

Public Document Pack

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



**Belfast
City Council**

5th December, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 10th December, 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:

8. Miscellaneous Reports

- (a) WITHDRAWN: ~~Draft Planning Committee Operating Protocol~~

9. Planning Applications previously considered

- (a) LA04/2020/0568/F & LA04/2020/0569/LBC - Demolition of building and structures at rear, refurbishment and alteration of frontage building and erection of 9 storey extension to rear to form hotel (74 bedrooms) with associated restaurant, bar & ancillary facilities and works (amended description). Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description). - 21 Queen Street. (Pages 1 - 42)
- (g) LA04/2023/2557/F - 260 no. dwellings, children's play area and other ancillary and associated works - 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 (Pages 43 - 74)

10. New Planning Applications

- (b) 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 additional Short Term use outside of term time. Proposed 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. (Amended Description) - Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street (Pages 75 - 116)

ADDENDUM REPORT 2	
Committee Meeting Date: 10 th December 2024	
Application ID: LA04/2020/0568/F and LA04/2020/0569/LBC	
Proposal: LA04/2020/0568/F – Demolition of building and structures at rear, refurbishment and alteration of frontage building and erection of 9 storey extension to rear to form hotel (74 bedrooms) with associated restaurant, bar & ancillary facilities and works (amended description) LA04/2020/0569/LBC – Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).	Location: 21 Queen Street Belfast BT1 6EA
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.	
Recommendation:	Approval with conditions
Applicant Name and Address: Big Top Productions 13 Union Street Belfast BT1 2JF	Agent Name and Address: Barry Owens Consulting 38 Highfields Avenue Dublin Road Newry BT35 8UG
Valid date: 4 th March 2020	
Target date (15 weeks): 16 th June 2020	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Background <ol style="list-style-type: none"> 1. These applications were approved by the Planning Committee at its 12th November 2024 meeting. The Committee resolved to grant planning permission and gave delegated authority to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that arise, provided that they were not substantive. 2. In preparing the decisions for issuing, officers noted that the description of development for the planning application (LA04/2020/0568/F) did not include reference to “demolition”. Whilst it was clear to the Committee that the proposal involved demolition of part of the Listed Building, this was referenced in the description of the Listed Building Consent application, but not the application for planning permission. 3. Demolition constitutes development and so the description of development should be updated to reflect this. 	

4. The original description of development is below.

'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).'

5. The amended description of development agreed by the applicant is below.

'Demolition of building and structures at rear, refurbishment and alteration of frontage building and erection of 9 storey extension to rear to form hotel (74 bedrooms) with associated restaurant, bar & ancillary facilities and works (amended description).'

6. The application is reported back to the Committee so that it can re-take and confirm its decisions in the light of the change of description.
7. It has not been necessary to re-publicise the description because it was always clear that the proposal involves demolition from the description of the associated Listed Building Consent application. It is considered that the public are not prejudiced by this amendment to the description.
8. This addendum report should be read in conjunction with the previous addendum report (12th November 2024 Committee) and original Committee report (13th February 2024), both of which are appended.

Recommendation

Having regard to the Development Plan, and other material considerations, the proposals are considered to remain acceptable. It is recommended that planning permission and Listed Building Consent are granted subject to conditions (draft conditions set out in the addendum report to the 12th November 2024 Committee, appended).

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.

ADDENDUM REPORT 1

Committee Meeting Date: 12th November 2024

Application ID: LA04/2020/0568/F and LA04/2020/0569/LBC

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)

LA04/2020/0569/LBC – Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).

Location:

21 Queen Street
Belfast
BT1 6EA

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.

Recommendation:

Approval with conditions

Applicant Name and Address:

Big Top Productions
13 Union Street
Belfast
BT1 2JF

Agent Name and Address:

Barry Owens Consulting
38 Highfields Avenue
Dublin Road
Newry
BT35 8UG

Background

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.

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

Further advice from DfC Historic Environment Division

7. 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.
8. 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

9. 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**.
10. The Listed Building comprises three main elements:
 - A. The more formal multi-bay three storey with attic sandstone former hospital, dated 1878 at the front of the site on Queen Street;
 - B. A shallow three storey much less formal link structure along the north site boundary to the rear; and
 - C. A plain three storey building onto College Court at the rear, connected to the frontage building by the link structure.

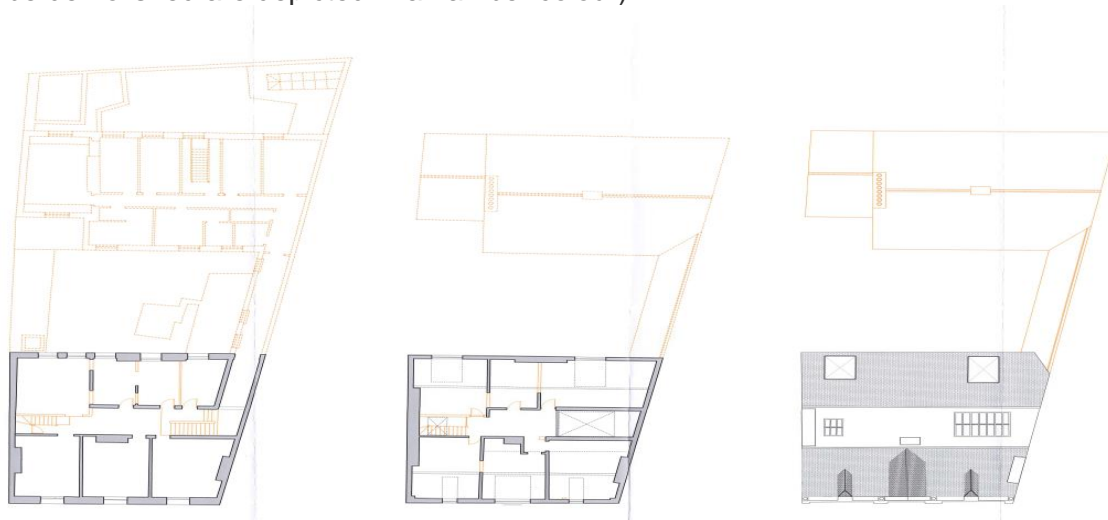
These three elements are shown in the aerial photographic image below:



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 on to 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 rear/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.

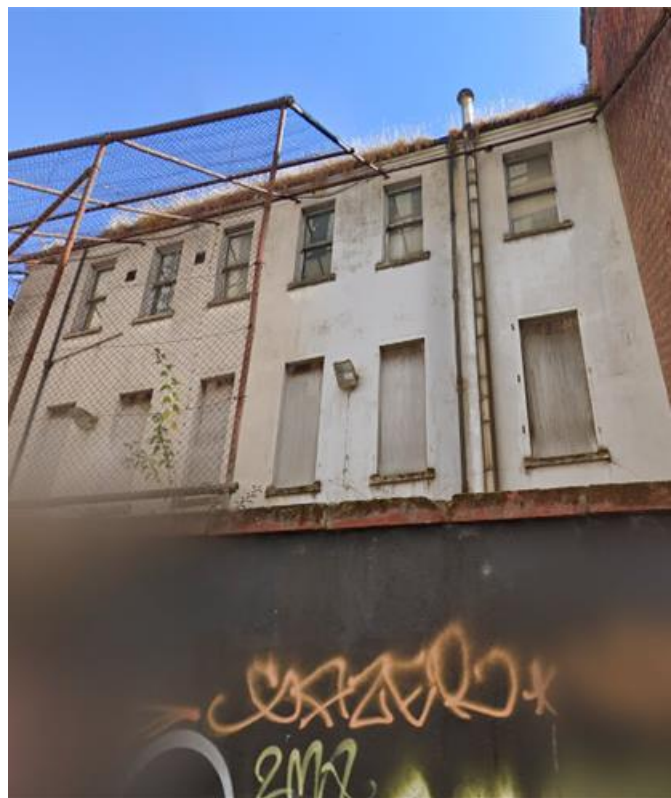
Appendix 1 – Further advice from DfC HED, 30th August 2024

/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 hospitals 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	
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) LA04/2020/0569/LBC – Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).	Location: 21 Queen Street Belfast BT1 6EA
Referral Route: Paragraph 3.8.2(a) of the Scheme of Delegation for Planning (proposed hotel exceeding 30 bedrooms)	
Recommendation:	Approval
Applicant Name and Address: Big Top Productions 13 Union Street Belfast BT1 2JF	Agent Name and Address: Barry Owens Consulting 38 Highfields Avenue Dublin Road Newry BT35 8UG
Executive Summary: 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. The main issues to be considered are: <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:

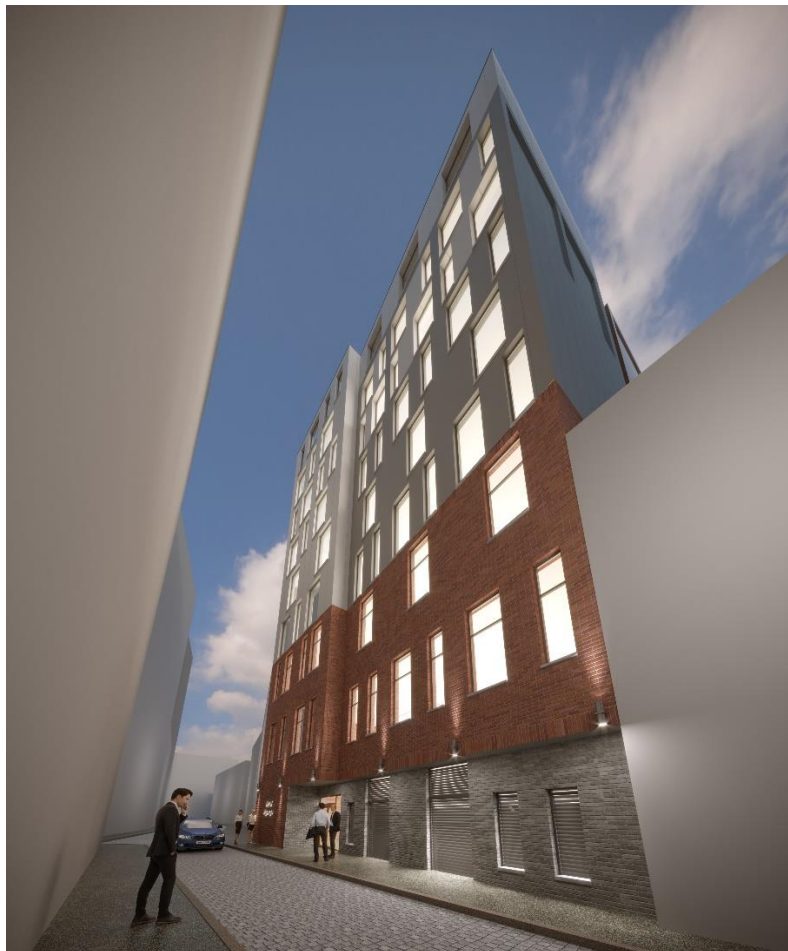


Example floor plans:





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	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.
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> <ol 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	It is considered that the proposal satisfies the above criteria.
7.13	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.
7.14	Regard is also had to the previous permission for a hotel on the site granted in 2007 (Z/2006/1782/F).
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> <ol 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	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.

	<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>DfI 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>DfI 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> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 2. 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>Reason: The Listed Building is at risk and the development has been permitted to enable the restoration of the Listed Building.</p> <ol style="list-style-type: none"> 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. 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 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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ADDENDUM REPORT	
Application ID: LA04/2023/2557/F	
Proposal: 260 no. dwellings, children's play area and other ancillary and associated works.	Location: 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.
Referral Route: Major development	
Recommendation:	Approval subject to conditions and a Section 76 planning agreement
Applicant Name and Address: Radius Housing Association & Choice Housing	Agent Name and Address: Mark Hanvey Gravis Planning 1 Pavillions Office Park Kinnegar Drive Holywood
<p>Background:</p> <p>This application was considered at the June 2024 Planning Committee, with approval recommended and delegated authority sought for the Director of Planning and Building Control to finalise the wording of conditions and Section 76 planning agreement and deal with any other issues that may arise, including the final consultation responses from DfI Roads and DfI Rivers, provided that they are not substantive.</p> <p>Part of the recommendation was based on the implementation of a Travel Plan, secured via a clause within the final Section 76 Agreement, which included within it's 'Green Travel Measures', a free three-year Travel Card offer – <i>'The developer shall offer a free Residential Travel Card to one occupier of each dwelling (within one month of their occupation) until three years after first occupation of that dwelling.'</i></p> <p>Since the application was presented to committee viability issues have been raised by the applicant in relation to the delivery of the proposed pedestrian crossing point on the Glen Road, and the timing of this delivery (prior to occupation of first dwelling). The applicant has requested the Council consider reducing the Travel card subsidy from 3 years to 1 year in order to enable the provision of the pedestrian crossing point prior to occupation of the first dwelling. Officers await a detailed viability report to justify this approach.</p> <p>Subsequently, further delegated authority is sought to consider this additional information, and if considered appropriate, amend the Green Travel Measure offer, in particular the Travel card Subsidy and negotiate the final Section 76.</p> <p>This addendum report should be read in conjunction with the original report to the June 2024 Planning Committee. Appended below.</p>	

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 27 th June 2024	
Application ID: LA04/2023/2557/F	Target Date:
Proposal: 260 no. dwellings, children's play area and other ancillary and associated works.	Location: 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.
Referral Route: Major development	
Recommendation:	Approval subject to conditions and a Section 76 planning agreement
Applicant Name and Address: Radius Housing Association & Choice Housing	Agent Name and Address: Mark Hanvey Gravis Planning 1 Pavillions Office Park Kinnegar Drive Holywood
<p>Executive Summary:</p> <p>The application seeks full planning permission for 260 no. dwellings, children's play area and other ancillary and associated works.</p> <p>The site is located on the western edge of the city to the north side of Glen Road. The site area is approximately 9 hectares.</p> <p>The key issues for the assessment of the application are below.</p> <ul style="list-style-type: none"> Principle of development Site layout, density and Design Open Space Provision Affordable Housing Trees and landscaping Traffic, Movement and Parking Climate change Impact on amenity Contaminated land Drainage and Flooding Natural Heritage Impact on Protected Sites Employability and Skills Section 76 planning agreement Pre-application Community Consultation 	

The site is zoned for housing in BUAP and Draft BMAP (2004 and 20014) and the principle of residential development is acceptable. The Northern Ireland Housing Executive is supportive of the proposal and the provision of much needed social housing is welcomed.

The density, layout and design of the development are considered in keeping with the established housing developments in the area with the predominance of two storey semi-detached dwellings reflective of housing abutting the site to the north-west and the south.

A number of unprotected trees and some boundary vegetation will be removed, but these are considered to have low conservation status and their felling is outweighed by a comprehensive planting scheme, which includes augmentation of existing boundary planting, in particular the provision of an 8m deep buffer along the northern boundary to the countryside. This would help minimise overall visual impact from distant views, as would rows of internal planting between lower and upper levels which would not only assist in the integration of the development into the landscape but also protect the amenity of prospective residents.

Planted open space and a fully equipped play area form an intrinsic and integral spine of accessible communal space running on a south-north axis through the site with accompanying pedestrian footway and puffin crossing on the Glen Road providing a linkage through the site to the Andersonstown area and associated public transport network.

