The proposal therefore is acceptable in terms of these issues.</p> <p>DAERA Land and Groundwater Team had no objections to the approved development subject to conditions.</p>
5.30	<p>This is therefore compliant with Policy ENV1 of the LDP.</p>
5.31	<p>Drainage and Flooding DfI Rivers has considered a Flood Risk Assessment and asked for further information regarding the figures contained therein. The agent has submitted these and DfI Rivers is currently assessing them but has indicated that they are content in principle. Delegated authority is sought to resolve the final response from DfI Rivers</p>
5.31	<p>NI Water has not raised any objections to the proposals. The proposal will not adversely impact on drainage or sewage infrastructure and is therefore acceptable in relation to these issues.</p>

<p>5.32</p> <p>5.33</p> <p>5.34</p> <p>5.35</p> <p>5.36</p> <p>5.37</p>	<p>Community Infrastructure A school is a community facility and as such the proposal has been assessed against Policy CI1 Community infrastructure, of the Plan. It is considered that the proposal complies with the general thrust of this Policy.</p> <p>Pre-application Community Consultation For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.</p> <p>Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN was submitted in advance of the application ref: LA04/2021/2670/PAN.</p> <p>A Pre-Application Community Consultation Report has been submitted in support of this application. The report demonstrated that only two representations were made and that no significant concerns were raised. 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> <p>Developer Contributions Due to the nature of the proposal, it is considered that contributions are not necessary in this case.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the development plan, policy context and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.</p>
<p>7.0</p>	<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. No external facing panels or materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council. The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works. The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials.

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

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

4. 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.

5. No development shall take place unless a statement outlining Climate Change measures to be incorporated into the proposed development has been submitted and agreed in writing by the Council. The development shall be built in accordance with the agreed statement.

Reason: To help reduce carbon emissions and reduce flooding via green measures.

6. The development shall not become operational until weather protected cycle parking has been fully provided in accordance with the approved plans.

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

7. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing, to provide for parking and traffic circulation 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 and traffic circulation within the site.

8. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

9. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

10. The development shall not become operational until a pedestrian crossing point, including tactile paving, has been fully provided in accordance with the approved plans. Pedestrian crossing point including tactile paving shall be provided in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces".

Reason: In the interests of pedestrian safety.

11. The vehicular access, including visibility splays, shall be provided in accordance with Drawing No 19D, prior to the operation of any other works or other development hereby permitted.

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

12. A bus shelter shall be provided in accordance with approved drawing number 43 prior to commencement of works to modify the vehicular access to Shankill Road.

Reason: To maintain public transport infrastructure.

13. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted becomes operational and such splays shall be retained and kept clear thereafter.

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

14. The development shall operate in accordance with the Travel Plan uploaded to the Public Planning Portal on 27 May 2023.

Reason: To encourage alternative modes of transport to the private car.

15. Prior to the commencement of operation of the hereby permitted school kitchen, a kitchen extraction and odour abatement system shall be installed to suppress and disperse odours created from operations on the premises and which is capable of achieving a 'high' level of odour control in accordance with the current EMAQ+ 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (updated in May 2022). The outlet from any extract ventilation ducting shall terminate at a height not less than 1m above the main eaves in accordance with date approved drawing number 17C.

Reason: Protection of nearby amenity.

16. The installed kitchen extraction and odour abatement system must be cleaned and maintained in accordance with manufacturer's instructions and be retained thereafter.

Reason: Protection of nearby amenity.

17. The rating level (dBLAr,T) from the operation of all combined plant and equipment at the hereby permitted development shall not exceed the existing daytime and night-time background noise level 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.

18. Prior to the operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the Tetra Tech report entitled 'Glenwood Primary School, Belfast, Contaminated Land Risk Assessment, dated April 2023 and further detailed on approved drawing numbers 40B, 41C, and 45. have been implemented. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards. In particular, the Verification Report must demonstrate that:

- a) Ground gas protection measures commensurate with the site's BS 8485:2015+A1:2019 Characteristic Situation 2 classification have been incorporated into the proposed extension areas, providing the required gas protection score of 2.5 points. Ground gas protection measures must be verified in line with the requirements of CIRIA C735.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

19. 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. In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

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

20. No development shall commence until the applicant has submitted evidence in writing to the Planning Authority for its agreement demonstrating that the risks to environmental receptors due to on-site contamination of the ground and groundwater have been effectively assessed. This evidence should include:

- Groundwater and surface water quality monitoring data and a quantitative risk assessment as detailed in Tetra Tech report dated March 2021, to investigate the risks to water from contamination identified at the site.
- If unacceptable risks to water are identified, provision of remedial criteria as soil and groundwater concentrations that would not pose an unacceptable risk to receptors. The remedial criteria are required to be derived through detailed Quantitative Risk Assessment based on the conceptual site model and applying the Environment Agency's Hydrogeological Risk Assessment for Land Contamination, Remedial Targets Worksheet v3.2 (P20). If unacceptable risks to receptors are identified a detailed remediation strategy will be required in writing for agreement with the Planning Authority to address those risks.

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

21. After completing any remediation works required, and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with the Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all waste materials and risks and in achieving the remedial objectives.

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

22. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease, and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

23. No development shall proceed beyond sub-floor construction until a suitable dedicated surface water solution has been agreed upon. The applicant may requisition NI Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose.

Reason: To ensure a practical solution to the disposal of surface water from this site.

24. Prior to commencement of works details shall be submitted and approved in writing by the Council of the accredited conservation professional who will oversee and certify the hereby approved works.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

25. No work shall commence on site until method statements, detailing how the alterations will be carried out to, and around, the listed buildings without adversely affecting its structural stability and without damaging the historic fabric proposed for retention, has been submitted to and agreed in writing with the Council. All work shall conform to the agreed method statement.

Reason: To safeguard the architectural and historic interest of the listed building. Approval is required upfront to ensure that no damage is caused to the part which is to be retained.

26. No works shall commence on site unless a detailed methodology for the protection of the original features including:

- a. joinery (architraves, skirting boards, dado rails, stairs, handrails and built-in cabinets);
- b. metalwork (balustrades);
- c. terracotta or clay floor tiles; and
- d. decorative stone or plasterwork during the construction phase has been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

27. No works shall commence on windows and doors to the listed building unless joinery details have been submitted to and approved in writing by the Council. The details of any replacement joinery shall be at a scale of 1:20 or less and include depth of reveals, sections, details of heads and sills, materials and finishes and show the proposed glazing unit and fixing method.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

28. No works in relation to the following activities shall commence on site unless a Detailed Method Statement has been submitted to and agreed in writing by the Council

- a. Repointing; it is expected that powered tools, e.g. air-driven or pneumatic drills and/or electric grinders, will not be used to cut back masonry joints; where these are considered unavoidable, methods must be agreed prior to commencement.
- b. Cleaning of masonry; it is expected this shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). At the commencement of the cleaning, a

test panel shall be undertaken in an inconspicuous position and the method recorded.

Reason: to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

29. Unless otherwise specified on the approved drawings, all new external and internal works and any works of making good shall match the existing original fabric in respect of matching materials, form, composition and finish. Finishes schedules, construction details showing connections between new and old (1:50 minimum, 1:20 preferred) and samples are required for approval on any changes proposed.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and its setting, in compliance with LDP BH1 & BH4; and SPPS para 6.12 & 6.13.

Unless shown on the approved plans, no satellite dishes or other aerials, alarm or metre boxes, security cameras, plumbing pipes, soil-stacks, flues, vents, ductwork grilles or other fixtures shall be affixed to the exterior of the building unless in accordance with details that shall have first been submitted to and approved in writing by the Council.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and its setting, in compliance with LDP BH1 & BH4; and SPPS para 6.12 & 6.13.

30. Prior to commencement of the relevant works, samples shall be submitted and approved in writing by the Council in respect of the following external materials and finishes proposed for the new-build extensions and mobile classrooms:
- a) Roofing material including, flashings and copings;
 - b) Rainwater goods;
 - c) Cladding (mobiles);
 - d) Brickwork (1m sq. sample panel required to show texture, bonding and mortar);
 - e) Stonework / Reconstituted Stone (1m sq. sample panel required as above);
 - f) Ballustrade / guarding;
 - g) Windows including spandrel panels;
 - h) External doors;

Samples shall remain on site for the duration of the works.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and its setting, in compliance with LDP BH1 & BH4; and SPPS para 6.12 & 6.13.

31. Prior to commencement of hard landscaping works, the following shall be submitted to and agreed in writing with the Council:

- a. plans, elevations and sections, at a minimum scale of 1:50, of all ramps, kerbs, steps and guard rails with heights indicated in conjunction with listed building;
- b. material samples for:
 - i. steps;
 - ii. paving;
 - iii. ramps;
 - iv. railings; and
 - v. retaining walls.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and its setting, in compliance with LDP BH1 & BH4; and SPPS para 6.12 & 6.13.

32. The retaining wall adjacent to the main entrance steps shall not commence on site until details of the 'GLENWOOD' signage have been submitted to and agreed in writing by the Council, to include material specification for lettering, fixing method and any illumination proposed.

Reason: to ensure that the materials and details used are of appropriate quality in the interests of maintaining the character and appearance of the setting to the listed building, in compliance with LDP DES4.

33. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
- 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.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

34. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition number 33.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.
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 number 33.

35. These measures shall be implemented, and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of

	<p>archaeological site works, or as otherwise agreed in writing with Belfast City Council.</p> <p>Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.</p>

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 12 th November 2024	
Application Ref: LA04/2024/1020/F	
Proposal: Proposed change of use from dwelling (C1) to 3-bed HMO (Sui generis) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front (amended proposal description).	Location: 6 Paxton Street, Belfast, BT5 4NU
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request for the application to be reported to the Planning Committee by an Elected Member (Cllr Bradley Ferguson) and paragraph 3.8.7 (discretion of the Director).	
Recommendation: Approval subject to condition	
Applicant Name and Address: Robert McGlone 52 Collinbridge Gardens Newtownabbey BT36 7SU	Agent Name and Address: Applicant is agent
Date Valid: 11/06/2024	
Target Date: 24/09/2024	
Contact Officer: Lisa Walshe, Principal Planner	
Executive Summary: This application seeks full planning permission for the change of use from an existing dwelling to a 3-bed house in multiple occupation (HMO) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front (amended proposal description). The existing dwelling is located at 6 Paxton Street in East Belfast. The key issues for consideration of the application are set out below: <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the Templemore Avenue draft ATC. • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection. 2 objections have been received with the issues raised addressed within the main report. The application has been called in for the following reasons: <ol style="list-style-type: none"> 1. Concerns regarding amenity 2. Concerns over lack of parking. 	

The scheme is compliant with Policy HOU10 in that the 10% threshold for HMOs on Paxton Street has not yet been reached. Officers consider that the proposal will not be harmful in terms of traffic, parking, impact on residential amenity or the amenity of the surrounding area of the Templemore Avenue Draft Area of Townscape Character.

Recommendation

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

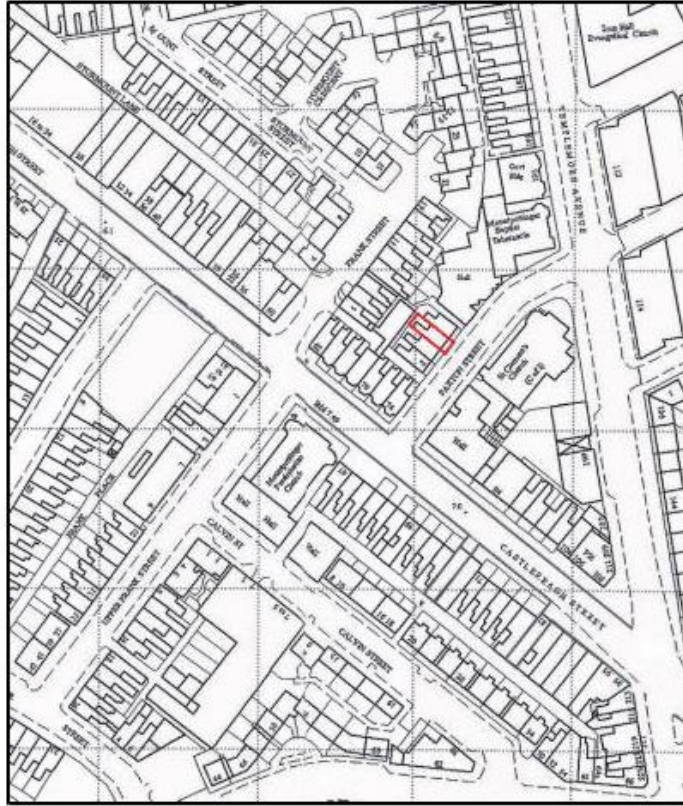
Officer Report

1.0

Drawings


1.1

Site Location



Existing Floor Plans and Elevations



	<p style="text-align: center;">Proposed Floor Plans</p> 
<p>2.0</p>	<p>Characteristics of the Site and Area</p>
<p>2.1</p> <p>2.2</p>	<p>The application site is located at 6 Paxton Street. The property is a 2-storey residential terraced dwelling with a two-storey rear return. There is an enclosed amenity space to the rear of the dwelling. The immediate area is mixed with residential, and community uses.</p> <p>The site falls within the development limit as set out in the BUAP 2001 and draft BMAP 2015. In the draft BMAP 2015, the site is located within a proposed Area of Townscape Character, Templemore Avenue. The site does not fall within any of the existing HMO Policy Areas or Development Nodes as designated in the Belfast HMO Subject Plan 2015.</p>
<p>3.0</p>	<p>Description of Proposal</p>
<p>3.1</p>	<p>The application is seeking full planning permission for change of use from dwelling (C1) to 3 Bedroom HMO (Sui Generis) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front (amended proposal description).</p>

4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – Plan Strategy Belfast Local Development Plan, Plan Strategy 2035
4.2	<i>Strategic Policies:</i> Policy SP2 – sustainable development
4.3	<i>Operational Policies:</i> Policy ENV1 – Environmental quality Policy BH3 – Area of townscape character Policy HOU10 – Housing management areas (HMAs) Policy RD1 – New residential developments Policy RD2 – Residential extensions and alterations Policy TRAN8 – Car parking and servicing arrangements Policy OS3 – Ancillary open space
4.4	<u>Supplementary Planning Guidance</u> Residential Design Transportation Waste Infrastructure
4.5	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.6	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.7	Relevant Planning History There is no relevant planning history.
5.0	Consultations and Representations
5.1	Statutory Consultations DfI Roads – No objections
5.2	Non-Statutory Consultations BCC Plans & Policy Team – No objections. HMO considered acceptable at this location.
5.3	Representations
5.3.1	The application has been advertised and neighbours notified. The Council has received 2 letter of representation raising the following concerns: - <ul style="list-style-type: none"> 1. Concerns of impact of the proposed works during the renovation stage. 2. Many properties in the area are already HMOs. 3. Requirements of extra bin provision. 4. Off-street car parking. 5. Anti-social behaviour and noise. <p>Points 1-5 are considered in the report below, additional points raised are considered as follows:</p>

	<p>6. Devaluing of property – This is not a material consideration and is outside the remit of the planning service.</p> <p>7. Impact on sewage – Two additional ensuite will not intensify the use of an existing dwelling. The dwelling will be connected to the main sewerage network as all properties on the street are.</p> <p>8. Velux window to the front of the property being proposed – officer sought clarification regarding the positioning of the existing Velux window. New drawings were available to view on the planning portal on 04/11/2024 demonstrating the Velux window will be retained on the rear elevation.</p>
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.1.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.1.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.1.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan (“Departmental Development Plan”) until the Local Policies Plan is adopted.
6.1.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report.).
6.1.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.1.6	Belfast Urban Area Plan 2001 - The site is located within the settlement development limit in the BUAP and is not zoned for any use.
6.1.7	Belfast Metropolitan Area Plan 2015 (2004) - In draft BMAP 2015 (v2004) the site is located within the settlement development limits of Belfast and within a proposed Area of Townscape Character – Templemore Avenue (Ref: BT 074).

6.1.8	<p>Belfast Metropolitan Area Plan 2015 (v2014) - In draft BMAP 2015 (v2014) the site is also located within the settlement development limits of Belfast and within a proposed Area of Townscape Character –Templemore Avenue (Ref: BT 074). The site is not located in a Housing Policy Area or an HMO Development Node in the Belfast HMO Subject Plan 2015.</p>
6.2	<p>Key Issues</p>
6.2.1	<p>The key issues to be considered in this application are:</p>
	<ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the Templemore Avenue draft ATC • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection
6.3	<p>The principle of an HMO at this location</p>
6.3.1	<p>The site is outside Housing Policy Areas and development nodes as designated in the Belfast HMO Subject Plan 2015. Policy HOU10 of the Plan Strategy is applicable and states that:</p>
	<p><i>‘Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street’.</i></p>
6.3.2	<p>The justification and amplification text to Policy HOU10 confirms at paragraph 7.1.66 that the level of HMOs outside a HMA will be measured by adding together:</p>
	<ol style="list-style-type: none"> 1. The number of HMOs recorded under the HMO Licensing scheme; and 2. The number of planning approvals for HMOs not yet licensed, with the total then divided by the total number of dwelling units within the street. If a street is longer than 600, the total number of dwellings in the street will relate to the total properties within 300m either side of the property on the street.
6.3.3	<p>According to the LPS Pointer Address database there are 33 domestic properties on Paxton Street. This would allow for 3 HMO properties on Paxton Street before the 10% threshold would be exceeded. The objection raises concerns that there are many properties in the area that are HMOs however according to our records there are no HMO properties on Paxton Street.</p>
6.3.4	<p>Each application is considered on its own merits and officers consider that this scheme is compliant with policy HOU10 for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.</p>
6.3.5	<p>Paragraph 7.1.69. of HOU10 states that in all cases, intensive forms of housing whether within or outside HMAs will still be carefully assessed against the relevant criteria set out in Policies RD1, RD2 and RD3. The assessment of the proposal against these policies is set out below.</p>
6.3.6	