There are no objections from statutory consultees. DfI Roads has indicated that it is content although a final written consultation response is awaited. A Flood Risk Assessment has been submitted and a final consultation response is awaited from DfI Rivers. Delegated authority is sought to deal with these and any other outstanding matters provided that they are not substantive.

There are no objections from non-statutory consultees.

A Section 76 planning agreement will be required to secure green travel measures, social housing, delivery and management and of the public open space and play park.

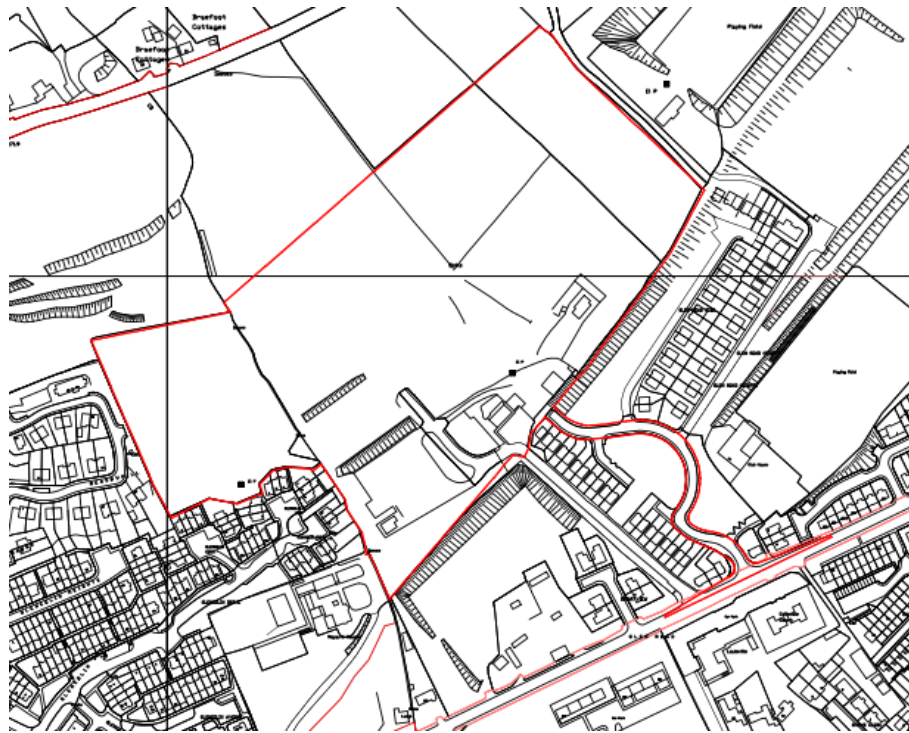
A total of 5 letters of objection have been received. These are detailed in the main report.

Having regard to the development plan and relevant material considerations, the proposed development is considered acceptable. 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 conditions and Section 76 planning agreement and deal with any other issues that may arise, including the final consultation responses from DfI Roads and DfI Rivers, provided that they are not substantive.

Case Officer Report

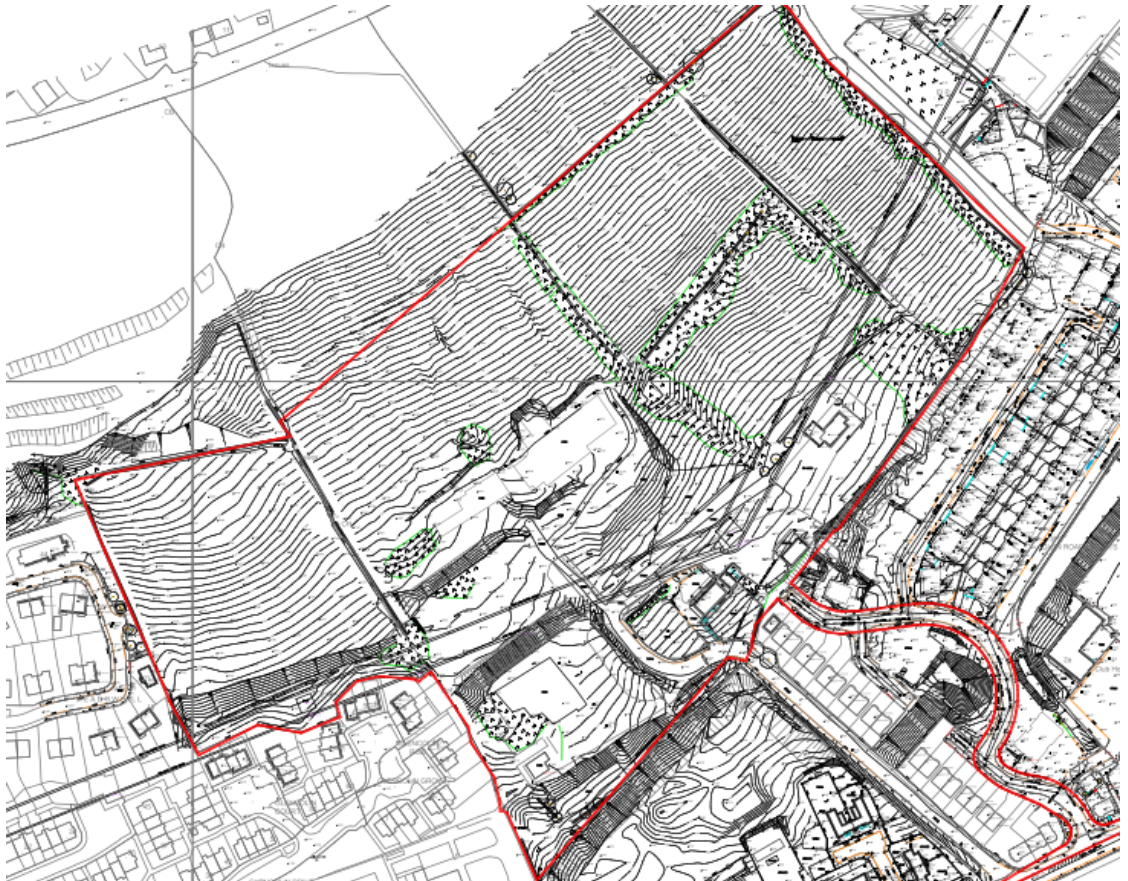
Site Location Plan and Layout



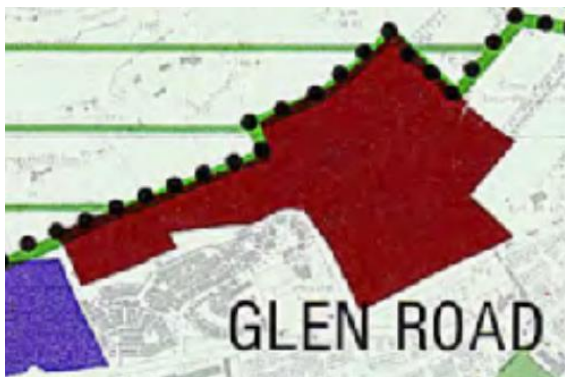
1.0	Description of Proposed Development
1.1	This application seeks planning permission for 260 no. dwellings, children's play area and other ancillary and associated works.
1.2	The site is proposed to be accessed via an existing roadway onto Glen Road from the abutting housing development to the south. The layout comprises roadways running from south-west to north-east, with the longest running along the rear of the site and enclosing a loop that accesses the majority of dwellings in the development.
1.3	<p>The proposal housing mix is as follows.</p> <ul style="list-style-type: none"> - 16 no. 1 bed units (6%) - 158 no. 2 bed units (61%) - 77 no. 3 bed units 30%) - 9 no. 4 bed units (3%)
1.4	The scheme mostly comprises 2 and 3 storey detached dwellings, semi-detached dwellings and apartment blocks. The predominant house type is semi-detached units, as shown in the layout above.
1.5	A total of 444 car parking spaces are proposed. These are a mix of communal parking bays and in-curtilage spaces. The proposal also includes a puffin crossing point close to the site access onto the Glen Road.
1.6	There are areas of open space throughout the development, the largest of which is located centrally, measuring approximately 6,600 sqm and incorporates a civic space and an equipped play park.
1.7	The two vacant dwellings located on the site will be demolished to make way for the proposed development.
1.8	The application follows a Pre-Application Discussion (PAD) submitted in December 2020 (LA04/2020/2638/PAD).
2.0	Description of Site
2.1	The site area is approximately 9 hectares (ha) and rises quite significantly from south to north, with land continuing to rise beyond the site across the Upper Springfield Road to Black Mountain. The site is well defined with mature planting along all boundaries, and within the site itself. It is characterised by this vegetation and undulating rising land.
2.2	In terms of existing / previous uses on the site, two existing dwellings are located to either side of the access point into the site with evidence of a previous building a short distance north of the western-most dwelling (as shown on the site survey below). Another substantial building was located a short distance north of this, a former social club, and can clearly be seen on the site survey. The two dwellings proposed to be demolished are no longer occupied and do not appear to have been occupied for some time.
2.3	The site is currently accessed from an existing residential laneway off Glen Road, approximately 45m west of the Glen Road Grove Junction. The development proposals involve closing this existing access, with all vehicle movements and access through the adjacent Glen Road Heights development via Glen Road Grove.

2.4

The change in levels, well defined field boundaries and relationship with adjacent land is shown in the topographical survey and aerial photograph below.



3.0	Planning History (on site to south of application site)
3.1	Z/2013/0930/F – Social Housing Development comprising 89 No. general needs housing units and 3 No. complex needs bungalows (92 units in total), associated landscaping, parking and site works. Approved 15 th June 2017.
4.0	Policy Context
4.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
4.4	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p><i>Strategic Policies</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery</p> <p>Policy SP2 – sustainable development</p> <p>Policy SP3 – improving health and wellbeing</p> <p>Policy SP4 – community cohesion and good relations</p> <p>Policy SP5 – positive placemaking</p> <p>Policy SP6 – environmental resilience</p> <p>Policy SP7 – connectivity</p> <p>Policy SP8 – green and blue infrastructure network</p> <p><i>Spatial Development Strategy</i></p> <p>Policy SD1 – Settlement hierarchy</p> <p>Policy SD2 – Settlement Areas</p> <p><i>Shaping a Liveable Place</i></p> <p>Policy HOU1 – Accommodating new homes</p> <p>Policy HOU2 – Windfall housing</p> <p>Policy HOU4 – Density of Residential Development</p> <p>Policy HOU5 – Affordable Housing</p> <p>Policy HOU6 – Housing Mix</p> <p>Policy HOU7 – Adaptable and Accessible Accommodation</p> <p>Policy DES1 – Principles of Urban Design</p> <p>Policy DES2 – Masterplanning Approach for Major Development</p> <p>Policy RD1 – New Residential Developments</p> <p>Policy HC1 – Promoting healthy communities</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 TRAN1 - Active travel – walking and cycling Policy TRAN2 – Creating an Accessible Environment Policy TRAN 3 – Transport Assessment Policy TRAN 4 – Travel Plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car Parking and Service Arrangements Policy TRAN10 – Design of Car Parking</p> <p>Policy OS1 – Protection of Open Space Policy OS3 – Ancillary Open Space Policy NH1 – Protection of Natural Heritage Resources Policy TRE1 – Trees Policy LC1 - Landscape</p>
4.5	<p>The following Supplementary Planning Guidance (SPG) is relevant:</p> <ul style="list-style-type: none"> • Affordable Housing and Housing Mix • Residential Design • Placemaking and Urban Design • Planning and Flood Risk • Masterplanning approach for major development • Transportation • Trees and Development
4.6	<p>Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
4.7	<p>In the BUAP 2001, the site is zoned for housing, as shown below.</p>  <p>BUAP 2001</p>

6.0	<p>Non-Statutory Consultees</p> <p>BCC Environmental Health – no objection, advises conditions.</p> <p>BCC Landscape Planning and Development Unit – recommended further information.</p> <p>BCC Economic Development Unit – No objection</p> <p>NI Electricity – no objection.</p> <p>Belfast Hills Partnership – no response.</p> <p>Shared Environmental Services – no objection, advises that a final CEMP is secured by way of condition.</p>
7.0	<p>Representations</p> <p>7.1 The application has been advertised and neighbour notified.</p> <p>7.2 Five objections have been received to date. The following concerns are raised:</p> <ul style="list-style-type: none"> <p>• Loss of Green fields</p> <p>Officer response – the site is zoned for housing and is within the development limits of Belfast where there is a presumption in favour of residential development at this location.</p> <p>• Noise and disturbance</p> <p>Officer response – as above, the site is zoned for housing. No objections have been raised by Environmental Health in terms of noise disturbance to nearby properties. The retention and augmentation of established site boundaries will also help mitigate against noise impacts upon adjoining residential areas.</p> <p>• Impact on privacy/ security and loss of light to adjacent houses</p> <p>Officer response – potential impacts on existing adjoining residential properties are addressed in the main assessment. In summary, it is considered that separation distances onto the closest dwellings at the lower lying Glencolin Court would be significant enough to ensure there would be no undue overbearing or dominance experienced by established residents. The site boundaries will ensure adequate enclosure and will ensure the privacy and security of adjacent dwellings are not compromised.</p> <p>• Visual impact of dwellings along northern edge of site in the absence of significant cutting in, and impact on Area of High Scenic Value. Absence of appropriate landscape buffer along northern edge of site.</p> <p>The Residential Design SPG advises that housing developments respect existing topography as much as possible to minimise levels of cut and fill. Officers consider that a balance has been achieved whereby the development, and house types within it, work well with existing ground levels to significantly reduce the potential for large areas of cut and fill and reduce the level of retention, which in itself would have detrimental visual impacts on the sites edge of settlement limits</p>

	<p>setting. An 8 metre deep landscape buffer is proposed along the northern edge of the site, and would augment existing mature hedgerow planting.</p> <ul style="list-style-type: none"> • Impact on existing traffic network <p>DFI Roads has assessed the accompanying Transport Assessment and is satisfied that there would be no significant adverse impacts upon the road network. It should also be noted that the site is zoned for housing.</p>
8.0	ASSESSMENT
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> • Principle of development • Site layout, density and Design • Open Space Provision • Affordable Housing • Trees and landscaping • Traffic, Movement and Parking • Climate change • Impact on amenity • Contaminated land • Drainage and Flooding • Natural Heritage • Impact on Protected Sites • Employability and Skills • Section 76 planning agreement • Pre-application Community Consultation <p>Principle of development</p>
8.2	<p>The site is zoned for housing within the Belfast Urban Area Plan 2001 (BUAP 2001) and both versions of the draft Belfast Metropolitan Area Plan 2015 (dBMAP). Moreover, the site is within the development limit of the city where housing is generally acceptable. The principle of housing at the site is established and the acceptability of the scheme will depend upon consideration of other policy issues as set out in the report below.</p>
8.3	<p>Policy HOU1 identifies a requirement for 31,660 homes during the plan period 2020-2035 including 18,100 homes in the rest of Belfast outside the city centre and Belfast Harbour estate. The provision of 260 no. residential dwellings supports this strategy.</p> <p>Site layout, density and design</p>
8.4	<p>The proposed site layout would create a variety of distinctive areas within the development. The scheme is largely influenced and shaped by existing topography and established field boundaries running north to south and east to west, and also the constraints presented by pylons and overhead lines running from east to west within the southern part of the site.</p>
8.5	<p>The site would be broken up into distinctive character areas and zones. Each character area relies on differing boundary treatment to reinforce a sense of local ownership and security of spaces and creates a more intimate scale within a substantive site. This distinct identity is reinforced by public realm spaces which include a civic space and children's play area.</p>

Zone A (north-west corner):



Zone B (south-west corner):



Zone C (south-east corner):



Zone D (north-east corner):



Zone E (north-east corner):



Zone G (middle of site):



8.6

The use of split-level dwellings (shown overleaf) would help to minimise cut and fill and create a more organic layout responding to the sites challenging topography. Central to the successful development of this topographically challenging site is creating a layout that allows a complementary range of house types to be built along the site contours in a compact and efficient form, which minimises cut and fill thereby reducing retaining structures to their simplest forms.