6.4	<p>Impact on the character and appearance of the Templemore Avenue Draft ATC</p>
6.4.1	<p>The site is located within a proposed ATC - Templemore Avenue. One minor external change is proposed to change the existing rear extension slope roof to a flat roof. The materials are to be render, in line with the existing rear extension. The change in roof height would be a reduction to the existing slope roof.</p>
	<p>The proposal will not create conflict with the character of Templemore Avenue and the overall character of the area will be maintained. The proposal is therefore considered to comply with Policy BH3 - Areas of townscape character.</p>
6.5	<p>Impact on residential amenity</p>
6.5.1	<p>The property is a 2-storey dwelling and is of sufficient size to accommodate an HMO, comfortably providing accommodation for 3 people whilst still meeting the space standards. The proposal complies with the HMO space standards for a 3-bed HMO as set out within Belfast Local Development Plan: 2035. The proposal would provide a quality and sustainable residential environment.</p>
6.5.2	<p>Policy RD1 applies as set out above and states that <i>'planning permission will be granted for new residential development where it is in accordance with general urban design policies and where it is demonstrated that the proposal:</i></p> <ul style="list-style-type: none"> <i>a) Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas - Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in HOU10 and RD1 & RD3. The HMO licensing scheme also seeks to ensure that landlords are compliant with regulations, such as the number of occupants and provision of sufficient bin storage.</i> <i>b) Does not unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing, dominance, noise or other disturbance - Officers consider that the scheme will not give rise to any of the issues listed in criterion b. Overlooking, loss of light, overshadowing and dominance will not be changing from what is existing. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.</i> <i>c) Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure - There is sufficient space for cycle parking. Metro services are available along the Castlereagh road.</i> <i>d) Provides appropriate open space - The existing rear amenity space is to be retained which is considered sufficient to serve the proposal.</i> <i>e) Keeps hard surfacing to a minimum - No hard standing is proposed as part of this application.</i> <i>f) Creates a quality and sustainable residential environment in accordance with the space standards set out in appendix C - The proposal exceeds the requirements set out in the space standards and provides a generous amount of living space for the occupants of the 3 bedrooms. The proposal therefore complies with the HMO space standards for a 3 bed HMO as set out within Belfast Local Development Plan: 2035.</i> <i>g) Does not contain any units which are wholly in the rear of the property without direct, safe and secure access from the public street - All units have safe and</i>

	<p>secure access from the front door of the dwelling.</p> <p><i>h) Ensures that living rooms, kitchens and bedrooms have access to natural light - All habitable rooms in the dwelling have access to natural light.</i></p>
6.5.3	<p>The LDP plan Strategy seeks to facilitate sustainable housing growth in response to changing housing needs. Carefully managing the variety of house types, sizes and tenures will help to meet the diverse needs of all the community. This supports wider LDP aims of shaping quality and sustainable residential development, providing a mix of housing that create more balanced communities, increasing density without town cramming. HMOs are regulated by the relevant Policy set out in the LDP plan Strategy and the proposal has been found to comply with the relevant policies. This HMO comprises 3 bedrooms and will also be subject to the licensing process which will determine how many persons the home can accommodate. HMOs can meet high demand for housing and the application site is located in an accessible location close to services and public transport. It is considered that the proposal would not undermine the availability of family housing in the area.</p>
6.5.4	<p>As indicated above, the HMO will further require to be licensed with BCC which requires the implementation of an anti-social behaviour plan, ensuring the HMO operator runs the property effectively.</p>
6.5.5	<p>The proposal is considered compatible with adjacent land uses. It would not harm the amenity of adjacent and nearby properties or result in unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight. The proposal is considered to comply with Policy RD 1.</p>
6.5.6	<p>Policy RD3 is applicable and states that planning permission will be granted for conversion or change of use of existing buildings for residential use where all the criteria in policy RD1 and all the additional criteria below are met:</p> <p><i>a) Any units are self-contained - This criterion is not applicable.</i></p> <p><i>b) Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm - Officers consider that this criterion is met (refer to section 6.7 below).</i></p> <p><i>c) The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling – This criterion is not applicable to this proposal.</i></p> <p><i>d) Conversions above commercial premises do not prejudice the commercial functions of the business - This criterion is not applicable to this proposal.</i></p>
6.5.7	<p>Taking account of the criteria set out above the proposal is considered to comply with Policy RD3.</p>
6.6	<p>Traffic, Parking and Access</p>
6.6.1	<p>Officers acknowledge the objections to parking. DFI Roads have no objections to the scheme. Whilst the various policy requirements of HOU10 seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy.</p>
6.6.2	<p>Policy TRAN8 – Car parking and servicing arrangements states that, ‘<i>Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements</i>’. Existing Regional Planning Policy and supplementary planning guidance, including the published ‘Parking Standards’, do not incorporate car parking as a requirement for HMO development.</p>

6.6.3	However, to satisfy the concerns raised in relation to parking the Council requested a parking survey. The parking survey demonstrates that adequate parking is available within a radius of 150 metres walking distance from the application site to serve the proposal and concludes that the scheme will not be detrimental to on-street parking in the prevailing area. DFI Roads were consulted on the parking survey and advised that the parking survey indicates the availability of on-street parking capacity within the vicinity of the site and referred the Planning Service to the previous response of no objection.
6.6.4	The parking survey demonstrates that adequate parking is available to serve the proposal which is considered to meet Policy TRAN8. Furthermore, the site is in a sustainable location with regular bus services operating in close proximity and accessible to services and amenities in the local and wider area.
6.7	Waste and Refuse Collection
6.7.1	Policy RD3 criterion B applies, it states that adequate refuse storage space must be provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.
6.7.2	<p>The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI set out typical weekly waste arisings for different types of development including HMOs. For an HMO, the typical weekly waste arising is 100L per bedroom plus 60L per dwelling. For the proposed 3 bed HMO this would equate to the typical production of 360L of waste per week. The total waste production is broken down into the following types of waste:</p> <ol style="list-style-type: none"> 1. 35% general waste (collected fortnightly), 2. 55% recycling and 3. 10% food waste (both 2. and 3. collected weekly).
6.7.3	<p>The following bins would be required to serve the proposed HMO in line with the SPG and the Local Government Waste Storage Guide for NI.</p> <ol style="list-style-type: none"> 1. Black bins – 2 x black bins (2 x 180L) – sufficient for 2 weeks of general waste. 2. Recycling – 2 x recycling packs (2x 55L) – collected weekly. 3. Food waste – 2 x food bins (2 x 23L) – collected weekly.
6.7.4	<p>The SPG advises that applicants must provide a layout of the waste storage area demonstrating that all of the required bins can be accommodated in a way that:</p> <ul style="list-style-type: none"> • users can easily deposit any type of waste into the corresponding bins without moving them around; and • bins can be easily removed for collection.
6.7.5	The SPG also provides guidance on the minimum area requirements for a container(s) with capacity of 240L or less.
6.7.6	Taking account of the guidance set out in the Waste SPG 2 sets of bins would be required to serve the proposed HMO which according to the SPG would equate to an area of 2.0 x 1.8 (3.6sqm) for each set of bins and a total area of 7.2 sqm (for 6 bins).
6.7.7	The applicant has provided a plan which demonstrates that there is adequate provision for bin storage and that the bins can be easily accessed, whilst retaining an adequate

<p>6.7.8</p> <p>6.7.9</p> <p>6.8</p> <p>6.8.1</p>	<p>amount of residential amenity space. A condition is recommended to ensure bin storage is provided within the curtilage of the property.</p> <p>The rear amenity space measures 9.4 sqm. The provision of the minimum storage area for two sets of bins would leave c.2.2 sqm remaining for amenity provision. The dwelling benefits from a small amenity area to the front of the property which is capable of accommodating a small seating area for occupants. The site is located within a 10-minute walk away from Avoniel Leisure centre/facilities and the Connswater greenway which include significant open space and a play park, which occupants of the proposed HMO can avail of. The provision of amenity space is considered acceptable taking account of the local context and the proximity to open space facilities.</p> <p>Officers consider that the information provided satisfactorily demonstrates that the proposed waste management arrangements are acceptable.</p> <p>Other Issues</p> <p>Concerns have been raised in the letter of representation about the potential impact of works during the renovation stage. It is acknowledged that there may be some noise and disturbance during this stage of the development, however these works would be temporary. Any works carried out will have to adhere to building control regulations. The Council's Environmental Health team is responsible for dealing with noise complaints.</p>
<p>8.0</p>	<p>Recommendation</p>
<p>8.1</p> <p>8.2</p>	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>
<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 for the use hereby approved unless a refuse and recycling storage area within the rear curtilage of the property has been provided. This area must be sufficient to meet the requirements of the development and must be retained and managed at all times. Reason: To ensure adequate management of waste and in the interests of the amenities of the area. 	

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Development Management Report

Summary	
Committee Date: 12 th November 2024	
Application ID: LA04/2024/1623/F	
Proposal: Change of use from 4-bed dwelling (C1) to 5-bed House of Multiple Occupancy (Sui Generis)	Location: 49 Woodcot Avenue, Belfast, BT5 5JB
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by Elected Member (Cllr Ruth Brooks, Cllr Bradley Ferguson and Cllr Sammy Douglas).	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Paul Kennedy 49 Woodcot Avenue Belfast	Agent Name and Address: Ally Olphert Create Architecture Blick Studios 46 Hill Street Belfast BT1 2LB
Date Valid: 26/09/2024	
Target Date: 09/01/2025	
Contact Officer: Lisa Walshe, Principal Planning Officer	
<p>Executive Summary: This application seeks full planning permission for Change of use from a 4-bed dwelling (use class C1) to a 5-bedr House of Multiple Occupancy (Sui Generis use class). The site is located at 49 Woodcot Avenue.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character • Impact on residential amenity • Traffic, parking and access • Waste and refuse collection <p>9 objections have been received with the issues raised addressed within the main report.</p> <p>The application has been called in for the following reasons:</p> <ol style="list-style-type: none"> 1. Significant public interest. 2. Concerns relating to amenity, parking and precedent for other HMOs in the area. <p>The scheme is compliant with Policy HOU10 in that the 10% threshold for HMOs on this stretch of the Woodcot Avenue has not yet been reached. The applicant has demonstrated that there is</p>	

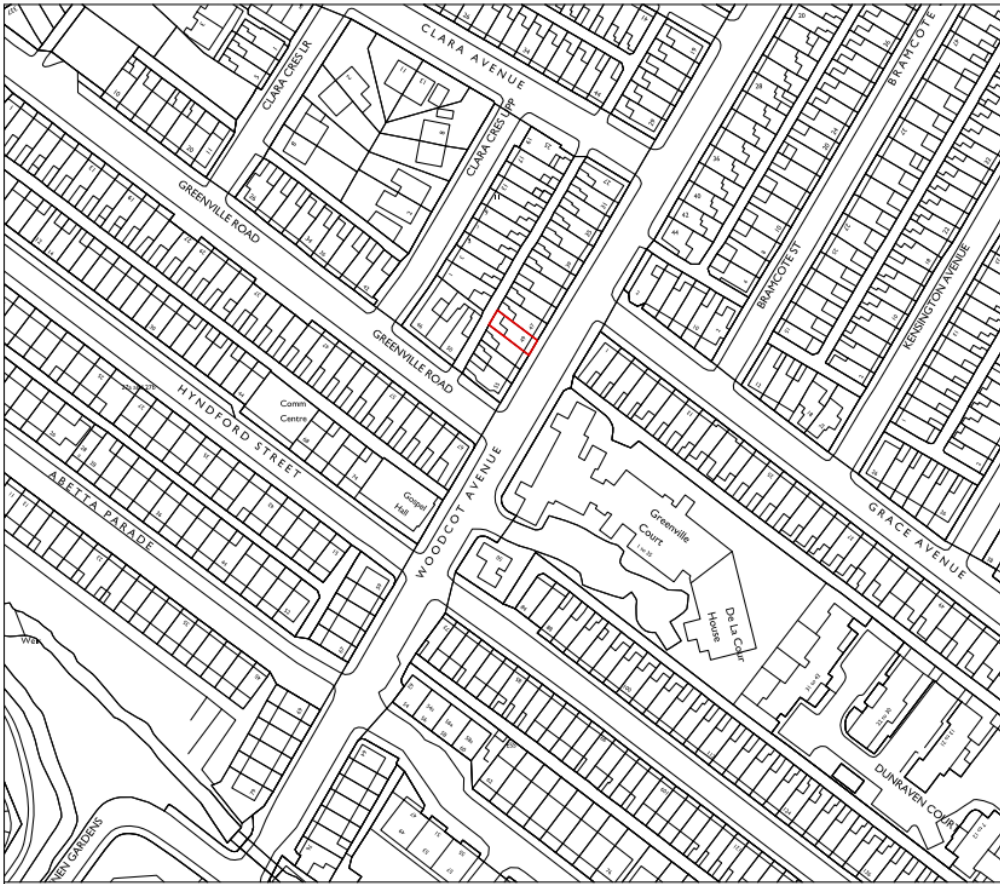
sufficient provision for bin storage whilst retaining adequate amenity space. Officers consider that the scheme will not be harmful in terms of traffic, parking, impact on amenity of the surrounding area.

Recommendation

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

DRAWINGS AND IMAGERY

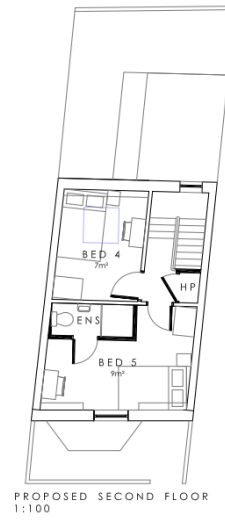
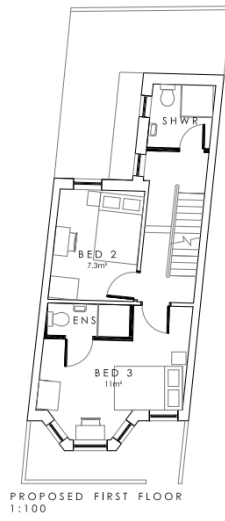
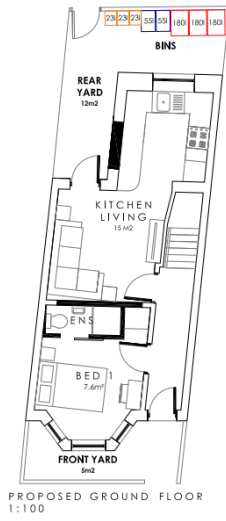
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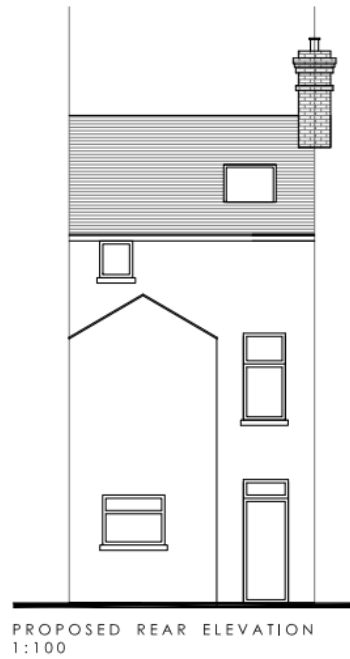
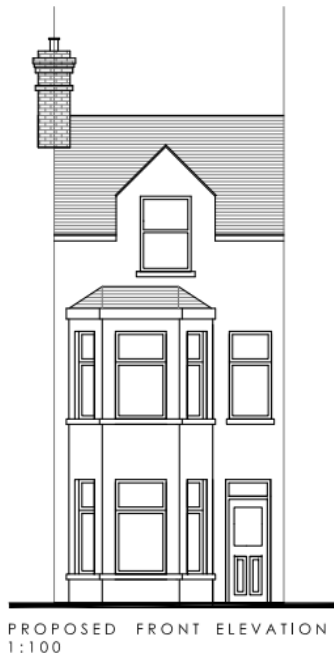
Existing and Proposed Site Plan:



Proposed Floor Plans:



Proposed Elevations:



<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p>	<p>Characteristics of the Site and Area</p> <p>The application site is located at 49 Woodcot Avenue. The property is a 3-storey residential terraced property with a two-storey rear return. There is a small, enclosed amenity space to the rear of the building. The immediate area is predominantly residential.</p> <p>The site falls within the development limit as set out in the BUAP 2001 and draft BMAP 2015. The site does not fall within any of the existing HMO Policy Areas or Development Nodes as designated in the Belfast HMO Subject Plan 2015.</p> <p>Description of Proposed Development</p> <p>The application is seeking full planning permission to change the of use from a dwelling (class C1) to a 6-bed HMO (suis generis).</p>
<p>2.0</p> <p>2.1</p>	<p>PLANNING HISTORY</p> <p>There is no relevant planning history pertaining to the site.</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> <ul style="list-style-type: none"> • Policy SP1A – managing growth and supporting infrastructure delivery • Policy SP2 – sustainable development • Policy SP3 – improving health and wellbeing • Policy SP5 – positive placemaking • Policy SP6 – environmental resilience • Policy SP7 – connectivity <p><i>Operational Policies</i></p> <ul style="list-style-type: none"> • Policy SD2 – Settlement Areas • Policy HOU10 - Housing Management Areas • Policy RD1 – New residential developments • Policy TRAN8 – Car parking and servicing arrangements • Policy ENV1 – Environmental quality • Policy OS3 – Ancillary open space <p><u>Supplementary Planning Guidance</u></p> <ul style="list-style-type: none"> • Residential Design • Placemaking and Urban Design • Transportation <p>Development Plan – zoning, designations and proposals maps</p> <p>Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004)</p>

	<p>Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy</p> <p>Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations</p> <p>Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u></p> <p>DfI Roads – No objections</p> <p><u>Non-Statutory Consultees</u></p> <p>No non-statutory consultations required.</p> <p><u>Representations</u></p> <p>The application has been advertised and neighbours notified. The Council has received 9 letters of objection. The issues raised in the objections are summarised as follows:</p> <ol style="list-style-type: none"> 1. Waste management 2. Parking and traffic 3. Impact on the character of the area 4. Inadequate living space 5. Safety and security issues 6. Effect on property value 7. Precedent for other HMOs 8. Noise and Anti-social behaviour <p>Issues 1-4 are addressed in the main body of the report.</p> <p>The additional points are considered as follows:</p> <ol style="list-style-type: none"> 5. Safety and security issues <p>This is not a material consideration. Any issues regarding safety and security issues and is outside the remit of planning and relevant bodies such as the PSNI should be contacted if these issues escalate.</p> <ol style="list-style-type: none"> 6. Effect on property value <p>This is not a material consideration and is outside the remit of planning.</p> <ol style="list-style-type: none"> 7. Precedent for other HMOs <p>Each application is considered on its own merits. Officers consider that this scheme is compliant with relevant policy for the reasons stated in the report and any further applications for HMOs will be assessed in accordance with the relevant planning policy.</p>

	<p>8. Noise and Anti-social behaviour</p> <p>The HMO licensing scheme is in place to regulate HMOs. An anti-social behaviour plan will therefore be in place, and it is the landlord's responsibility to ensure compliance with licensing requirements. Tenants also have responsibilities to make sure the landlord can carry out their duties. The Northern Ireland House of Multiple Occupancy Unit (NIHMO) within BCC has developed a guide highlighting ways to tackle antisocial behaviour linked to their properties. The guide provides preventative measures that landlords can take to manage antisocial behaviour, highlights how to demonstrate compliance by record keeping and intervention, and details how to develop an antisocial behaviour plan. The HMO legislation in Northern Ireland has the potential to have a positive impact on the lives of those living in HMOs, the owners of HMOs, and the residents surrounding HMO properties.</p> <p>Environmental Health and the PSNI are the appropriate bodies to deal with noise issues and antisocial behaviour.</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p> <p>5.5</p>	<p>PLANNING ASSESSMENT</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"> • The principle of an HMO at this location • Impact on the character • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection. <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 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Polices</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan</p>