8.7

The proposed layout and house types should also maximise the opportunities to create high quality private and communal amenity spaces that optimise views out of the site across the city.



Density:



8.8

The site is approximately 9 hectares (ha) in size. With 260 units proposed, the density is approximately 29 dwellings per ha. This density is in line with the density band for Outer Belfast (25-125) as set out in Policy HOU4. Whilst the density would be at the lower end of this band, it would complement existing residential densities in the area. Regard is also had to the longevity of the application process with the PAD submitted in December 2020 and application in January 2023 in advance of adoption of the Plan Strategy and formal introduction of Policy HOU4, and that the design concept has therefore been set for some time.

Design

8.9

The dwellings would be of standard pitched roof design, some with 'off the wall' dormers to the front. In terms of finishes the walls are largely buff brick with intermittent timber effect composite cladding, mostly around the front dormer projections and on ground floor frontages. The roof slates are dark grey fibre cement.

8.10	<p>In terms of layout the scheme can be broken up into distinctive areas. As the layout has been largely dictated by topography there is inevitably long stretches of housing in the upper/ northern part of the site. To avoid potential monotony in terms of visual character planting has been introduced in front of the building line to add quality and character, as detailed in the CGI below:</p>
	
8.11	<p>The materials used on some of the dwellings in the longer stretches of the site are varied in order to further reduce the potential monotony in the layout and streetscape. This can be seen from the street elevation below where timber cladding has been introduced at ground floor level in 4 of the semi-detached units. This couple with the landscaping details to the front of the dwellings will ensure a high quality of streetscape along the more expansive straights within the site.</p>
	
8.12	<p>There is opportunity to introduce further variety through a different colour palette of materials used in the different character zones, reinforcing a sense of place for residents and visitors. The detail of this can be dealt with through a planning condition.</p>
8.13	<p>The design of dwellings on key junctions also respond to their location with the introduction of dual frontage dwellings, avoiding a scenario where blank gables face onto the public road.</p>
8.14	<p>Similarly, the apartment blocks respond to the site layout and address landmark locations within the site and help terminate important vistas and frame areas of public open space.</p>
8.15	<p>The proposal is considered to accord with Policies DES1, DES2 and RD1.</p> <p><i>Housing mix:</i></p>
8.16	<p>Policy HOU6 states that permission will be granted for residential developments of this scale where the proposed development provides a suitable mix of house types and sizes to promote choice and assist in meeting community needs. Provision should particularly be made for smaller homes across all tenures to meet future household requirements.</p>

8.17	<p>The proposed housing mix is as follows:</p> <p>16no. total 1 bed units (6%) 16no. 2P/1B Apartments - General Needs</p> <p>158no. total 2 bed units (61%) 42no. 3P/2B Houses - General Needs 51no. 3P/2B Houses - Split Level General Needs 32no. 3P/2B Apartments - General Needs 17no. 3P/2B Apartments - CAT 1 Elderly 16no. 3P/2B Apartments - Wheelchair Standard</p> <p>(42% of 2 bed units within apartments including 16no. 3P/2B wheelchair standard above)</p> <p>77no. total 3 bed units 30%) 48no. 5P/3B Houses - General Needs 27no. 5P/3B Houses - Split Level General Needs 2no. 5P/3B Houses - Wheelchair Bungalow</p> <p>9no. total 4 bed units (3%) 8no. 6P/4B Houses - General Needs 1no. 6P/4B Houses - Wheelchair Bungalow</p>
8.18	<p>The applicant states that the housing mix is informed by housing need in the area with NIHE involved in discussions in terms of house type and open space provision. NIHE supports the proposed housing mix and state that the proposal will help address specific housing need in the area.</p>
8.19	<p>In assessing the housing mix, regard is had to the location of the site at the edge of the development limit and the prevailing and urgent housing need in the area. Taking these considerations into account, on balance, the proposed housing mix is acceptable and compliant with Policy HOU6.</p> <p><i>Adaptable and accessible accommodation:</i></p>
8.20	<p>Policy HOU7 states that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life.</p>
8.21	<p>All 260 residential units are proposed to be allocated as social housing. The Residential Design SPG states that the '<i>...Department for Communities' (DfC's) Housing Association Guide (HAG) and Homes for Intermediate Rent Design Standards require all new social rented housing and Subsidised Intermediate Rent (SIR) housing to meet full Lifetime Homes standards (plus additional criteria), as well as providing fully wheelchair accessible homes where required. Therefore, any grant funded social housing or SIR housing will always meet the Policy HOU7 standards with regards to Lifetime Homes criteria. Similarly, where any specialist wheelchair housing is delivered as part of the social housing programme or SIR housing scheme, this will meet the wheelchair adaptable criteria of Policy HOU7.</i></p>
8.22	<p>The proposed residential units are designed to Lifetime Home standards in terms of minimum space requirements and adaptability. Given that the proposed units are allocated for social housing it is accepted that they will meet Policy HOU 7 standards.</p>

8.23	<p>For schemes of 10 units or more, Policy HOU7 requires at least 10% of the units to be wheelchair accessible. The proposal would include the following wheelchair units:</p> <p>17 No. CAT1 Elderly apartments 16 No. Wheelchair standard apartments 3 No. Wheelchair standard bungalows</p>
8.24	<p>This equates to 14% of the overall development as wheelchair standard and CAT 1 elderly, meeting the requirements of Policy HOU7.</p> <p><i>Masterplanning:</i></p>
8.25	<p>The proposed development has been assessed against Policy DES2 as set out below.</p> <p><i>Adopting a holistic approach to site assembly, layout and design that is mindful of adjacent sites, where suitable for redevelopment, while avoiding prejudice to future development potential and/or quality where development is of a significant scale and prominence;</i></p>
8.26	<p>The proposed development is part of a second phase of development and is cognisant of the phase 1 development currently under construction. The overall site layout takes into account the existing natural features including hedgerows and watercourses, whilst the residential units are positioned to minimise retaining structures, working with the existing topography of the land.</p> <p><i>Promoting opportunities for urban repair and greater connectivity to neighbouring areas by minimising or mitigating physical barriers that create undue effort or separation, informed by feedback from existing communities;</i></p>
8.27	<p>The application site has been subject to ongoing anti-social behaviour and the proposed development offers an opportunity to regenerate the locality and provide ongoing surveillance throughout. Connectivity has been considered with linkages to adjacent sports grounds.</p> <p><i>Maximising solutions to deliver energy efficiencies that seek to achieve BREEAM 'excellent' or comparable standard;</i></p>
8.28	<p>The proposed development will deliver energy efficiencies as outlined within climate change considerations.</p> <p><i>Promoting higher density residential and mixed-use development along city corridors and at gateway locations;</i></p>
8.29	<p>The proposed development provides a mix of residential accommodation and densities appropriate to its location.</p> <p><i>Contributing positively to the improvement of the public realm within, and in the proximity of, the development site through the use of high quality hard and soft landscape materials and street furniture;</i></p>
8.30	<p>A high standard of hard and soft landscape materials are proposed throughout the site with public open space positioned to provide panoramic views across the city of Belfast.</p>

	<p><i>Including an appropriate landscape management and maintenance plan, early in the planning process, as an integral part of all landscape proposals;</i></p>
8.31	<p>A landscape management and maintenance plan has been included.</p> <p><i>Enhancing the waterside character and setting of the River Lagan, including the improvement of existing and provision of new access points and new cross river connections where appropriate;</i></p>
8.32	<p>N/A</p> <p>Referencing unique parts of the city through the realisation of key landmarks within prominent or gateway locations;</p>
8.33	<p>N/A</p> <p><i>Seeking to include where appropriate the provision of public art; and</i></p>
8.34	<p>A high standard of communal open space will be provided throughout the site including an equipped children's play area. A condition is recommended to require appropriate provision of public art.</p> <p><i>Seeking the retention of existing trees within and around the site and make adequate provision to allow them to mature while ensuring the continuance of tree cover through new tree planting.</i></p>
8.35	<p>The site has been surveyed for vegetation suitable for retention and a landscaping plan has been developed which seeks to maximise the retention of existing natural boundaries.</p>
8.36	<p>In conclusion, it is considered that the design and external appearance of the proposal is acceptable having regard to Policies RD1, DES1, DES2, DES3, HOU6 and HOU7 of the Plan Strategy.</p> <p>Amenity and Open Space Provision</p>
8.37	<p>The proposal has been assessed against Policies OS3 and RD1(d) of the Plan Strategy and <i>Creating Places</i>.</p>
8.38	<p>Policy OS3 of the Plan Strategy requires residential proposals of this scale to delivery a minimum of 10% of the site as open space. The site area is approximately 9.0 ha. Therefore, the expectation is that 9,000 sqm metres of public open space is provided.</p>
8.39	<p>As stated above, the site consists of a number of parcels of open space, some usable and open to the public and some in the form of open mosaic habitats with more limited access. The main area of open space is located centrally within the site and has an area of approximately 660 sqm (shown in Zone G above). There is a smaller secondary area of public open space, measuring approximately 120 sqm located in the south-western corner of the site (Zone B above) providing a focal point to a distinctive area of housing and apartments. There is also an area of open space located to the front of the apartment blocks in this area, abutting the main access road, which measures approximately 110 sqm. Another smaller area of planted public open space is located in the north-eastern corner of the site (Zone B above) and measures approximately 70 sqm.</p>

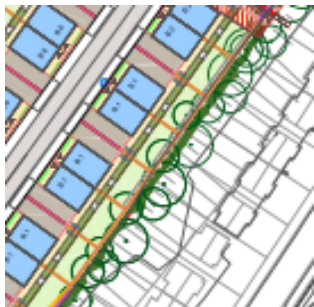

8.40	The open space areas to either side of the streams running from north to south through the site also incorporates a 5m deep wayleave. The open space area alongside the central stream/ boundary vegetation also incorporates a public footpath linking two areas within the site. These areas represent a total 'usable' area of public amenity space of approximately 960 sqm. This overall provision of approximately 10.7% public open space meets the requirements of Policy OS3.
8.41	In addition, there are substantial areas of open mosaic habitat, the largest of which is located in the south-eastern part of the site on sloping land between two rows of built form, measuring approximately 580 sqm. Another of these open mosaic areas is located in the south-western corner of the site and surrounds an existing pylon. This area measures approximately 270 sqm.
8.42	There are also subsidiary areas of planted open space along sloping parts of the site between rows of dwellings running south-west to north-east and alongside established hedgerows and streams running north to south through the site. These measure approximately 380 sqm in area.
8.43	The total open space provision for the site measures approximately 2,190 sqm, which equates to approximately 24% of the total site area (of 9 ha). This is a substantial overall provision and would assist the integration of the development into its edge of settlement setting.
8.44	It should be noted that the areas where it is proposed to relocate open mosaic habitat will be within sections of the site that will be restricted landscape zones to allow these areas to establish. Given the sloping nature of these areas, between or behind rows of dwellings and apartments, lack of surveillance was an initial concern and so the layout now ensures that these areas hold biodiversity and visual amenity value as opposed to being areas to be accessed. These areas will also assist in the 'greening' of the development which will be of particular importance when viewing the site from distance and will reduce the overall visual impact and provide much needed softening at the edge of the settlement limits and within the Area of High Scenic Value.
8.45	Policy OS3 also requires that residential developments of more than 100 units must incorporate an equipped children's play area as an integral part of the development. A play area is located on the southern edge of the central area of open space. This will be required to be managed and maintained through a Section 76 planning agreement.
8.46	The Council's Landscape Planning and Development team raised concerns about proximity to overhead power lines, however, it is around 20m from the centre line of the overhead powerlines and the applicant has confirmed that extensive consultation was undertaken with NIE at pre-application stage to ensure all play areas and housing were located a safe distance from the overhead lines. It is also worth noting that the NIE consultation response (dated 19th June 2023) confirms that the scheme meets the statutory clearances required. NIE has also confirmed that the developer has previously engaged with NIE Networks around the transmission overhead line infrastructure within the site to provide a scheme which meets the statutory clearances required.
8.47	In terms of private open space, rear garden sizes range from 50 sqm to 200 sqm, with an average provision greater than 70 sqm, and as such in keeping with the requirement set out in the <i>Creating Places</i> guidance.
8.48	The apartment blocks would all have areas of private or semi-private public open space. Each of the apartment blocks in the north west corner (Zone A above) have a communal area to their rear measuring approximately 130 sqm. The two blocks in Zone B have an