	<p>Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).</p>
5.6	<p><u>Proposals Maps</u></p> <p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.7	<p>Belfast Urban Area Plan 2001 – The site is located within the settlement development limit and is not zoned for any use.</p>
5.8	<p>Belfast Metropolitan Area Plan 2015 (2004) – the site is un-zoned “white land” within the settlement development limits of Belfast.</p>
5.9	<p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is also located within the settlement development limits of Belfast. The site is not located in a Housing Policy Area or an HMO Development Node in the Belfast HMO Subject Plan 2015.</p>
5.10	<p><u>The principle of an HMO at this location</u></p> <p>The site is outside both Housing Policy Areas and development nodes as designated in the Belfast HMO Subject Plan 2015. Policy HOU10 of the Plan Strategy is applicable and states that:</p> <p><i>‘Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street’.</i></p>
5.11	<p>The justification and amplification text to Policy HOU10 confirms at paragraph 7.1.66 that the level of HMOs outside a HMA will be measured by adding together:</p> <ol style="list-style-type: none"> 1. The number of HMOs recorded under the HMO Licensing scheme; and 2. The number of planning approvals for HMOs not yet licensed, with the total then divided by the total number of dwelling units within the street. If a street is longer than 600, the total number of dwellings in the street will relate to the total properties within 300m either side of the property on the street.
5.12	<p>According to the LPS Pointer Address database, there are 111 domestic properties on Woodcot Avenue. This would allow for 11 HMO properties on Woodcot Avenue before the 10% threshold would be exceeded. According to our records there is two existing HMOs on Woodcot Avenue and one application currently being processed. The proposal for a change of use from dwelling to HMO would not result in an exceedance of the 10% threshold and is therefore considered compliant with Policy HOU 10 and is acceptable in principle at this location.</p>

5.13	Officers consider that this scheme is compliant with relevant policy for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.
5.14	Paragraph 7.1.69. of HOU10 states that in all cases, intensive forms of housing whether within or outside HMAs will still be carefully assessed against the relevant criteria set out in Policies RD1, RD2 and RD3. The assessment of the proposal against these policies is set out below.
5.15	<p><u>Impact on residential amenity</u></p> <p>The property is a 3-storey dwelling and is of sufficient size to accommodate an HMO, comfortably providing accommodation for 5 people whilst still meeting the space standards. The proposal complies with the HMO space standards for a 5-bed HMO as set out within Belfast Local Development Plan: 2035. The proposal would provide a quality and sustainable residential environment.</p>
5.16	<p>Policy RD1 applies as set out above and states that <i>'planning permission will be granted for new residential development where it is in accordance with general urban design policies and where it is demonstrated that the proposal:</i></p> <p><i>a) Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas -</i></p> <p>Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in HOU10 and RD1 & RD3. The HMO licensing scheme also seeks to ensure that landlords are compliant with regulations, such as the number of occupants and provision of sufficient bin storage.</p>
5.17	<p><i>b) Does not unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing, dominance, noise or other disturbance -</i></p> <p>Officers consider that the scheme will not give rise to any of the issues listed in criterion b. The rear elevation has a velux window which is increasing in size but overlooking, loss of light, overshadowing and dominance will not be changing from what is existing. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.</p>
5.18	<p><i>c) Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure -</i> There is sufficient space for cycle parking. Metro services are available along the Beersbridge Road, a 3-minute walk from the property.</p>
5.19	<p><i>d) Provides appropriate open space -</i> The existing rear amenity space is to be retained which is considered sufficient to serve the proposal.</p>
5.20	<p><i>e) Keeps hard surfacing to a minimum -</i> No hard standing is proposed as part of this application.</p>
5.21	<p><i>f) Creates a quality and sustainable residential environment in accordance with the space standards set out in appendix C -</i> The proposal exceeds the requirements set out in the space standards and provides a generous amount of living space for the occupants of the 5 bedrooms. The proposal therefore complies with the HMO space standards for a 5-bed HMO as set out within Belfast Local Development Plan: 2035.</p>
5.22	<p><i>g) Does not contain any units which are wholly in the rear of the property without direct, safe and secure access from the public street -</i> All units have safe and secure access from the front door of the dwelling.</p>

5.23	h) <i>Ensures that living rooms, kitchens and bedrooms have access to natural light</i> – All habitable rooms in the dwelling have access to natural light.
5.24	The LDP Plan Strategy seeks to facilitate sustainable housing growth in response to changing housing needs. Carefully managing the variety of house types, sizes and tenures will help to meet the diverse needs of all the community. This supports wider LDP aims of shaping quality and sustainable residential development, providing a mix of housing that create more balanced communities, increasing density without town cramming. HMOs are regulated by the relevant Policy set out in the LDP plan Strategy and the proposal has been found to comply with the relevant policies. This HMO comprises 5 bedrooms and will also be subject to the licensing process which will determine how many persons the home can accommodate. HMOs can meet high demand for housing and the application site is located in an accessible location close to services and public transport. It is considered that the proposal would not undermine the availability of family housing in the area.
5.25	As indicated above, the HMO will further require to be licensed with Belfast City Council which requires the implementation of an anti-social behaviour plan, ensuring the HMO operator runs the property effectively.
5.26	The proposal is considered compatible with adjacent land uses. It would not harm the amenity of adjacent and nearby properties or result in unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight. The proposal is considered to comply with Policy RD 1.
5.27	Policy RD3 is applicable and states that planning permission will be granted for conversion or change of use of existing buildings for residential use where all the criteria in policy RD1 and all the additional criteria below are met:
5.28	<p>a) <i>Any units are self-contained</i> - This criterion is not applicable.</p> <p>b) <i>Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste, and is designed to not be visible from the amenity space / public realm</i> - Officers consider that this criterion is met (refer to sections 5.34-5.39 below)</p> <p>c) <i>The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling</i> – This criterion is not applicable to this proposal.</p> <p>d) <i>Conversions above commercial premises do not prejudice the commercial functions of the business</i> - This criterion is not applicable to this proposal.</p>
5.29	Taking account of the criteria set out above the proposal is considered to comply with Policy RD3.
5.30	<p><u>Traffic, Parking and Access</u></p> <p>Officers acknowledge the objections to parking. DFI Roads have no objections to the scheme. Whilst the various policy requirements of HOU10 seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy.</p>
5.31	Policy TRAN8 – Car parking and servicing arrangements states that, ' <i>Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements</i> '. Existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development.

5.32	The site is in a sustainable location with regular bus services operating in close proximity and accessible to services and amenities in the local and wider area.
5.33	DfI Roads were consulted and have no objection to the proposal. In other applications, officers have requested a parking survey where there are objections on the grounds of parking. The agent for this application submitted a parking survey under application LA04/2023/4521/F for 4 Woodcot Avenue in February 2024. This demonstrated sufficient parking capacity on the same street.
5.34	<p><u>Waste and Refuse Collection</u></p> <p>Objectors have alluded to previous issues with waste management on Woodcot Avenue and the alleyway behind.</p>
5.35	Policy RD3 criterion B applies, it states that adequate refuse storage space must be provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.
5.36	<p>The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI sets out typical weekly waste arisings for different types of development including HMOs. For an HMO, the typical weekly waste arising is 100L per bedroom plus 60L per dwelling. For the proposed 5-bed HMO this would equate to the typical production of 560L of waste per week. The total waste production is broken down into the following types of waste:</p> <ol style="list-style-type: none"> 1. 35% general waste (collected fortnightly), 2. 55% recycling and 3. 10% food waste (both 2. and 3 collected weekly).
5.37	<p>The Council's Waste Management Unit has advised that the following waste containers would be required to serve the proposed HMO in line with the SPG and the Local Government Waste Storage Guide for NI.</p> <ol style="list-style-type: none"> 1. Black bins – 3 x black bins (3 x 180L) – sufficient for 2 weeks of general waste 2. Recycling – 2 x recycling packs (6 x 55L) – collected weekly 3. Food waste – 3 x food bins (3 x 23L) – collected weekly
5.38	Officers consider that this policy is complied with. The disposal of waste is the responsibility of tenants and the landlord.
5.39	The rear amenity space of the property is 12.9 sqm. For each set of 3 bins (black bin, recycling pack and food caddy) in an enclosed yard 2.0 x 1.8m is required in a single row layout 2.0 x 1.8m = 3.6sqm x 3 = 10.8 sqm. The provision of 3 sets of bins would leave approximately 2.1sqm for amenity provision. The premises will therefore be served by the correct amount for a 5-bed HMO as set out in the Supplementary Planning Guidance whilst maintaining sufficient amenity space. Bin storage is also a licensing requirement and the Council's website states that " <i>during the period of the licence the licensee shall ensure that sufficient bins or other suitable receptacles are provided that are adequate for the requirements of each household occupying the HMO for the storage of refuse and litter pending their disposal in accordance with the Local Government Waste Storage Guide for Northern Ireland</i> ". A condition is recommended to ensure bin storage is provided within the curtilage of the property.

5.40	<p><u>Impact on the sewage network</u></p> <p>There is no evidence that change of use from a dwelling to an HMO will cause any issues as the dwelling will continue to avail of the main sewage network like other houses in the street. As there is no evidence of significant impact on waste-water infrastructure, it has been unnecessary to consult NI Water as a statutory consultee.</p>
6.0	<p>Recommendation</p> <p>6.1 Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>6.2 Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>
7.0	<p>DRAFT CONDITIONS</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The development shall not be occupied for the use hereby approved unless a refuse and recycling storage area within the rear curtilage of the dwelling has been provided. This area must be sufficient to meet the requirements of the development and must be retained and managed at all times.</p> <p>Reason: To ensure adequate management of waste and in the interests of the amenities of the area.</p> <p>DRAFT INFORMATIVES:</p> <p>1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.</p> <p>2. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</p> <p>3. The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.</p>

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 12th November 2024	
Application ID: LA04/2024/1486/F	
Proposal: Community garden consisting of level changes, paladin fencing, landscaping, raised planter beds, polytunnels, container/storage unit, picnic tables and associated works.	Location: Green space adjacent to Highfield Community Centre.
Recommendation: Approval	Referral Route: BCC are applicant
Applicant Name and Address: Michael Small Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address: Michael Small Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP
Date Valid: 28 th August 2024	
Target Date: 28 th November 2024	
Contact Officer: Lisa Walshe, Principal Planning Officer	
<p>Executive Summary:</p> <p>The application seeks full planning permission to develop a community garden consisting of level changes, paladin fencing, landscaping, raised planter beds, polytunnels, container/storage unit, picnic tables and associated works.</p> <p>The key issues for the assessment of the application include:</p> <ul style="list-style-type: none"> • Principle of development • Impact on amenity • Impact on existing trees and vegetation • Health and wellbeing • Community Cohesion • Accessibility <p>The application site, Highfield Community Centre, is located in High Green, off the West Circular Road. The application relates specifically to the green space to the rear (west) of the Community Centre.</p> <p>Within the development the following is proposed:</p> <ol style="list-style-type: none"> 1. Rainwater Butts 2. 8m x 3m polytunnel 3. 2No. Picnic tables 4. Planting including mini orchard, native hedgerows, native trees 5. 2.4m x 1.2m x 0.4m timber planters 	

6. 2.4m Paladin Fencing, 2.5m pedestrian gate
7. Compost area
8. 3m x 2.4m storage unit, 3m x 2.4m covered workspace, 6m x 2.4m steel container

The proposal is considered to comply with the SPPS, Policies LC1, HC1, CI1 and SP4 of the Belfast Local Development Plan Strategy 2035 and Section 91(2) of the Planning Act (Northern Ireland) 2011.

No third-party representations have been received.

Recommendation

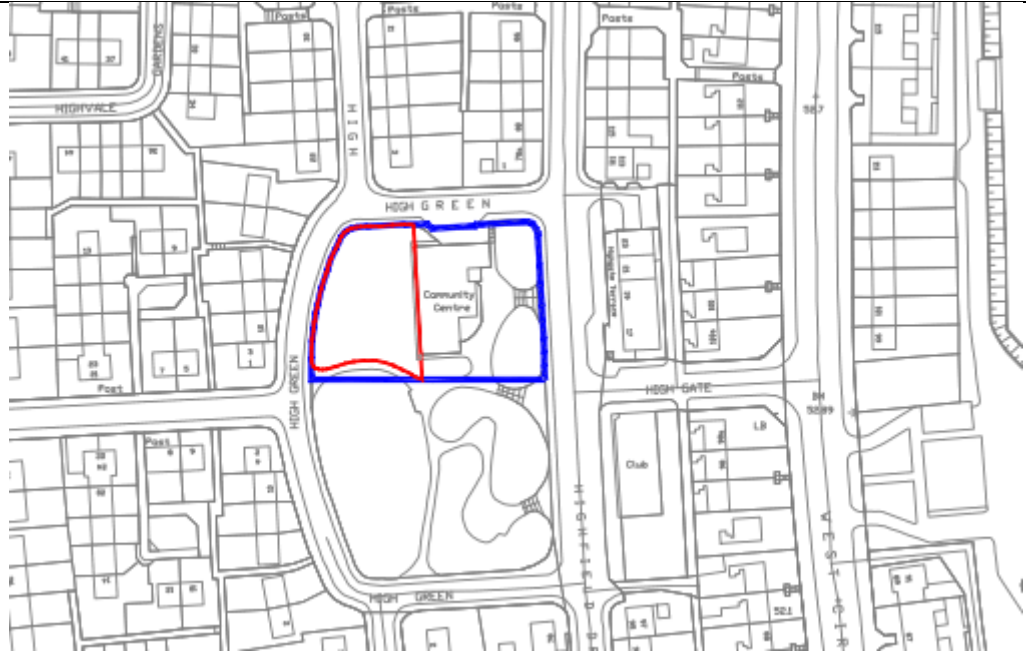
Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

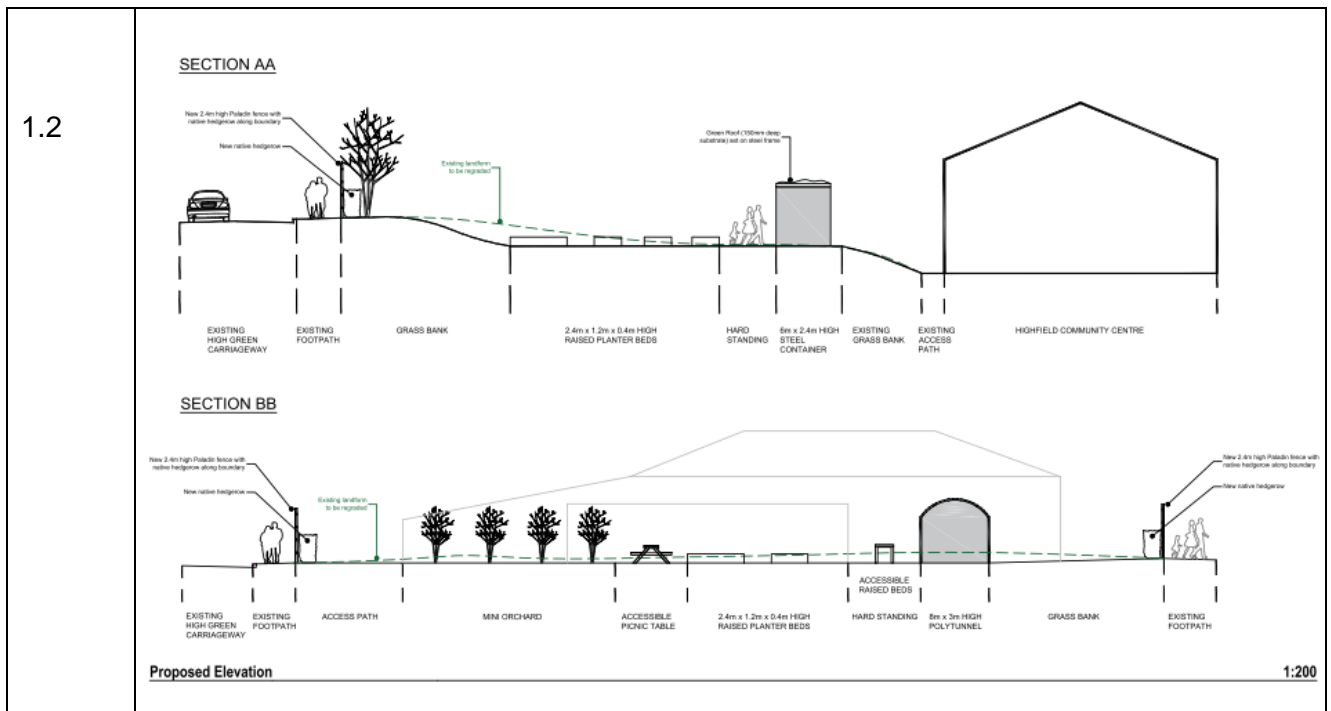
Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.

Officer Report

1.0 Drawings – Site Location, Block Plan and Sections

1.1





2.0 Characteristics of the Site and Area

- 2.1 The site is located within the grounds of Highfield Community Centre.
- 2.2 Highfield Community centre sits between the Ballygomartin Road and the West Circular Road. The scheme is a proposed upgrade to its existing green space which will revitalise the area and provide opportunities for the community.
- 2.3 The proposal states that existing boundary trees will be retained and protected as part of the proposal. The proposal indicates the planting of 22 native trees along with proposed boundary hedging within the site, which is welcomed.

3.0 Description of Proposal

- 3.1 The application is seeking planning permission to develop a community garden.
- 3.2 The proposed garden will serve the community by providing Rainwater Butts, 8m x 3m polytunnel, picnic tables, planting including mini orchard, native hedgerows, native trees, timber planters, Paladin Fencing, 2.5m pedestrian gate, compost area and storage units.

4.0 Planning Policy and Other Material Considerations

- 4.1 **Development Plan – operational policies**
Belfast Local Development Plan, Plan Strategy 2035
- 4.2 **Development Plan – zoning, designations and proposals maps**
Belfast Urban Area Plan (2001) BUAP
Draft Belfast Metropolitan Area Plan 2015 (v2004)
Draft Belfast Metropolitan Area Plan 2015 (v2014)
- 4.3 **Regional Planning Policy**
Regional Development Strategy 2035 (RDS)
Strategic Planning Policy Statement for Northern Ireland (SPPS)
- 4.4 **Other Policies**
Developer Contribution Framework (BCC)

4.5	<p>Belfast Agenda Creating Places (DfI)</p> <p>Relevant Planning History There is no relevant planning history to the proposal.</p>
5.0	Consultations and Representations
5.1	<p>Non-Statutory Consultations Belfast City Council Trees – No objection, subject to conditions.</p>
5.2	<p>Representations The application was advertised in the local press on Friday 20th September 2024 and neighbour notified. To date no representations have been received.</p>
6.0	PLANNING ASSESSMENT
	Development Plan Context
6.1	<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>
6.2	<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>
6.3	<p>The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.</p>
6.4	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.</p>
6.5	<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>
6.6	<p>Relevant Planning Policies</p> <p>The following policies in the Plan Strategy are relevant to consideration of the application:</p> <p>LC1 – Landscape HC1 – Promoting Healthy Communities SP4 – Community Cohesion and Good Relations CI1 – Community Infrastructures TRAN8 - Car parking and Servicing Arrangements</p>