	<p>area of approximately 180 sqm, and also benefit from immediate access to public open spaces to their front and rear. The larger apartment block to the east of Zone B has a semi-private communal area along its frontage measuring approximately 650 sqm. Similarly, the two block to its west, this will also benefit from its proximity to the area of communal open space to the rear. The two apartment blocks in Zone G have communal areas of approximately 250 sqm, and also front onto the main area of open space in the centre of the site.</p> <p>Affordable Housing</p>
8.49	Policy HOU5 of the Plan Strategy states that planning permission will be granted for residential development on sites greater than 0.1 hectares and/or containing 5 or more dwelling units where a minimum of 20% of units are provided as affordable housing.
8.49	NIHE carries out a Housing Need Assessments (HNAs) annually across all relevant housing areas. This site is located within the Andersonstown Common Landlord Area which sits within the wider Middle West HNA. The social housing new build need for Middle West is 1,107 units for the 2022- 2027 period.
8.50	<p>The proposal is 100% social housing. As such, the requirements of Policy HOU5 are met in terms of the quantum of units. However, the SPG seeks to avoid mono-tenure housing in the interests of sustainable and balanced communities. Paragraph 4.4.14 of the SPG states that larger mono-tenure schemes [such as that proposed] may be considered having regard to the following considerations:</p> <ul style="list-style-type: none"> a) <i>'The level of social housing need in the vicinity of the site and the availability of land to address such needs;</i> b) <i>The wider tenure and characteristics of an area, in order to minimise large areas of single tenure social housing; and</i> c) <i>Whether a scheme is proposed as 'shared housing'</i>
8.51	Dealing with the first criterion, NIHE supports the application, citing a significant unmet need in Belfast. However, turning to the second and third criteria, there is already significant social housing in the immediate area and there is no evidence that the proposal is for shared housing. The proposal would therefore unlikely contribute to a sustainable and balanced community and is in conflict with the guidance.
8.52	<p>Nevertheless, regard is had to the support for the proposal from NIHE and the longevity of the application process dating back to 2020, well before adoption of the Plan Strategy, Policy HOU5 and the associated SPG. It is considered unreasonable to require the applicant to make a significant change to the tenure of the scheme now. Having regard to these factors, and on balance, the proposed tenure is considered acceptable.</p> <p>Trees and landscaping</p>
8.53	The proposal has been assessed against Policy TRE1, LC1, LCB2 and LC3.
8.54	Policy TRE1 seeks to protect existing trees from development, particularly those that are of visual, biodiversity or amenity quality and significance. The landscape strategy focuses on retaining and enhancing the existing hedgerow boundary treatment and the creation of several 'corridors' that provide a high-quality landscape setting incorporating pathways, lighting, rain garden and SUDS swales with associated species-rich yet low maintenance planting. The landscaping plan also includes the establishment of an 8 metre vegetation buffer along the northern boundary of the site. Existing hedgerows will be augmented to

	strengthen this boundary providing a strong planted edge not only to the development but along the edge of the settlement limits.
8.55	The approach to existing hedgerows includes retention high value tree species and augmentation with native woodland species to provide a diverse hedgerow/woodland boundary to the site.
8.56	DAERA NED has noted the presence of Open Mosaic Habitat on Previously Developed Land (OMHPDL). The proposal now includes the translocation of the OMHPDL habitat on a 'like for like' basis, to be relocated in areas where there will be no or limited public access. This will ensure there will be no net loss of OMHPDL from the site.
8.57	The site is located within an Area of High Scenic Value (AHSV) and therefore must be assessed against Policy LC1B and LC3 (Belfast Hills).
8.58	Overall, it is considered that there would be no adverse impact on the landscape and the tree planting and landscaping proposals are considered to provide suitable mitigation.
	Traffic, Movement and parking
8.59	The proposed development site has an existing vehicular access directly off Glen Road, approximately 45m west of the Glen Road Heights junction. The development proposals involve closing this existing access, with all vehicular movements and access through the adjacent Glen Heights development via Glen Road Heights (previously approved under Z/2013/0930/F).
8.60	The Transport Assessment submitted in support of historical planning application Z/2013/0930/F, sharing the same access point onto Glen Road as the proposal, included the assessment of 93 units and a further 279 units in the remainder of the housing zoning WB 05/17. The design of the Glen Road Heights / Glen Road junction approved as part of this planning application is 'approved' for the use by a total of 372 mixed social housing units.
8.61	The wider site was not part of the Z/2013/0930/F planning approval, and therefore the Transport Assessment supports the planning application for the proposed development i.e. 260No. mixed social housing units.
8.62	Notably, the Transport Assessment for Z/2013/0930/F included the assessment of 279 mixed social housing units on the development site (for the future proofing of the site access), and the development which is the subject of this application proposes 260No. units, representing a reduction of 19No. units.
8.63	The proposal includes 444 car parking spaces, which equates to approximately 1.7 spaces per residential unit.
8.64	Three wheelchair bungalows will have provision for in-curtilage parking.
8.65	Communal areas will have adaptable spaces available for up to 22 wheelchair spaces.
8.66	As advised previously, DFI Roads originally sought inclusion of disabled parking bays within the PSD, but then sought to have them removed as they could not formally adopt.
8.67	Dependent upon the needs of occupants of CAT 1 elderly units an assessment will be carried out and it is understood that arrangements will be made via DFI Roads to accommodate disabled parking provision on a case-by-case basis.

	<i>Green Travel Measures</i>
8.68	A Travel Plan Framework accompanies the application, setting out the connectivity of the site and how the developer seeks to promote alternatives to the private car and promote green methods of travel.
8.69	The proposed development will include one cycle parking space for each apartment. These will comprise Sheffield stands located near the building access at accessible and well-lit areas to promote the use of cycling as a sustainable mode of transport for short distance trips.
8.70	To further reduce the reliance on the private car each dwelling shall be subject to a free three-year Travel Card offer. The developer shall offer a free Residential Travel Card to one occupier of each dwelling (within one month of their occupation) until three years after first occupation of that dwelling.
8.71	Each dwelling shall also be subject to a free three-year Car Club membership. The developer shall offer a free Car Club membership to one occupier of each dwelling (within one month of their occupation) until three years after first occupation of that dwelling. The Travel Plan, Travel Cards and Car Club membership would be secured via a Section 76 planning agreement.
8.72	A slightly reduced parking provision has also been applied to the proposed development, which has been based on parking usage at other Radius Housing sites. Accordingly, a reduced parking provision for residents will minimise the amount of visitor trips undertaken by private car and push these trips to more sustainable modes such as public transport, walking and cycling. The location of the development reduces the need for vehicular journeys, as major attractions within Belfast City centre can all be accessed by the sustainable modes of transport that will be promoted through the travel plan.
8.73	There are a range of existing pedestrian linkages available to the site with pedestrian footways and streetlighting connecting to the site from Glen Road Grove and connecting along Glen Road, leading to Shaws Road, Suffolk Road, Andersonstown Road and a number of nearby residential areas. Additionally, key retail links along Stewartstown Road and at Andersonstown, provide access to workplaces and wide ranging shopping opportunities without the need for a car.
8.74	The sites connectivity and accessibility are further reinforced by the provision of a puffin crossing point close to the site access on the Glean Road. A variety of sports clubs, churches, cafes, primary schools, bus stops and community/ youth facilities are all accessible within 500 metres walking distance. A range of shops and nursery, primary and secondary schools are all accessible within a 1km walking distance. There are 10 bus stops within a 400m walking distance. The final details of the crossing point, which has been agreed in principle with DfI Roads, would be secured by condition.
8.75	Subject to DfI Roads response to the amended plans, it is considered that the proposal complies with Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN8, TRAN9 and TRAN10.
	Climate change
8.76	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce Green House Gases (GHG) by promoting sustainable patterns of development. The policy goes on to state that development proposals should, where feasible seek to avoid demolition and seek to maximise opportunities to incorporate sustainable design features.

8.77	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change to support sustainable and enduring development.
8.78	In terms of energy performance the applicant confirms that the proposal is in line with updated versions of Building Regulations Technical Booklets F1 & F2 and provide 40% more energy efficiency. The proposed house types and bungalows are EPC 'A' rated and 'FEE' of bettering 46kgco2/y/m2. Apartments are EPC 'AA' rated and 'FEE' of bettering 39kgco2/y/m2. Buildings have highly insulated external envelopes throughout.
8.79	MEP/Sustainability solutions for house types and bungalows include the following features – <ul style="list-style-type: none"> • Gas fired boilers • Intermittent mechanical ventilation • Hot water cylinder • 100% LED luminaires • 1.6Kwp Photovoltaic System
8.80	MEP/Sustainability solutions for the proposed apartments include the following features – <ul style="list-style-type: none"> • Air source heat pumps • Underfloor heating emitters • Hot water cylinder • 100% LED luminaires • 10Kwp Photovoltaic System
8.81	Energy generated from photovoltaics equates to a household saving of circa £330 per annum. EV charge provision to each unit type is included for future upgrade. The materials have also been sourced to utilise local supply as much as possible. Where practicable, materials have also been selected on the basis that they contain high levels of recyclable content to reduce overall carbon footprint.
8.82	The proposed units are orientated to maximise solar gains across the site, including alternative elevations for same house types where necessary.
8.83	Policy ENV2 seeks to re-use existing building stock where possible for sustainability reasons. The proposal involves demolition of two dwellings to facilitate the layout for the proposed 260 dwellings. In view of the obvious planning gain, the demolition of the existing two dwellings is considered acceptable.
8.84	Policy ENV5 states that developments should include, where appropriate, SuDS measures to manage surface water effectively on site. Across the site Sustainable Urban Drainage Systems (SUDs) measures are included to managing watercourses and storm water holistically within the landscape.
8.85	In conclusion, and on balance, it is considered that the proposal is acceptable, having regard to Policies ENV2, ENV3 and ENV5.

	<p>Impact on Amenity</p>
8.86	<p>The proposal has been assessed against Policies RD1, DES 1 and DES3. Policies DES1, DES3 and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments.</p>
8.87	<p>The site abuts existing residential development on two sides, to the south and the east. With the levels rising substantially from south to north the proposal has potential to impact upon residential amenity to the south. However, given ample separation distances and a significant level of proposed planting along the southern boundaries it is not envisaged that existing properties will experience a significant loss of amenity.</p>
8.88	<p>Glen Road Heights is a newly constructed development to the immediate south of the site. The substantial separation distances are evident in the section from the site layout below and measure approximately 20-25m.</p>
8.89	<p>The site also abuts existing housing to the south-west and west, Meadowhill, Glencolin Rise and Glen Colin Court, as shown below. The open mosaic landscaped area, surrounding the existing pylon, will ensure there is significant separation distances from the proposed housing to the lower level housing in Glencolin Court and Glencolin Rise. Separation distances from the proposed built form to the rear boundary of existing properties range between 17m and 35m. This separation, combined with proposed planting, should ensure there will be no significant overlooking or overbearing impact upon existing dwellings.</p>
8.90	<p>At Meadowhill the separation distance from the proposed dwelling to the party boundary with the closest existing dwelling is approximately 12m. Having said this the proposed dwelling is gable onto the existing dwelling, and as such there should be no significant level of overlooking. With existing boundary retention, coupled with new planting, there should be no significant overbearing experienced by residents in the existing dwellings.</p>
	<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Glen Road Heights</p> </div> <div style="text-align: center;">  <p>Glencolin and Meadowhill</p> </div> </div>
8.91	<p>The separation distances are in keeping with the recommended 'back to back' separation distance of 20m as set out in Creating Places and the Residential Supplementary Planning Guidance (SPG). Similarly the 12m separation distance from the rear of the existing property at Meadowhill onto the gable of the nearest proposed house is above the recommended 10m separation distance recommended in the SPG document.</p> <p>Contaminated Land</p>
8.92	<p>Environmental Health notes that three communal areas and 22 garden areas are to be capped with clean imported soil and radon protection measures are to be incorporated in houses. These measures are required to sever the contaminant linkages relating to the identified soil contamination present on this site.</p>

8.93	Environmental Health also notes that the applicant's environmental consultant has liaised with BCC Building Control in order to ascertain the requirements for radon protection measures at this site which has indicated that a radon membrane would be required in new buildings to be in compliance with Buildings Regulations guidance. Environmental Health acknowledges the requirement for radon gas protection and refers this aspect of remediation to the Council's Building Control service.
8.9	Consequently, Environmental Health offers no objection subject to conditions.
	Drainage and Flooding
8.95	The proposal has been assessed against Policy ENV4 and the SPPS.
8.96	Flood Maps (NI) do not indicate a floodplain associated with the undesignated watercourses that are located throughout the site. This is due to the fact that these minor watercourses fall below the threshold in terms of catchment area for River Modelling.
8.97	DFI Rivers requested that the applicant carry out a Flood Risk Assessment (FRA) for their consideration that will determine the extent of the floodplain associated with these undesignated watercourses, requiring a river model.
8.98	A FRA was subsequently submitted and is currently with DfI Rivers for consideration and final comment. The applicant's drainage consultant has confirmed that existing and proposed scenarios have been modelled. Existing modelling has indicated that flows remain within the defined channel and no out of bank flooding has been indicated. The proposals, namely the culverts for road crossing have had no significant impact, with levels upstream and downstream of the development site remaining the site.
8.99	
8.100	Delegated authority is sought to deal with DfI Rivers' final consultation response, provided that the issues are not substantive.
	Natural Heritage
	<i>Open Mosaic Habitat:</i>
8.111	DAERA NIEA, Natural Environment Division (NED) has considered the impacts of the proposal on natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions.
8.112	From the Preliminary Proposal for Translocation of Open Mosaic Habitat (OMH) Glen Road Belfast Development Site (Aulino Wann & Associates, published to the NI Planning Portal 12/10/2023), NED acknowledges that the ecologist has determined that the mosaic of habitats on site conforms to NI Priority Habitat.
8.113	The ecologist has established justification as to why, on this occasion, retention of this habitat will not be possible. NED also acknowledges that the proposed management of Invasive Plant Species Japanese Knotweed Fallopija japonica will likely impact on areas of OMHPDL Priority Habitat.
8.114	Based on the proposals submitted regarding the translocation of the OMHPDL, NED is content that mitigation/compensation proposals have been included, and therefore has recommended a Habitat Management Plan (HMP) be submitted which includes long term

	management for those areas of translocated OMH and any other compensatory areas. For example, areas of translocated OMH, as shown on the Landscape Plan, must not be managed as amenity grassland.
8.115	As noted in NEDs previous response, given the presence of the invasive Japanese Knotweed <i>Fallopia japonica</i> , NED has recommended a condition regarding the management/treatment of the plant based on updated survey information.
8.116	Subject to the below recommended conditions, NED is content with the proposal and the proposal is considered acceptable having regard to Policy NH1. <i>Impact on Belfast Lough:</i>
8.117	Shared Environmental Services has confirmed that they have considered the planning application in light of the requirements of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) on behalf of Belfast City Council which is the competent authority responsible for determining the project.
8.118	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.
8.119	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 requiring a final Construction Environmental Management Plan (CEMP) by condition. Employability and Skills
8.120	The applicants (Housing Associations) have confirmed that employability and skills interventions to promote inclusive growth will be delivered through SIB's 'Buy Social' clauses, with monitoring and reporting on a monthly basis of the progress of the successful contractor's progress against their submitted Social Value Delivery Plan.
8.121	The Council's Economic Unit raises no objection to this approach, which dispense with the requirement to secure an Employability and Skills Plan through a Section 76 planning agreement. Section 76 Agreement planning agreement
8.122	The following planning obligations are considered necessary to make the proposed development acceptable and should be secured through a Section 76 planning agreement. <ul style="list-style-type: none"> • Affordable housing – a minimum of 20% of the 260 residential units should be secured as social housing in compliance with Policy HOU5; • Green travel measures – travel plan, travel cards and car club membership of three years as required by Policy TRAN4; • Open space – delivery, management and maintenance of the open space and play equipment as required by Policy OS3.
8.123	The draft planning agreement is currently being prepared and will need to be finalised before planning permission can be granted.