<p>6.7</p>	<p>The key issues are in assessing the application are:</p> <ul style="list-style-type: none"> • Principle of development • Impact on amenity • Impact on existing trees and vegetation • Health and wellbeing • Community Cohesion <p>Principle of Development</p> <p>The site is within the development limits of Belfast but does not have any specific designations. The Council are of the opinion that the scheme fosters the protection and enhancement of the landscape and visual character of the area, without adversely impacting on the landscape character and visual amenity; and provides appropriate mitigation measures, including the retention and protection of existing trees and other vegetation and planting of new trees and vegetation.</p> <p>Much of the scheme would not be classed as operational development and would therefore be permitted development.</p> <p>The level changes are considered to be acceptable and will make the green space more accessible for all by removing the slope on the green space. The siting of the proposal is sympathetic to the special character of the area and there is no adverse impact on natural heritage and biodiversity.</p> <p>The proposal is considered to consist of features with good amenity value, benefitting the local community. The community garden is of good design and does not cause any adverse impact to High Green or the surrounding area.</p> <p>The Belfast LDP policies for landscapes aim to protect and enhance the quality of the environment, including the scenic and amenity value, and to preserve the unique landscape setting of Belfast. In this regard, all development should ensure that the quality of the landscape is protected and/ or enhanced. The council consider that the proposal will enhance this area of Highfield.</p>
<p>6.8</p>	<p>Impact on amenity</p> <p>The proposal is for the development of a community garden. By reason of its scale, massing and design, it is appropriate to the appearance of the existing land and will not detract from the character of the area. The proposal will not harm the amenity of adjacent and nearby land by way of noise, general disturbance or visual dominance.</p>
<p>6.9</p>	<p>Impact on existing trees and vegetation</p> <p>The application site has several trees that will be retained. BCC Trees Officer has confirmed that the proposal will not impact in the loss of any mature trees or landscaping features which offer high amenity value. Subject to conditions ensuring the landscape buffer is protected the Trees Officer offers no objection to the proposal.</p>
<p>6.10</p>	<p>Health and wellbeing</p> <p>The council seek to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed, and managed in ways to improve health and promote healthy lifestyles. Policy HC1 (Promoting Healthy Communities) aligns with the Belfast Agenda, which places an emphasis on healthy lifestyles, physical and emotional wellbeing, reducing health inequalities and better services for those who suffer poor health.</p>

6.11	Policy HC1 states planning permission will be granted for proposals that help to sustain and improve neighbourhoods in all parts of the city. The community garden will be used to bring communities together by way of its accessible design, inclusive demonstrations, and educational studies, therefore complying with Policy HC1.
6.12	<p>Community cohesion</p> <p>Good relations are a key factor in improving the quality of everyone in a city. Belfast has been historically known for high levels of neighbourhood segregation. The introduction of the community garden will positively impact citizens within Belfast, as it will offer an inclusive space for everyone. Policy SP4 (Community cohesion and good relations) seeks to support development that maximises opportunities to build strong cohesive communities, and that makes a positive contribution to good relations. The introduction of the community garden will allow different communities to attend classes, demonstrations and events in the garden which will promote good relations and community cohesion between neighbourhoods.</p>
6.13	The council seek to ensure that all new developments aid the needs of the community. Policy C11 (Community infrastructures) seeks to protect and provide development opportunities for community, health, leisure, nurseries and educational facilities based on local need in line with the projected population growth. The proposal will provide an outdoor community facility which the council believe will meet the needs of the surrounding community and neighbourhoods.
7.0 Summary and Recommendation	
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	The proposal is considered to comply with the SPPS, Policies LC1, Lc1C, HC1 C11 and SP4 of the Belfast Local Development Plan Strategy 2035 and Section 91(2) of the Planning Act (Northern Ireland) 2011, Therefore deeming the proposal acceptable.
7.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise including representations which may occur during the statutory advertisement period and up until the point of the issuing of the decision.
<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. Once commenced the development must be removed and the land restored on or before 3 years. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which 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. 	

3. Prior to any work commencing, all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees /hedging to be retained within the site 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.

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

4. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA.

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 12 th November 2024	
Application Ref: LA04/2024/0755/F	
Proposal: Retrospective application for extension to film studio for switch room/dimmer array building with associated external plant deck, installation of a new sliding access gate and reconfiguration of internal access arrangements on site.	Location: Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known as North Foreshore/Giants Park), Belfast.
Referral Route: Paragraph 3.8.5 (d) of the Scheme of Delegation – Council owned land	
Recommendation: Approval subject to condition	
Applicant Name and Address: Belfast Harbour Harbour Office Corporation Square Belfast BT1 3AL	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Date Valid: 11/06/2024	
Target Date: 24/09/2024	
Contact Officer: Lisa Walshe, Principal Planner	
<p>Executive Summary:</p> <p>This application seeks retrospective planning permission for a new switch/dimmer array building with plant deck and associated works in relation to planning permission LA04/2020/0474/F (as amended by LA04/2021/1358/F). The application site is part of Film Studios complex within the wider North Foreshore Giant’s Park.</p> <p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> • Traffic, Parking and Access • Contaminated Land • Design • Electricity and gas infrastructure <p>The proposal is required to house critical components associated with the safe distribution of electrical power to the wider film studios development. The scheme is compliant with Policy ITU 3 – Electricity and gas infrastructure and the proposal will ensure visual and environmental impact will be kept to a minimum. It is also considered that access, movement and parking will not be harmed.</p>	

Recommendation

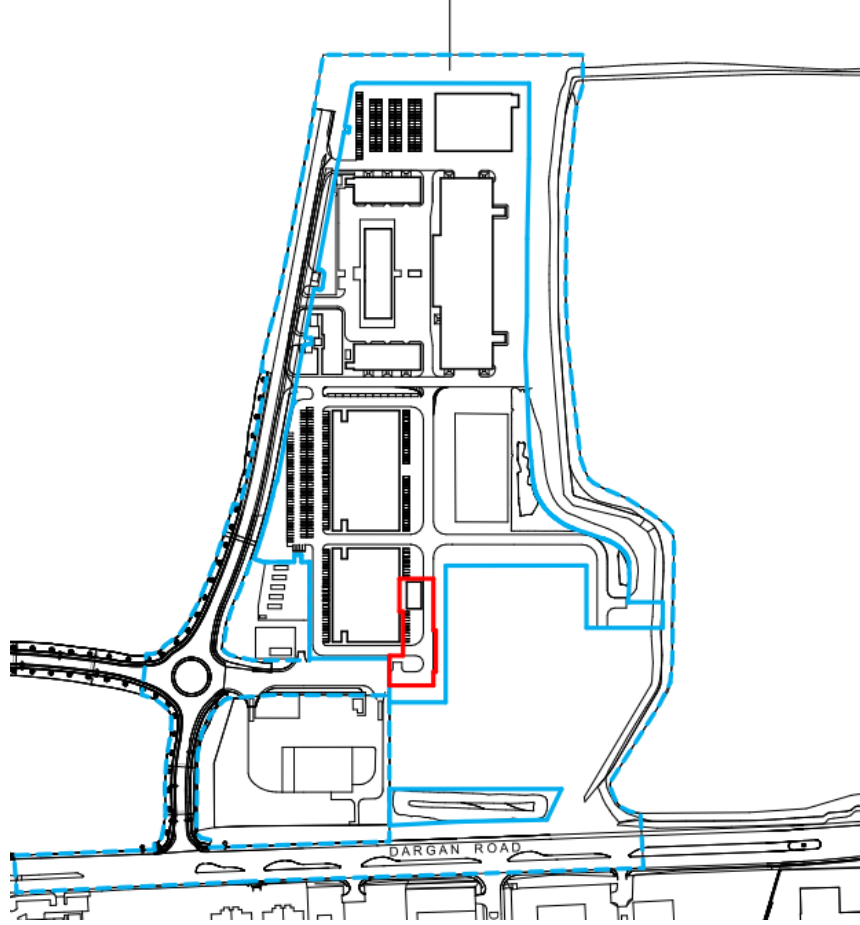
Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions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

Officer Report

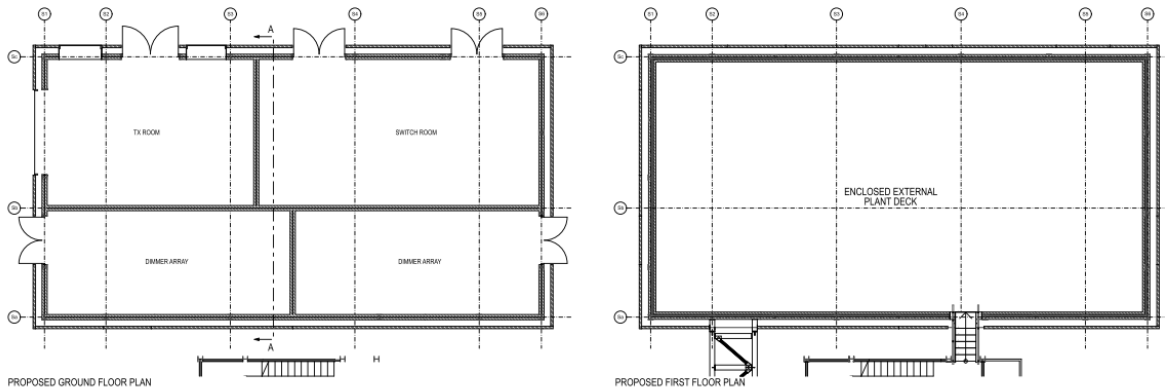
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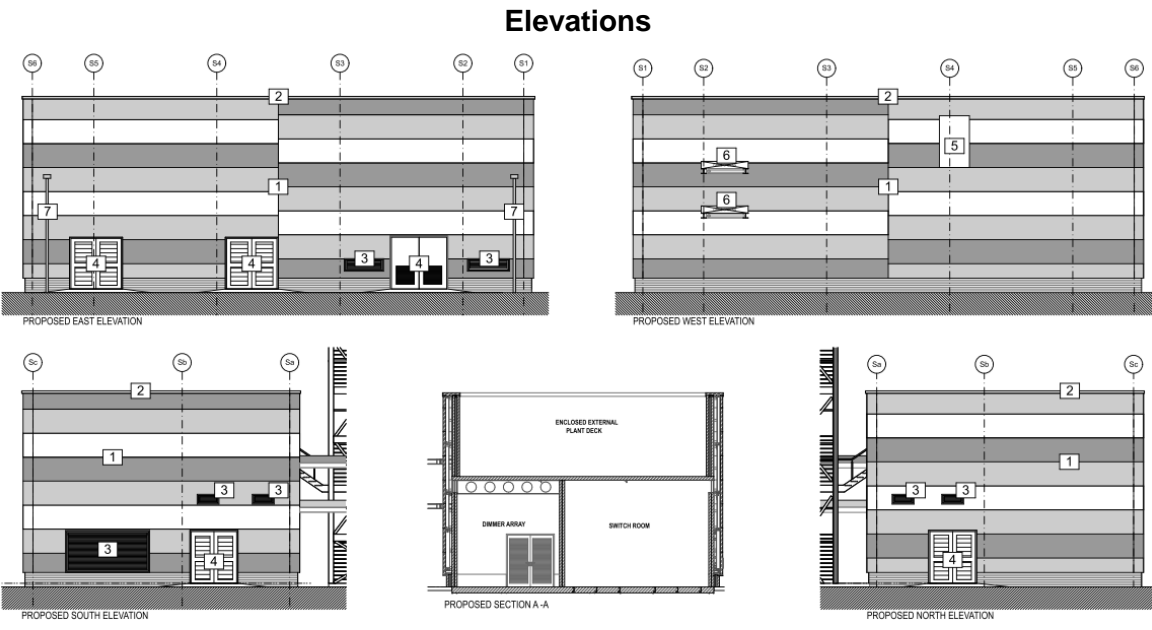
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**Drawings
Site Location**



Floor Plans



	<p style="text-align: center;">Elevations</p>  <p style="text-align: center;">PROPOSED EAST ELEVATION PROPOSED WEST ELEVATION</p> <p style="text-align: center;">PROPOSED SOUTH ELEVATION PROPOSED SECTION A-A PROPOSED NORTH ELEVATION</p>
<p>2.0</p>	<p>Characteristics of the Site and Area</p>
<p>2.1</p>	<p>The site is part of the wider North Foreshore Giant's Park. The wider site has been landscaped in the interim years with land directly south of the application site developed for a Belfast City Council Waste Electrical and Electronic Equipment (WEEE) transfer station and a (landfill) gas powered electricity generating turbine complex.</p> <p>Access to the site is via the existing internal road infrastructure off Dargan Road which has been upgraded with a signalised junction.</p> <p>The application site is on low-lying ground and is located immediately adjacent to Belfast Lough. The area to the north of the site is described as the northern zone of the North Foreshore land and is the area of most recent cessation of landfill operations. This area of land slopes upwards to the north. The area to the south and east of the site consists of industrial and commercial buildings that contrast to the dominant residential use west of the M2 / Shore Road. There is an established woodland strip along the western North Foreshore boundaries which provides a landscape buffer and protection from the Motorway.</p>
<p>3.0</p>	<p>Description of Proposal</p>
<p>3.1</p>	<p>The application is seeking retrospective permission for an extension to the Film Studios for a switch room/dimmer array building with associated external plant deck, installation of a new sliding access gate and reconfiguration of internal access arrangements on site.</p>
<p>4.0</p>	<p>Planning Policy and Other Material Considerations</p>
<p>4.1</p>	<p>Development Plan – Plan Strategy Belfast Local Development Plan, Plan Strategy 2035</p>

4.2	<p><i>Strategic Policies:</i></p> <p>Policy SP2 – sustainable development</p>
4.3	<p><i>Operational Policies:</i></p> <p>Policy ENV1 – Environmental quality Policy TRAN8 – Car parking and servicing arrangements Policy TRAN2 – Creating an Accessible Environment Policy ITU 3 – Electricity and gas infrastructure</p> <p><u>Supplementary Planning Guidance</u> Transportation</p>
4.4	<p>Development Plan – zoning, designations and proposals maps</p> <p>Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.5	<p>Regional Planning Policy</p> <p>Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.6	<p>Relevant Planning History</p> <p>LA04/2020/0474/F Proposal: Construction of film studios complex including ancillary offices, workshops, ancillary car parking, services and access from existing internal access road, landscaping and associated site works. Address: Lands immediately north and south of existing film studios north of Dargan Road Belfast (within wider Belfast City Council lands known as North Foreshore/Giants Park). Decision: Permission Granted Decision Date: 19.08.2020</p> <p>LA04/2021/1358/F Proposal: Section 54 application seeking amendments to condition Nos 2 (access), 7, 13, 20 (CEMP), 9, 10, 15, 16, 19 (ground conditions), 12 (noise/vibration), 17 (piling risk), 21 (drainage), 27 (landscaping) to enable a phased approach to the construction of the permitted film studios complex approved under planning permission LA04/2020/0474/F. Address: Lands immediately north and south of existing film studios north of Dargan Road Belfast (within wider Belfast City Council lands known as North Foreshore/Giants Park). Decision: Permission Granted Decision Date: 06.09.2021</p> <p>LA04/2024/0754/F Proposal: Retrospective application for the retention of a landscaped earth mound and reconfiguration of internal access arrangements and car parking associated with film studios granted under planning permission ref: LA04/2020/0474/F (as amended under LA04/2021/1358/F). Decision: Under Consideration</p>

5.0	Consultations and Representations
5.1	Statutory Consultations DfI Roads – No objections
5.2	Non-Statutory Consultations BCC Environmental Health – No Objections
5.3	Representations
5.3.1	The application has been advertised and neighbours notified. No representations have been received.
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.1.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.1.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.1.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan (“Departmental Development Plan”) until the Local Policies Plan is adopted.
6.1.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report.).
6.1.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.1.6	Belfast Urban Area Plan 2001 - The site is located within the settlement development limit in the BUAP and is not zoned for any use.
6.1.7	Belfast Metropolitan Area Plan 2015 (2004 and 2014) - Within BHA 07 Employment and Industry North Foreshore and within an Area of Mineral Constraint.

6.1.8	<p>Key Issues</p> <p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> • Electricity and gas infrastructure • Design • Traffic, Parking and Access • Contaminated Land
6.2	<p>Electricity and gas infrastructure</p>
6.2.1	<p>Policy ITU 3 states that planning permission will be granted for proposals to develop new or upgrade existing electricity and gas infrastructure by utility providers in an efficient and effective manner, where visual and environmental impact is kept to a minimum. The policy goes on to state that in assessing proposals consideration will be given to the incorporation of appropriate measures to mitigate against the visual and environmental impacts, in addition to other planning and environment considerations.</p>
6.2.2	<p>The switch room will measure approximately 498sqm and have a height of approximately 8m. The ground floor comprises a switch room, TX room and dimmer array with the first floor have an enclosed external plant deck. The proposal is required to house critical components associated with the safe distribution of electrical power to the development. Policy ITU3 also states that sustainable and balanced energy infrastructure networks are essential for economic growth which is a key factor within the entire film studios development. The switch room is situated within the built form of the wider film studios development, minimising any visual impact.</p>
6.3	<p>Design</p>
6.3.1	<p>The height and scale of the building is considered to appear subservient when read alongside the other buildings within the development. The design of the building will read in context with the approved adjacent SU/SMIL building using material including aluminium coping and cladding, louvred steel doors and grey rainwater goods. The plant deck will be below roof level and therefore not visible.</p>
6.4	<p>Traffic, Parking and Access</p>
6.4.1	<p>Policy TRAN 2 states that planning permission will be granted for development proposals which ensure that access to existing buildings, and their surroundings, is improved as opportunities arise through alterations, extensions and changes of use. Minor changes are required to the internal road arrangement to improve the overall operational efficiency of the development, they will not significantly alter how vehicles or people move throughout the site. The changes are considered to meet TRAN2 as they improve the overall accessibility of the development.</p>
6.4.2	<p>In addition, there will be a small loss of car parking on the site in order to facilitate the installation of the switch/dimmer array building. The loss of the spaces is considered acceptable in the context of the overall number of spaces within the development and the need for the proposed development to serve the film studios development. DFI Roads have been consulted on the application and offers no objections.</p>

6.5	Contaminated Land
6.5.1	A Verification Report has been submitted and considered by Belfast City Council Environmental Health Department and they offer no objections.
8.0	Recommendation
8.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
8.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.
DRAFT CONDITIONS:	
<p>1. This planning permission has effect from the date which the development hereby approved was carried out.</p> <p>Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The vehicular accesses shall be provided in accordance with Drawing No.03 uploaded to the Planning Portal 4th July 2024.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>3. Hard surfaced areas shall be constructed and permanently marked in accordance with Drawing No.03 uploaded to the Planning Portal 4th July 2024, to provide for parking, servicing and traffic circulation 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.</p> <p>Reason: To ensure adequate provision has been made for parking, servicing and traffic circulation within the site.</p>	