	Pre-application Community Consultation
8.124	Applicants for Major development are required to carry out community consultation in advance of submitting an application.
8.125	Prior to submitting the application, applicants must give notice to the Council, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for Major development is to be submitted and set out the proposals for community consultation. A PAN was submitted to the Council on 7 th February 2021.
8.126	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.
8.127	<p>A Pre-Application Community Consultation Report has been submitted in support of this application. The Report confirms the following:</p> <ul style="list-style-type: none"> • Under normal circumstances, consultation with the wider public on the proposal would have taken place through a public event, however due to current COVID-19 social distancing restrictions, the public consultation was held through online and remote means. • A remote and online public consultation was held between Monday 31st January to Friday 18th February 2022. Information could be accessed online. During the consultation period, the webpage had 230 pageviews with 191 unique page views. The average time on the page amounted to 00:03:29. • The news story on the planning agent's website got 205 pageviews during the same period. • A webinar also took place on Thursday 10th February 2022 at 6pm with a sign-up link provided in the web address above. The webinar had 13 attendees and the 14 subsequent viewers following the upload of the webinar on the webpage. • A public notice was placed in the Irish News on Monday 24th January 2022 and in the Andersonstown News on Friday 29th January. • A leaflet, containing details of the consultation process, was designed and distributed extensively to all addresses within a 200m radius of the application site during the week commencing the 24th January 2022. Some addresses beyond the 200m boundary of the site were included in the list of addresses. • Direct invites were issued to all elected representatives in the West Belfast Westminster / Stormont Constituency, Black Mountain District Electoral Area of the Belfast City Council. • Engagement also took place with Glencolin Residents Association, Black Mountain Access Project Team and Belfast Hills Partnership.
8.128	<p>Feedback was received in relation to the following issues:</p> <ul style="list-style-type: none"> • Visual amenity • Road infrastructure and traffic • Waterways • Housing need • Community and youth provision

8.129	Following the public consultation period, the applicant states that the scheme underwent a series of design iterations and reviews before the proposal was finalised.
8.130	It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their legislative duty to consult the community in advance of submitting an application.
9.0	Recommendation
9.1	Having regard to the development plan and relevant material considerations, the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
9.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and Section 76 planning agreement and deal with any other issues that may arise, including the final consultation responses from DfI Roads and DfI Rivers, provided that they are not substantive.
10.0	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. Notwithstanding the submitted details, no development shall commence on site until 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. 3. Notwithstanding the submitted details, no external facing materials shall be constructed unless details of a revised materials colour palette to introduce variety in colour finishes in the external materials between the character areas has 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: In the interests of good design and placemaking. 4. No external brickwork, render or cladding 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 brick materials, render and external cladding materials. Reason: In the interests of good design and placemaking.

	<p>5. No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of a Public Art Scheme have been submitted to and approved in writing by the Council. The scheme shall include details of individual public art installations, proposals for future management and maintenance, and a programme for implementation. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: In the interests of place making and the amenities of the area. Approval is required upfront because public art may be integral to the design and layout of the scheme.</p> <p>6. The residential unit shall be occupied unless its respective external amenity/garden areas (and in the case of the apartments its respective external and internal amenity areas) have been provided in accordance with the approved plans.</p> <p>Reason: To ensure that a quality residential environment is provided for occupants of the approved development.</p> <p>7. 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 phase unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p>8. No development shall commence on site within a particular phase unless a Habitat Management Plan (HMP) has been submitted to and approved in writing by the Council.</p> <p>The HMP shall include the following:</p> <ul style="list-style-type: none"> a) management/restoration/translocation for Open Mosaic Habitat on Previously Developed Land NI Priority Habitat; b) description of pre-construction, baseline habitat conditions; c) appropriate maps, clearly identifying habitat management areas which must be compliant with plans as indicated on Drawing No.03 Landscape Plan (Published to the NI Planning Portal 12/10/2023); d) Detailed methodology and prescriptions of habitat management and restoration measures, including timescales, and with defined criteria for the success of the measures; e) Details of the prohibition of habitat damaging activities, including agricultural activities; f) Details of the regular monitoring of the effectiveness of habitat management and restoration measures using appropriate methodology (e.g. visual inspections, vegetation quadrats, fixed point photography) in years 1, 2, 3, 4 and 5 post construction; g) Year 1 monitoring to include baseline conditions of the receptor areas;
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	<p>h) Details of the production of regular monitoring reports which shall be submitted to the Council within 6 months of the end of each monitoring year and which shall include details of contingency measures should monitoring reveal unfavourable results.</p> <p>The approved HMP shall be implemented in accordance with the approved details on the commencement of development until construction is complete.</p> <p>Reason: To compensate for the loss of and damage to Northern Ireland priority habitats.</p> <p>9. The management and treatment measures included in the Japanese Knotweed Management Plan (<i>Fallopia japonica</i>), published to the NI Planning Portal 24/02/2023, shall be implemented in full and all works shall comply with the Japanese Knotweed Management Plan and relevant updated survey information published to the NI Planning Portal (Japanese Knotweed Locations 12/10/2023, Revised Japanese Knotweed Locations 27th July 2023, 12/10/2023).</p> <p>Reason: To manage an Invasive Alien Plant Species and mitigate for impacts to NI Priority Habitat.</p> <p>10. Prior to the occupation of each phase of the approved development, a Verification Report for that phase shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the following documents - Tetra Tech letter response - Dated the 7th of August 2023. Ref: 787-B033467 and the Tetra Tech report entitled Glen Road, Belfast Generic Quantitative Risk Assessment (GQRA) & Detailed Remedial Strategy Project No. 787-B033467 RMI Architects January 2022, 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, residential with plant uptake. 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, including CAR-SOIL – Interpretation for Managing and Working with Asbestos in Soil & Construction and Demolition Materials (2016). In particular, the Verification Report must demonstrate that:</p> <ul style="list-style-type: none"> a) Capping layers should be installed as per the drawing in the GQRA & DRS the final site layout Figure 9. Recommended Capping System Extents. 787-B033467. b) A minimum 500mm capping system has been emplaced in all communal landscaped areas formed from material that is demonstrably suitable for use (public park). c) A minimum 800mm capping layer system in garden areas, as per the capping diagram in Figure 10 in the GQRA & DRS referenced 787- B033467, that is demonstrably suitable for use (residential without plant uptake). <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>11. No development shall commence within each phase unless a final Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Council. The final CEMP must be site specific and include all necessary mitigation measures for the construction and operational phases of the development to avoid any pollutant egress to Belfast Lough. The</p>
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	<p>development shall not be carried out unless in accordance with the approved CEMP.</p> <p>Reason: To ensure the project will not have an adverse effect on the integrity of any European site.</p> <p>12. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) within each phase unless details of foul drainage, including a programme for implementation of these works within that phase, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>13. The residential units hereby approved shall not be occupied until their respective boundary treatment has been implemented in accordance with the approved plans. The boundary treatment shall be retained in accordance with the approved details.</p> <p>Reason: In the interests of amenity.</p> <p>14. None of the residential units shall be occupied unless details of the puffin pedestrian crossing have been submitted to and approved in writing by the Council. None of the residential units shall be occupied unless the puffin pedestrian crossing has been constructed in accordance with the approved details and is operational.</p> <p>Reason: In the interests of pedestrian safety and connectivity.</p> <p>15. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking within the site.</p>
	<p>DRAFT INFORMATIVES</p> <p>NOT04 Section 76 planning agreement</p> <p>This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which secures the following planning obligations:</p> <ul style="list-style-type: none"> • Social housing • Travel Plan and green travel measures • Delivery, management and maintenance of the open space and play equipment <p>NOT02 Compliance with planning permission</p> <p>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</p>

	<p>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>NOT03 Discharge of condition(s)</p> <p>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>NOT05 Non-planning requirements</p> <p>The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.</p>
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Development Management Report

Summary	
Committee Date: 10 th December 2024	
Application ID: LA04/2024/1138/F and LA04/2024/1141/DCA	
Proposal: Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with additional Short Term use outside of term time. Proposed 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. (Amended Description)	Location: Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: MRP NUH Ltd Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.	Agent Name and Address: Clyde Shanks 2nd Floor 7 Exchange Place Belfast BT1 2NA
Date Valid	16 th October 2024
Target Date	14 th May 2025
Contact Officer	Ed Baker, Planning Manager
Executive Summary: <p>This application relates to lands comprising the rear of Nos. 24-54 Castle Street, Nos. 2-6 Queen Street and Nos. 1-7 & 21 Fountain Street, Belfast. The application site is within the City Centre Conservation Area and within close proximity to a number of listed buildings.</p> <p>The site is approximately 0.6 hectares (ha) and is occupied by a number of existing buildings. Fronting Castle Street and Fountain Street is the six storey building known as Norwich Union House; it contains a number of retail units on the ground floor and vacant offices above. To the rear of the building is a multi-storey car park. On the junction of Castle Street and Queen Street is a four-storey building known as Westgate House which contains retail on the ground floor and offices above. Two smaller scale buildings of two and three storeys infill Norwich Union House and Westgate House, both contain one retail unit at ground floor. There is a significant gap site along Queen Street currently used as a surface level car park.</p>	

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

- Principle of PBMSA in this location
- Design, Placemaking, and impact on Conservation Area
- 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

The site is a highly 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 very good quality design appropriate to its context within the City Centre Conservation Area and setting of Listed Buildings. The proposal will develop an existing vacant building and large gap site within Queen Street, introducing active frontages and supporting the regeneration of the surrounding area.

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

DAERA NIEA have raised concerns about the submitted Ecology Report. This has subsequently been amended and NIEA have been re-consulted. Delegated Authority is requested to deal with the outstanding consultation response and any issues arising providing they are not substantive.

Three letters of support have been received as detailed within the main report.

The proposal was subject to a Pre-Application Discussion (PAD), although not all officers' design advice was followed when the application was submitted. A range of design issues had to be resolved and the applicant entered into a Planning Performance Agreement with the Planning Service to work through the issues. This involved several design workshops.

The applicant intends that if approved the development will be constructed with practicable completion in time for the 2027/28 academic year.

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.

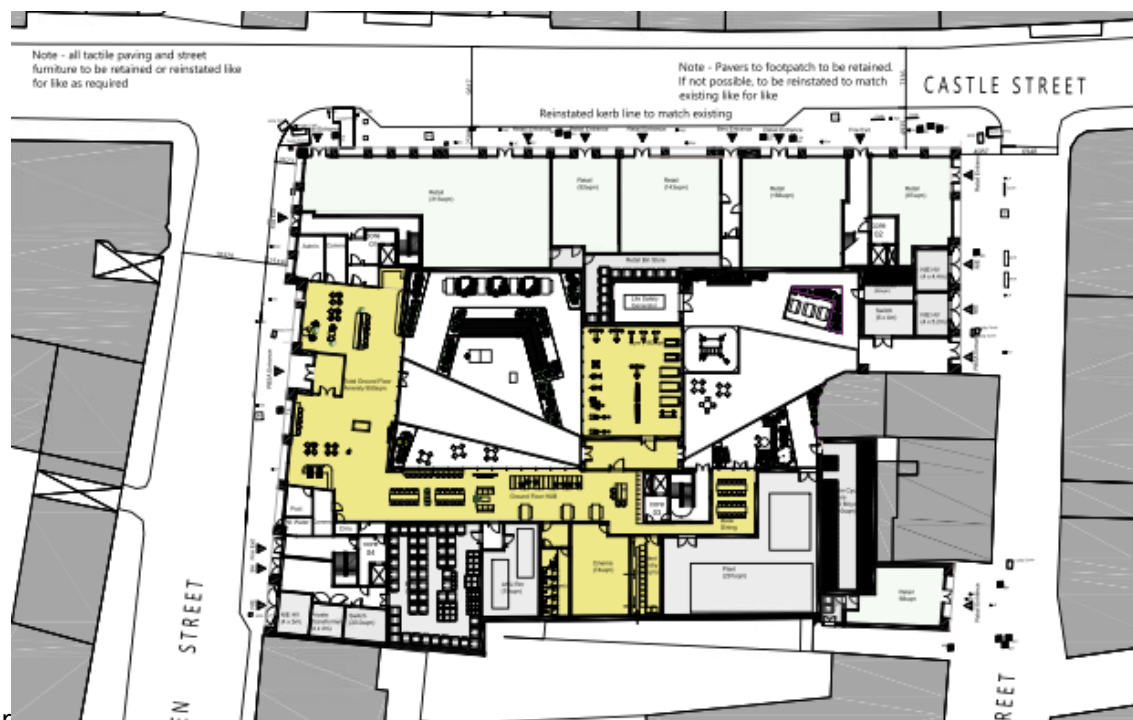
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and resolve the outstanding consultation from by DAERA NIEA in relation to the ecology report, and deal with any other issues that arise, provided that the issues are not substantive.

DRAWINGS AND IMAGERY

Site Location Plan:



Proposed Site Layout:



Proposed Elevations:



Proposed Castle Street Elevation

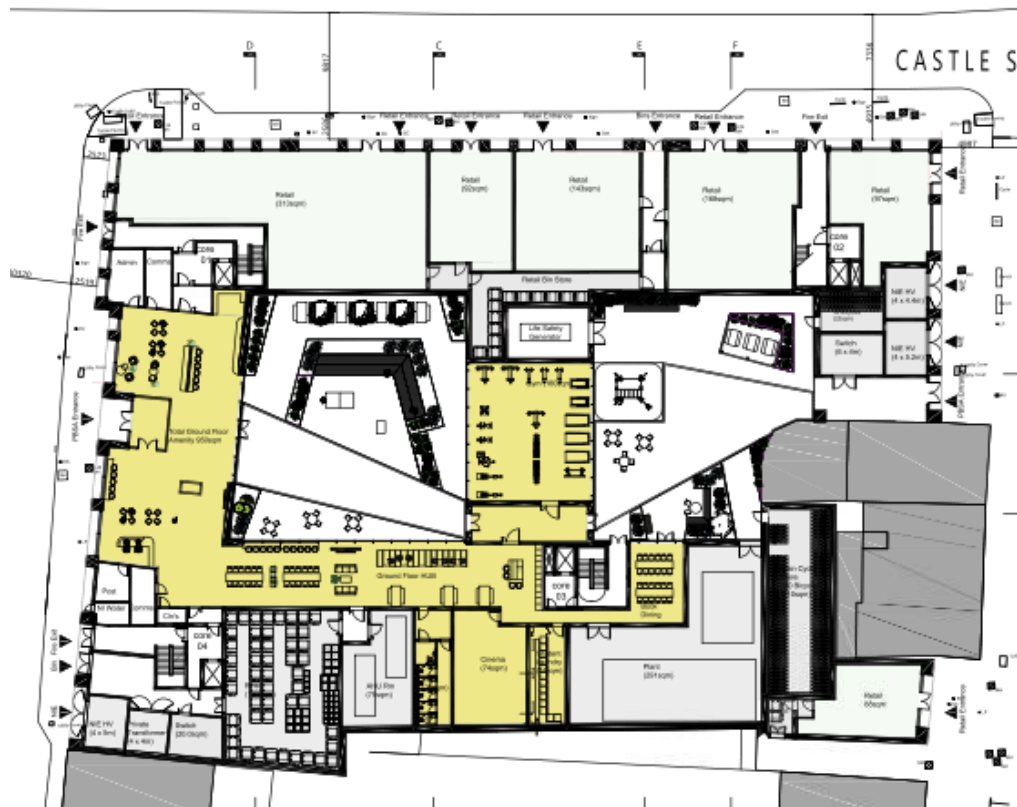


Proposed Queen Street Elevation



Proposed Fountain Street Elevation

Ground floor plan:



1st Floor Plan:



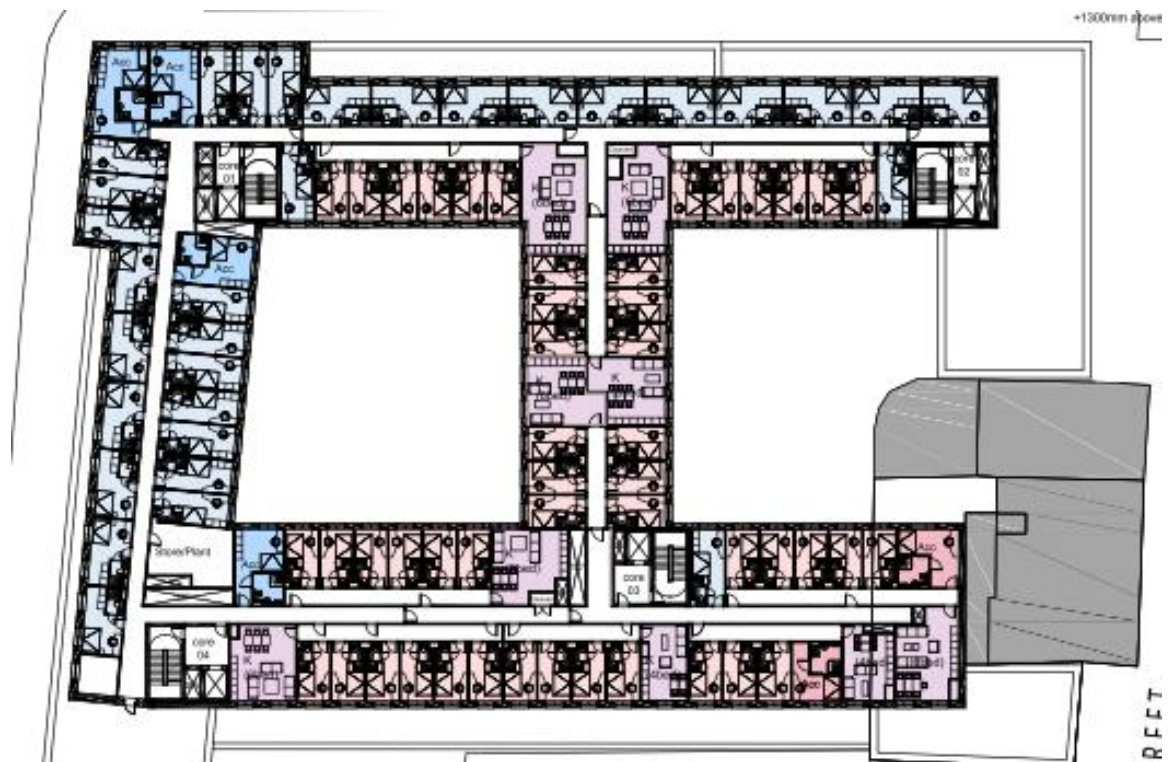
Levels 2 to 5:



Level 6:



Level 7:



Level 8:



CGIs

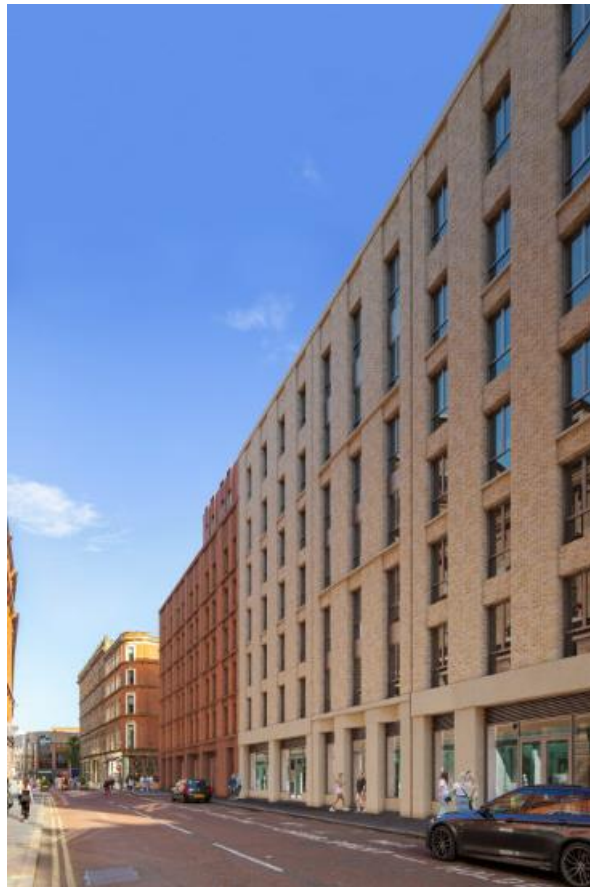
View from Castle Place:



Fountain Street:



Views from Castle Street:



Queen Street:



1.0	Characteristics of the Site and Area
1.1	This application relates to lands comprising the rear of Nos. 24-54 Castle Street, Nos. 2-6 Queen Street and Nos. 1-7 & 21 Fountain Street, Belfast. The application site is within the City Centre Conservation Area and within close proximity to a number of listed buildings.
1.2	The site is approximately 0.6 hectares (ha) and is occupied by a number of existing buildings. Fronting Castle Street and Fountain Street is the six storey building known as Norwich Union House; it contains a number of retail units on the ground floor and vacant offices above. To the rear of the building is a multi-storey car park. On the junction of Castle Street and Queen Street is a four-storey building known as Westgate House which contains retail on the ground floor and offices above. Two smaller scale buildings of two and three storeys infill Norwich Union House and Westgate House, both contain one retail unit at ground floor. There is a significant gap site along Queen Street currently used as a surface level car park.
1.3	The surrounding area is commercial in nature reflecting the City Centre location. Typically, ground floors are occupied by retail/café/restaurant/bar uses and offices above. The nearest residential use is College Court Central, an apartment block approximately 70m from the site.
1.4	The immediate context is of varied heights and design. There is a general graduation in height along Castle Street towards Castle Place with building heights increasing from three stories to six stories of the existing Norwich House and Bank Buildings. Typical building heights on Fountain Street and Queen Street vary between two and six stories although it is acknowledged there are taller buildings at the junction of Queen Street and College Street with buildings increasing to ten stories.
1.5	The site is within the City Centre Conservation Area.
	Description of Proposed Development
1.6	The application seeks full planning permission for the demolition of the existing buildings on the site and construction of a new PBMSA development of 6 to 9 stories. The proposal includes 821 rooms made up of 210 studio rooms and 611 cluster rooms. There will be an associated café, communal facilities including a gym, cinema, meeting/study rooms, laundry rooms, landscaped roof garden and inner courtyards. The proposal includes additional Short Term use outside of term time with no restriction on who can avail of the short-term use outside of term time.
1.7	The proposed material treatments of the building include a mix of red brick tones, grey/beige brick and profiled red PPC aluminium for the areas of the building to be set back.
1.8	The proposal was subject to a Pre-Application Discussion (PAD), although not all officers' design advice was followed when the application was submitted. A range of design issues had to be resolved and the applicant entered into a Planning Performance Agreement with the Planning Service to work through the issues. This involved several design workshops.
1.9	The application was originally submitted in June 2024 but later found to be invalid due to the red line boundary being incorrect. This has since been corrected and the new valid date of the application is 16 th October 2024.

2.0	RELEVANT PLANNING HISTORY
2.1	<p>LA04/2019/2299/F + LA04/2019/2303/DCA</p> <p>Proposal: Demolition of existing property and redevelopment of the site including the provision of approximately 230,730sqft gross new build floorspace comprising class B1(a) office on 6 levels over active ground floor uses including retail (A1), restaurants and cafes and undercroft carparking of 37 spaces and related access for the redevelopment.</p> <p>Address: 1-7 Fountain Street 24-40 Castle Street and 6-8 Queen Street Belfast BT1 5EA.</p> <p>Decision: Approval</p> <p>Decision Date: 30.04.2020</p>
2.2	<p>LA04/2019/0068/F</p> <p>Proposal: Demolition of existing building and construction of 54 apartments with associated landscaping and a retail unit at ground floor.</p> <p>Address: Westgate House, 2-4 Queen Street, Belfast.,</p> <p>Decision: Approval</p> <p>Decision Date: 07.07.2020</p>
2.3	<p>Z/2009/0622/F</p> <p>Proposal: Erection of 122 room budget hotel with bar/ restaurant and conference facilities, 2 No. retail units & associated car parking.</p> <p>Address: 6-8 Queen Street, Belfast. BT1</p> <p>Decision: Approval</p> <p>Decision Date: 14.11.2012</p>
2.4	<p>Z/2008/2433/F</p> <p>Proposal: Amendment to previous scheme (Z/2006/2044/F) to include demolition of existing building and erection of an 8 storey building with retail on ground and first floors and offices above.</p> <p>Address: Olive Tree House, 23-31 Fountain Street, Belfast.</p> <p>Decision: Approval</p> <p>Decision Date: 16.04.2009</p>
2.5	<p>Z/2006/2044/F</p> <p>Proposal: Demolition of existing building and erection of new 7 storey building, retail on ground and first floor with offices on upper floors.</p> <p>Address: Olive Tree House, 23-31 Fountain Street, Belfast</p> <p>Decision: Approval</p> <p>Decision Date: 24.01.2008</p>
2.6	<p>Z/2004/2278/F</p> <p>Proposal: Renewal of permission granted for a 6 storey building (previous planning ref: Z/1999/2151)</p> <p>Address: 6-8 Queen Street, Town Parks, Belfast, Northern Ireland, BT01 6ED</p> <p>Decision: Approval</p> <p>Decision Date: 28.02.2005</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 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) Policy HOU13 – Short-term Let Accommodation</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy DES3 – Tall buildings Policy RD1 – New residential developments Policy BH1 – Listed Buildings Policy 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</p>

<p>3.3</p> <p>3.4</p> <p>3.5</p>	<p>Transportation Planning and Flood Risk Development and Trees</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations Purpose Built Managed Student Accommodation in Belfast (June 2016) Belfast: A Framework for student housing and purpose-built student accommodation Developer Contribution Framework (2020) Belfast Agenda (Community Plan)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u></p> <p>DfI Roads – No objections with conditions.</p> <p>DfC HED – No objection.</p> <p>DfI Rivers – No objection.</p> <p>DAERA – Concerns raised with the submitted bat survey. Amended information has been submitted and NIEA re-consulted; the response remains outstanding.</p> <p>NI Water – Recommends refusal (see main assessment).</p> <p><u>Non-Statutory Consultees</u></p> <p>Conservation Advice – Concerns raised and addressed in the report.</p> <p>Environmental Health – No objections with 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>Development Plan Housing Team – No objections, comments provided and set out in main report.</p>

<p>4.3</p> <p>4.4</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 and are summarised below:</p> <ul style="list-style-type: none"> • Site currently vacant and subject to anti-social behaviour; • Area in need of regeneration; • Good transport links and facilities to support students; • QUB and Ulster University have confirmed additional demand; • Proposal supports Belfast being a 'learning city' as well as grow the city centre economy.
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</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 PBMSA in this location • Design, Placemaking, and Impact on Conservation Area • 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> <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</p>

	<p>("Departmental Development Plan") remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 ("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.</p>
5.7	<p>Belfast Urban Area Plan 2001 – the site is un-zoned "white land" within the Development Limit.</p>
5.8	<p>Draft Belfast Metropolitan Area Plan 2015 (versions 2004 and 2014) – the site is within the City Centre, the Primary Retail Core and an Area of Parking Restraint. The proposal is also within the City Centre Conservation Area.</p> <p><u>Principle of PBMSA in this location</u></p>
5.9	<p>The site is located within the urban development limit in the BUAP 2001 and both versions of dBMAP 2015.</p>
5.10	<p>Policy HOU12 of the Plan Strategy relates to proposals for PBMSA and lists a number of criteria that proposals should meet, as discussed below.</p> <p><i>Accessibility:</i></p>
5.11	<p>In locational terms, criterion a. requires that PBMSA proposals are easily accessible to higher education institution campuses by sustainable transport modes and not within established residential areas. The site is located within the City Centre boundary. It is located approximately 0.5 miles from Ulster University and 1.1 miles from Queens University with walking times of 11 and 26 minute respectively.</p>
5.12	<p>The site benefits from excellent access to public transport services due to its very central City Centre location. There are nearby bus stops on Castle Street, Queen Street and Royal Avenue. The closest train station is Grand Central which is an 11 minute walk. The site benefits from easy access to shops, services, leisure and amenities.</p>
5.13	<p>Having regard to these factors, the proposal satisfies the accessibility requirements of criterion a.</p>

	<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 ' <i>...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.</i>
5.15	The site is located in the City Centre which is a mixed commercial area forming the primary retail core. The nearest residential use is an apartment block some 70m from the site and therefore there is no recognisable form of housing.
5.16	It is concluded that the site is within a mixed-use area and not within an Established Residential Area.
	<i>Minimum of 200 occupants:</i>
5.17	Criterion b. specifies that PBMSA proposals should consist of a minimum of 200 occupants. The proposal is for 821 bedrooms, therefore satisfying this criterion.
	<i>Need for additional PBMSA:</i>
5.18	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 applicant's statement details that in 2021/22 there were 34,660 full time students and that Belfast has the 13 th largest full time student population in the UK outside of London. In Belfast, the higher education institutions are Queens University (QUB), Ulster University, Stranmillis University College, St. Mary's University College and Belfast Met the largest Further and Higher Education College in Northern Ireland.
5.19	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.
5.20	In reality, in light of the emerging trend of PBMSA accommodation being increasingly favoured over traditional house shares, the increase in the number of international students choosing to study in Belfast and the projected increase in NI school leavers seeking university places by 2030, the scale of need for student beds is likely to continue to grow beyond the previously projected 6,000 beds.
5.21	Lambert Smith Hampton commissioned a report into PBMSA, dated March 2024, and states that the ration of students to PBMSA will reduce to 3.7:1 if all schemes in the pipeline were developed and that should the projected demand come to fruition, the current development pipeline would not be sufficient to meet demand. The report concluded that investor activity in the market will increase.

5.22	The Statement of Student Need confirms that QUB has stated that an additional 3,000 beds will be needed over the next five years. The Statement confirms that 3,194 beds have been identified with consent to be developed with 2,349 awaiting consent. It is noted that the Plan Team have differing figures in this regard although they are broadly comparable.																																										
5.23	The Statement of Student Need confirms that while Queen's University guarantees accommodation for all undergraduate and postgraduate first year students, Ulster University can only guarantee accommodation for overseas students in their first year of study. The Statement of Student Need goes on to state that the student population in Belfast has grown by 4,020 between 2019/20 and 2021/22 which is 30% greater than the number of beds which have been developed in that timeframe.																																										
5.24	<p>The Statement of need includes the following table, which shows the potential unmet demand as below.</p> <p>Table 1: CBRE Unmet Demand for PBMSA</p> <table><tr><th>DEMAND POOL</th><th colspan="2">Belfast</th></tr><tr><td>Total Full-time Students (2021/22)</td><td colspan="2">34,660</td></tr><tr><td>Less living with parent/guardian</td><td colspan="2">13,530</td></tr><tr><td>Less not in attendance</td><td colspan="2">700</td></tr><tr><td>Less living in own residence</td><td colspan="2">4,080</td></tr><tr><td>Total Potential Students in the Target Market (Demand Pool)</td><td colspan="2">16,250</td></tr><tr><td>SUPPLY (bedspaces) (2023/24)</td><td colspan="2"></td></tr><tr><td>University Halls</td><td colspan="2">4,815</td></tr><tr><td>Private Halls</td><td colspan="2">4,058</td></tr><tr><td>Current PBSA Supply</td><td colspan="2">8,873</td></tr><tr><td>PBSA in the Pipeline (with consent)</td><td colspan="2">3,194</td></tr><tr><td>Total PBSA Supply including pipeline</td><td colspan="2">12,067</td></tr><tr><td>UNMET DEMAND</td><td>Excluding Pipeline</td><td>Including Pipeline</td></tr><tr><td>Demand Pool less Supply</td><td>7,377</td><td>4,183</td></tr></table>	DEMAND POOL	Belfast		Total Full-time Students (2021/22)	34,660		Less living with parent/guardian	13,530		Less not in attendance	700		Less living in own residence	4,080		Total Potential Students in the Target Market (Demand Pool)	16,250		SUPPLY (bedspaces) (2023/24)			University Halls	4,815		Private Halls	4,058		Current PBSA Supply	8,873		PBSA in the Pipeline (with consent)	3,194		Total PBSA Supply including pipeline	12,067		UNMET DEMAND	Excluding Pipeline	Including Pipeline	Demand Pool less Supply	7,377	4,183
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5.25	The Statement concludes that the unmet demand pool including the pipeline of development is 4,183. The calculations do not include students living with parents or those who live in their own residence and the Statement therefore suggests that the number could be greater than calculated.																																										
5.26	The Council's Plans and Policy Team has been consulted on the issue of need. It states that there have been 5,423 bed spaces constructed since 2015 (Table 2). It confirms that 2,055 beds are currently under construction and 551 beds have been approved but not started (Table 3). There are also 3,913 beds pending from PBMSA Planning Applications currently under assessment (Table 4).																																										

Table 2: Existing operational PBMSA supply

Project Name	Address	Beds	Operational	CBRE (Oct, 2023)
John Bell House	1A College Square East	413	Sept 16	413
Botanic Studios	78-86 Dublin Rd, Belfast BT2 7HP	156	Sept 17	156
Great Patrick Street	28-30 Great Patrick Street	475	Sept 18	474
Elms BT1	78 College Avenue	747	Sept 18	747
Elms BT2	McClintock Street	490	Sept 18	490
Swanston House	41-49 Queen Street	317	Sept 18	317
123 York Street	123-137 York Street	407	Sept 19	428
Little Patrick Street	26-44 Little Patrick Street	430	Sept 20	774
101 York Street	81-107 York Street (Liv student)	717	Sept 21	717
Bruce Street	Little Victoria St, Bruce St & Holmes St	271	Sept 23	269
Aster House	University Rd & Botanic Avenue (over railway)	253	Sept 23	253
Alma Place	18-26 Library Street	393	Sept 23	462
Completed	12	5,423		5,500

Table 2: Future Supply figures for PBMSA accommodation in Belfast

Under Construction			
Project Name	Address	Beds	CBRE (Oct, 2023)
Athena House	Little York St, Great George's St & Nelson St	774	774
Bradbury Place	30-44 Bradbury Place	156	?
	48-52 York Street	307	307
123 York Street Extension	8-12 Little Patrick Street	94	94
	140 Donegall Street	724	724
Total Under construction	5	2,055	1,899

Approved (Not started)		Beds	CBRE (2023)
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	459
Total Not started	4	551	530
Total constructed/ Under construction/ Approved not started	19	8,029	7,929

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 Glenalpin Street, Wellwood Street and Norwood Street, Belfast	354
LA04/2023/3030/F	41-49 Dublin Road and 3-5 Ventry Street, Belfast, 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
LA04/2024/1138/F	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street	895
Total pending		3,913

- 5.27 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.
LA04/2024/0681/F – Application has been Approved.
LA04/2024/0664/F – Application has been Approved by Committee with delegated authority granted for outstanding consultation responses and the S76.
- 5.28 The above updates increase the number of beds constructed/under construction/approved, not started from 8,029 to 9,797 and decreases the total pending beds currently under assessment from 3,913 to 2,145.
- 5.29 The need for 6,000 spaces by 2028/30 expressed by QUB and Ulster University in 2022 will have been met by the existing supply should all of the approved PBMSA developments be implemented, equating to around 6,350 spaces. However, evidence points towards the demand being higher.
- 5.30 Moreover, the Plans and Policy team advises that *'based on CBRE's assessment quoting 10,458 existing bedspaces and should all applications submitted to Council be approved and developed it would total 16,977 bedspaces in Belfast. The total student numbers are not known for future academic years and therefore a ratio or percentage of bedspaces to future student numbers would be a prediction at best.'*
- 5.31 The Plans and Policy team state that the pipeline of PBMSA would result in a bed ratio of 2.65:1 and conclude this is broadly comparable with other university cities elsewhere in the UK.
- 5.32 The Plans and Policy Team response acknowledges that the fact Ulster University cannot guarantee accommodation for all first-year students provides an insight into the current PBMSA market as students may need to seek accommodation in the private rental market such as HMOs. The response also acknowledges that there has been a 27.7% increase in the full-time student population in Northern Ireland from 2017/18 to 2021/22.

5.33	The Plans and Policy Team is content that the increase in demand for PBMSA is likely to continue and a shortfall of PBMSA bed spaces currently exists in Belfast when considered as a ratio of the student population as a whole. The response does state it is unclear as to what extent the existing pipeline of PBMSA developments will meet the existing demand but even if all current and proposed PBMSA bed spaces are delivered, the ratio of PBMSA bed spaces to full time students is likely to remain broadly comparable with other university cities elsewhere in the UK.
5.34	Having regard to these factors, it is considered that a need for the proposal is established and that criterion e. is satisfied. <i>Purpose Built Managed Student Accommodation in Belfast SPG:</i>
5.35	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.
5.36	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. <i>Economic development:</i>
5.37	The Council's Economic Development Unit notes that the estimated construction cost of the development is £80 million. It is expected that approximately 311 construction jobs will be created and 12 jobs at operational phase. These are material considerations that support the case for the granting of planning permission.
5.38	The Economic Development Unit advises that an Employability and Skills Developer Contribution is required for the construction phase and that this should be secured by a Section 76 planning agreement.
5.39	Having regard to the factors discussed above, the principle of PBMSA development in this location is considered acceptable. <u>Principle of Short Term Let in this Location</u>
5.40	The proposal includes the proposal to be used as short term let accommodation outside of term time when the building will not be occupied by students. HOU13 provides 6 criteria to be met for short term let accommodation. Criteria e and f do not apply as the proposal is not within an HMA and does not involve a change of use from permanent residential use.
5.41	The proposed short term use would be considered to strengthen and diversify the range of short term accommodation in the city. The proposed location is within the city centre where the surrounding tourist accommodation is in the main provided by hotels. The proposal would strengthen the short term range of accommodation and provide a meanwhile use when the building is not occupied by students. The proposed location is highly accessible by public transport with bus stops located on Castle Street and Queen Street and the Belfast Grand Central a short distance from the site.

5.42	The proposal is within close proximity to visitor attractions such as Belfast City Hall, Linen Hall Library and the Grand Opera House.
5.43	Appropriate management arrangements will be secured through the Section 76.
5.44	The short term use is welcomed to ensure the building is in use while students are not occupying the building, the proposal complies with Policy HOU13.
	<u>Design, Placemaking and impact on the Conservation Area</u>
5.45	<p>The proposal has been assessed against Policies SP5, DES1, DES2 and DES3 of the Plan Strategy, the SPPS and <i>Creating Places</i>. 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>Previous planning approval:</i></p>
5.46	<p>Planning permission was previously granted for a 6-storey office building on part of the site in April 2020 (LA04/2019/2299/F). The proposal excluded Westgate House to the north-west corner of the site and the two/three storey buildings which infill between Westgate House and Norwich House. The permission remains extant and establishes the principle of a six-storey building on the site. This is an important material consideration setting a baseline for the consideration of height, scale and massing.</p> <p><i>Demolition:</i></p>
5.47	<p>To facilitate the proposed redevelopment, the following buildings are proposed to be demolished:</p> <ul style="list-style-type: none"> • Norwich Union House – 6 storeys • Westgate House – 4 storeys • No. 44 Castle Street – 3 storey building • No. 46 Castle Street – 2 storey building • No. 21 Fountain Street – 3 storey building • Multi Storey car park to the rear of Norwich House.
5.48	An application for Conservation Area Consent has been submitted(LA04/2024/1141/DCA) and is assessed as part of this report.
5.49	With regards to development in Conservation Areas, Section 104(11) states that special regard must be had to the desirability of; (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.
5.50	The SPPS states that: ' <i>in managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance when an opportunity to do so exists, or preserve its character or appearance where an opportunity to enhance does not exist</i> '.

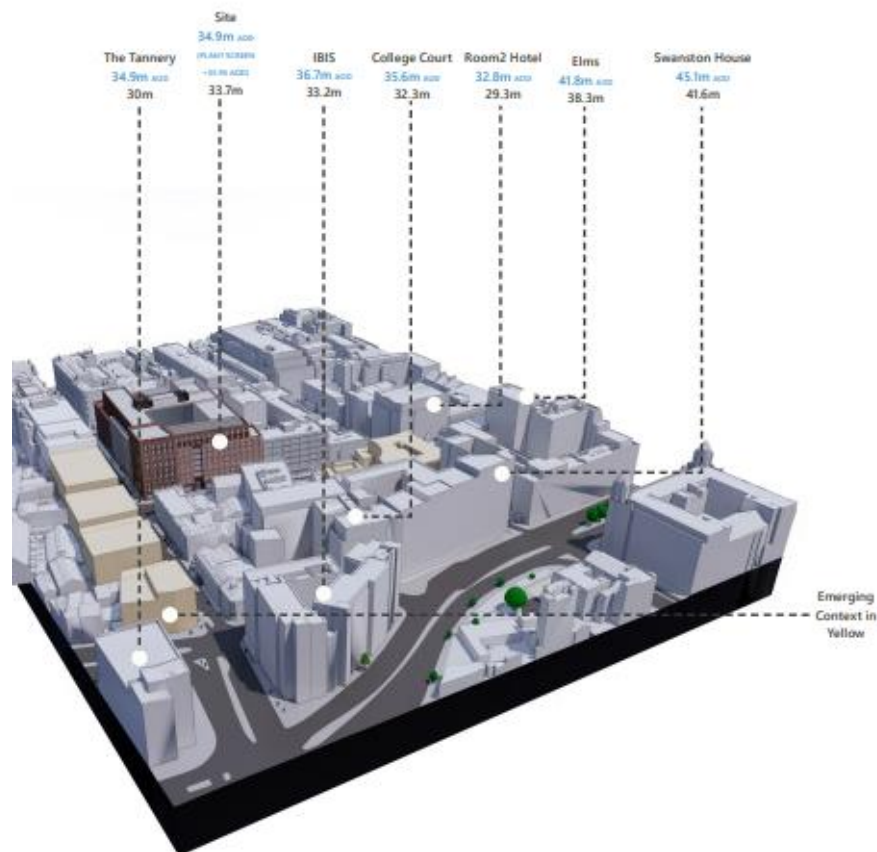
5.51	<p>Policy BH2 relates to development proposals in the Conservation Area. In relation to demolition, it states that there will be a presumption in favour of retaining listed buildings and non-listed buildings in conservation areas. Total or partial demolition of a building will only be permitted where:</p> <p><i>j. It makes either a negative or no material contribution to the character and appearance of the area; and</i></p> <p><i>k. The design quality of the proposed building is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.</i></p>
5.52	<p>The proposed buildings to be demolished are not historic in nature and of no architectural merit. Internal conservation advice was sought and states that: <i>'it is considered that none of the buildings contribute to a sense of historicity or aesthetic value of the area, or its reading as a Victorian / Edwardian commercial centre.'</i> The buildings do not make a material contribution to the character and appearance of the Conservation Area. The demolition of the proposed buildings is considered acceptable in principle subject to suitable replacement that enhances the character of the Conservation Area (criterion k). Demolition should not commence until a valid contract is in place for the redevelopment and it is recommended that this requirement is secured by means of the Section 76 planning agreement.</p> <p><i>Scale, height and massing:</i></p>
5.53	<p>The proposal comprises a single large block fronting Fountain Street, Castle Street and Queen Street. There is a break in the development along Fountain Street with No. 11 to 19 Fountain Street to be retained which are two to three stories in height. There are two central courtyards provided either side of a central element that connects the Castle Street frontage of the building to the rear of the building.</p>
5.54	<p>The proposal is comprised of five sub-blocks (Blocks A to E) separated by changes in the shoulder height and/or materials. Block A (Fountain Street) is separated from Block B by Nos. 11 to 19 Fountain Street and is 7 stories in height. The proposal then rises to 9 stories with the shoulder height graduating along Castle Street and to the tallest block at the corner of Castle Street and Queen Street which has no setback of upper floors.</p>
5.55	<p>The five blocks are described below.</p> <ul style="list-style-type: none"> • Block A is to be located along Fountain Street and has a shoulder height of 19.8m and a total height of 24m. • Block B is the red brick section at the junction of Fountain Street and Castle Street. This block has a shoulder of 21m with a three-storey setback and a total height of 29.9m. • Block C is a buff brick and has an increased shoulder height of 23.9m. The total height remains at 29.9m • Block D – this is the tallest element of the scheme with no setback and a total height of 31.3m. • Block E is the section along Queen Street with a shoulder height of 23.9m and a total height of 29.9m.

5.56

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

- Bank Buildings to the North at 6 stories (32.5m),
- Anderson McCauley Building to the East at 5 stories (27.77m),
- The Tannery (30m), College Court (32.3m), IBIS (33.2m) and Swanston House (41.6m) to the West (32.3m) between 7 and 10 stories.
- Room2 Hotel (29.3m) at 10 stories and Elms (38.3m) to the south at 11 stories.

Aerial Image showing proposal within surrounding tall buildings:



5.57

The immediate surrounding context of Castle Street, Fountain Street and Queen Street is typically 2 to 6 stories in height. There is a collection of taller buildings towards the periphery of the city core such as College Court, The Tannery, IBIS and Swanston House which are up to 11 stories in height. Queen Street contains taller buildings towards the junction of College Street such as the Room2 Hotel at ten stories.

5.58

The site is located within the Old City Character Area as designated in the original version of the draft Belfast Metropolitan Area Plan (2004) and also within the latest version of draft BMAP (2014) (CC009). This sets out a number of urban design criteria for the area and criteria specific to the area. There is a general criterion that affects the site:

‘That part of any development which fronts onto Donegall Place, Royal Avenue, Castle Street, Castle Place, or High Street shall be a minimum height of 5 storeys, or 17 metres to building shoulder height, and a maximum of 7 storeys with use of setback, articulated roof forms reinforcing traditional character.’

5.59	<p>There are no site specific criteria which affect the proposal however there are three further criteria which apply throughout the Character Area:</p> <ul style="list-style-type: none"> • New development shall respect the established building line. Exceptions may only be permitted where development creates significant public open space. • Building heights shall be a minimum of 3 storeys and a maximum of 4 storeys, or 5 storeys with use of set-back, articulated roof forms reinforcing traditional character. Consistent cornice lines should be respected; • Development shall be fine grain in nature and aim to reflect traditional plot widths. • The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units – subdivision of block into 4 to 2 buildings.
5.59	<p>Block A is proposed to be 7 stories with a height of 24m. The existing Norwich Union House adjoins buildings of two to five stories and there is a variance in height throughout Fountain Street. While Block A is proposed to be taller than the surrounding context, it would sit comfortably with the height being just above that of the shoulder of the proposed Block B. Given the further separation distance from the listed building, the proposed height of Block A will not detract from the listed buildings or the Conservation Area.</p>
5.60	<p>Block B turns the corner from Fountain Street onto Castle Street. This block contains a shoulder height of six stories (21m) and a total height of 9 stories (29.9m). The shoulder height is lower than the adjacent Anderson McCauley building and the three upper stories are set 7.6m off the corner and 3m behind the building line. The proposed shoulder line being below that of the adjacent Anderson McCauley building and of a similar height to the Bank Buildings ensures the height sits comfortably in the street-scene. The height and massing ensure that the building does not detract from the surrounding listed buildings and strikes a consistent height within the block that enhances the Conservation Area when compared to the existing Norwich House. The proposed shoulder height is the same as the previous approval and while the total height is taller, the setback of the upper floors from the corner and the building line is greater to mitigate any concerns of the increased height.</p>
5.61	<p>Block C is of the same height of Block B with though the shoulder height increases by one storey (2.8m). The increased shoulder height along with the change in brick tone successfully breaks up the building to reflect the historic plot widths within the Conservation Area and ensures the proposal does not dominate the street-scene. The shoulder height, whilst increase, is of a similar height to that of the Anderson McCauley building and the use of buff brick compliments that of the listed building.</p>
5.62	<p>Block D is located at the corner of Castle Street and Queen Street and proposes a height of 31.3m which is the tallest element of the development and unlike the other elements of the proposal, the upper floors are not set back from the building line. The increased height on the corner element is considered acceptable by placing emphasis on the junction and appearing as a focal point of the development. There is sufficient separation distance from the listed buildings which allows the increase height without competing for focus. The previous extant approval under the reference LA04/2019/2299/F excluded West Gate House on this corner of Castle Street and Queen Street; the inclusion of the corner block allows a cohesive development with logical steps up in height to the corner.</p>

5.63	Block E along Queen Street mirrors the height of Block C with a shoulder height of 7 stories (23.9m) and the upper two floors setback from the building line with a total height of 29.9m. The upper two floors are also set approximately 6m from the gable end and the neighbouring building Queen's House. The proposed block is sympathetic to the neighbouring building by ensuring its steps down to be only 2.7m greater in height where it meets the neighbouring building. The proposed block acts as a transition piece between Queen's House and the taller corner (Block D) and provides legibility to the street-scene. To ensure the scale and massing of the block along Queen Street is sufficiently broken up, the main entrance is set back into the building with a change in materials and an increase in glazing.
5.64	<p>Following negotiations and amendments to the scheme, it is considered that the scale, height and massing of the proposal are contextually appropriate. Blocks C to E have been lowered by one storey to sit comfortably within the street-scene and not dominate the neighbouring listed buildings or the Conservation Area. Treatment of the upper floor setback and facades has been amended to be sympathetic to its historic surroundings.</p> <p><i>Architectural treatment:</i></p>
5.65	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, vertical pilasters and horizontal bands to reflect that of the surrounding listed buildings and its historic context within the Conservation Area. Variations in the articulations of the façade aids to break up the massing such as variations in shadow gaps, horizontal bands and window head variations within the central block of Castle Street. Recessing the entrance into the Queen Street elevation and use of aluminium in this section provides a high quality, notable entrance to the building.
5.66	The proposed material treatment includes a palette of different tones of red brick for the majority of the scheme on Castle Street, Queen Street and Fountain Street. This is broken up with the central block of Castle Street which is a grey/beige brick similar to complement the tone of the Anderson McCauley Building and assists in breaking up the massing of the building. The upper floors are to be treated with red profiled aluminium panels. The brick tone is considered acceptable with regards to the location of the development and aids to break the scheme up to reflect that of the historic plot widths.
5.67	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.
5.68	In summary, the proposed architectural treatments and materials compliment the scheme and are appropriate for the historic location.
5.69	<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>
5.70	The proposal contains active frontage along Fountain Street, Castle Street and Queen Street. Two retail units are located on Fountain Street with one situated on the corner of Fountain Street and Castle Street. Four retail units are located on Castle Street. The ground floor amenity space occupies the frontage of Queen Street. The number of retail units is a reduction of the current number along Castle Street but the proposed floorspace will remain similar.

5.71	Due to the level of plant required to service the building, there is an inevitable level of inactive frontage proposed along both Queen Street and Fountain Street. On Queen Street, the inactive frontage is due to the location of an NIE HV and NI Water plant; this is in the location that is currently a car park and therefore no active frontage is currently in this location. The development of the car park with the remaining active frontages is considered an improvement to the street-scene.
5.72	On Fountain Street, two proposed NIE HVs will replace the entrance to Norwich Union House and a café (both now vacant). While a level of inactive frontage in this location is not ideal, consideration is given to the restrictions to where the plant must be located, the current vacant units and regenerative benefits of the scheme as a whole. A design solution to achieve a betterment of the current proposed plant has not yet been agreed and delegated authority is requested to deal with this matter.
5.73	<p><i>Wind Microclimate</i></p> <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 given the favourable orientation, configuration of the blocks and the shelter provided by nearby buildings, there is a low risk of raised winds on the ground. The level 6 amenity terrace is suitably sheltered such as to have a low risk of raised winds. It is not considered the proposal would cause any adverse microclimatic impacts.</p> <p><i>Public realm:</i></p>
5.74	<p>The proposed site contains a high quality public realm and therefore no improvements are considered necessary. The paving and street furniture is to be retained or replaced like for like as required.</p> <p><i>Masterplanning:</i></p>
5.75	Policy DES2 contains a number of masterplanning principles for major development.
5.76	<p>The proposal adopts a holistic approach, including the incorporation of Westgate House into the site and ensures a coherent block of form and scale. The proposal is mindful adjacent buildings by incorporating an appropriate shoulder height and avoiding prejudice by ensuring no windows are proposed on any gable walls. The proposal seeks to achieve BREEAM Excellent rating.</p> <p><i>Impact on the Conservation Area:</i></p>
5.77	<p>Internal conservation advice was sought regarding the proposed new building and a number of concerns were raised as detailed below:</p> <p>The conservation advice considers that the proposal at 9 stories in height is excessive and unsympathetic to the characteristic built form of Castle/Fountain/Queen Streets. The advice refers to the BMAP urban design guidance with a minimum 5 stories and a maximum of 7 storeys for Castle Street. The advice acknowledges that historically streetscapes increase in height at corners and that 8 stories may be considered acceptable at the corner or Castle Street and Queen Street but that 9 storeys represents an over-elaborate corner marker feature in terms of the hierarchical status of the node.</p>

5.78	It is acknowledged that the proposal is taller than the dBMAP urban guidance, however, appropriate weight must be given to the opportunity to enhance the Conservation Area when the proposal is considered against the existing built form on the site. Due consideration is also given to the extant approval which along Castle Street is of a similar height to that proposed. The proposed building has been reduced from 10 to 9 storeys during the application process in order to sit more comfortably within the Conservation Area and surrounding Listed Buildings. Although the building at the corner of Castle Street and Queen Street will appear more prominent due to the upper stories not being set back the increase in height is marginal but ensures that the corner provides a focal point of the development. The perceived prominence of the building then lowers towards the Listed Buildings to ensure their setting is not impacted.
5.79	When considering the existing buildings and the extant approval the proposed height along with high quality design is considered acceptable within the context of the Conservation Area.
5.80	The conservation advice accepts that the new building re-establishes frontage, definition and enclosure to both Castle and Queen Streets promoting legibility. The advice states that there should be visual links to the courtyard but officers do not consider this would be necessary from the public realm given the Student Accommodation is not a publicly accessible building and the courtyards are considered amenity space.
5.81	In terms of massing, the conservation advice supports the approach of breaking up the building into three elements to achieve a finer grain development. The advice advocates a preference for this to be three separate buildings but given the proposed use of the building, officers are content this would not be practicable.
5.82	Conservation advice considers that further visual differentiation is required to achieve buildings of differing elevations and attic forms. The advice further states that the Castle Street elevation does not provide the colour of facing brick to the three elements and the middle block to Castle Street should be the same treatment throughout. The materials will be conditioned to be submitted prior to construction and it is considered that the middle block of Castle Street with the change in shoulder height and materials successfully differentiates this elevation into three distinct blocks, and helps to reduce perception of its overall massing.
5.83	The advice states that within the Conservation Area, middle sections of elevations were uniformed in terms of form/materials. It states that in relation to the lower Queen Street, block panels between windows should be masonry rather than PPC panels, terminating courses at the top of the elevation should provide a stronger visual stop and that the monolithic nature of the elevation should be broken up with façade modulations i.e. projecting terminating/central bays. Officers consider that the use of PPC panels reflects the modern design of the building while ensuring the proposal ties in with the Conservation Area. The elevation is considered to be broken up sufficiently with façade modulations such as the recessed entrance to the building.
5.84	The response states that the attic form is alien in context of area and the building appearing as separate boxes unrelated to the rest of the design. It states that attic floors should be articulated in a manner reflecting traditional character, lesser height than the floors below, pitched back at an angle with a sloping form with dormers faced in a contextually appropriate, roofscape material. The proposed upper floors have been amended to reduce the attic form to a uniform height, a consistent single material and to appear as a mansard roof design to appear contextually appropriate within the Conservation Area. It is considered that a more traditional design would jar with the

	<p>overall contemporary design of the proposal and the setting of the listed buildings. Conservation advice also states that the roof forms should be differing to the three visually differentiated elements of the proposal. It is considered the elements of the proposal are sufficiently broken up through the differing materials and articulation of the facades, differing materials were for the attic form were assessed but considered too dominant. The approach to the attic design also ensures a consistency of design and overall legibility of the building as a single block.</p>
5.85	<p>It is considered that the proposal would enhance the Conservation Area by replacing contextually inappropriate buildings and a significant gap site with a contemporary building that acknowledges its historic setting, complies with Policy BH2 and relevant provisions of the SPPS, and satisfying the legislative provisions.</p>
5.86	<p>In summary, the proposal is considered acceptable having regard to Policies DES1, DES2, DES3 and BH2, and relevant provisions of the SPPS.</p> <p><u>Impact on the heritage assets</u></p>
5.87	<p>In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council must have special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.</p>
5.88	<p>Policy BH1 of the Belfast Plan Strategy contains five criteria to be met when considering the impact of new development on the setting of Listed Buildings.</p>
5.89	<p>There are a number of listed buildings within close proximity to the site, these are listed below:</p> <ul style="list-style-type: none"> • HB26/50/153 Bank Buildings Castle Place , Grade B1 • HB26/50/032 Anderson and McCauley, 1-9 Donegall Place, 2-16 Castle Street, Grade B1 • HB26/50/027 Former Children's Hospital (RUC Barracks) Queen Street, Grade B1 • HB26/50/109 St Mary's Roman Catholic Church Chapel Lane, Grade B1
5.90	<p>The proposal is opposite the southern elevation of Bank Buildings and adjacent to the west of the Anderson McCauley building. St Mary's Church is located to the north west of the site while the former Children's Hospital on Queen Street is to the south west of the site and is currently subject to a planning application to restore the building with an associated 9 storey extension (LA04/2020/0568/F). The recommendation to approve was agreed by Planning Committee in November.</p>
5.91	<p>The Anderson McCauley and Bank Buildings, by reason of their proximity to the proposed site, form key views of the proposal along Castle Street and Fountain Street and are therefore of particular importance.</p>
5.92	<p>The proposed scale, design and massing of the proposal is considered to be sympathetic to the essential characteristics of the nearby listed buildings. The proposed shoulder height at the corner of Castle Street and Fountain Street is set lower than the adjacent Anderson McCauley to ensure the proposed building does not result in a loss of key views of the listed building or detract from its setting. Likewise, the proposed shoulder height along Castle Street is similar to Bank Buildings to ensure that the proposal does not dominate the setting of the listed building. The proposed design,</p>

	articulation of facades and materials compliment the surrounding listed buildings. The existing buildings on site contain no such architectural details or characteristics that reflect the listed buildings and therefore the proposal is considered to enhance the setting of the listed buildings.									
5.93	DfC HED (Historic Buildings and Monuments) was involved in the design negotiations which led to improvements to the scheme. It offers no objection to the proposal in terms of potential impact on historic buildings and archaeology. HED considers that the planning application addresses concerns in relation to Policy BH1.									
5.94	DfC HED (Historic Monuments Section) was consulted in regard to the submitted Archaeological Impact Assessment and is content subject to conditions for the agreement and implementation of a developer funded programme of archaeological works.									
5.95	DfC HED welcomes an early archaeological investigation of the multi-storey carpark and advises that the archaeological programme of works should be updated to reference the excavation of part of the Belfast Ditch and bastion in Spring 2024 at 31-33 Queen Street.									
5.96	The conditions recommended by DfC HED stipulate that no site works of any nature shall take place until a Programme of Archaeological Works (POW) has been submitted and approved. However, given the developer's tight development programme which requires them to commence demolition as soon as possible, DfC HED has that it would be content with a condition that allows demolition to ground level prior to the POW being submitted and approved. This is considered a reasonable approach.									
5.97	Having regard to the advice from DfC HED and the further assessment by officers, it is considered that the setting of the 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.									
	<p><u>Impact on amenity</u></p> <p><i>Space standards:</i></p>									
5.98	<p>Criterion c. of Policy HOU12 requires PBMSA proposals to provide a quality residential environment for students in accordance with the space standards for HMOs set out in Appendix C of the Plan Strategy. The proposed bedrooms would exceed the relevant space standards as set out in the table below. Criterion c. is therefore satisfied.</p> <table><tr><th>Room type</th><th>Appendix C standard</th><th>Proposed</th></tr><tr><td>Standard bedroom</td><td>6.5 sqm</td><td>Min 10 sqm</td></tr><tr><td>Studio</td><td>13 sqm</td><td>13.5 sqm</td></tr></table> <p>Space standards for the proposed bedrooms</p>	Room type	Appendix C standard	Proposed	Standard bedroom	6.5 sqm	Min 10 sqm	Studio	13 sqm	13.5 sqm
Room type	Appendix C standard	Proposed								
Standard bedroom	6.5 sqm	Min 10 sqm								
Studio	13 sqm	13.5 sqm								

	<i>Open space and amenity space:</i>
5.99	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.
5.100	The proposal includes two ground floor courtyards and a rooftop amenity space measuring approximately 1,123sqm in size which will include planting and seating areas. The amount of open space would be 21% of the site area, therefore, exceeding the 10% open space requirement. The requirements of Policy OS3 are met.
5.101	The external amenity areas would equate to an average of 1.4sqm 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 3.5sqm per bedroom. This level of private amenity space provision is considered acceptable.
5.102	The proposal is considered compliant with Policy OS3.
	<i>Daylight and sunlight to bedrooms:</i>
5.100	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, 691 (84%) of student rooms would comply with the BRE guidelines with 91% meeting the criteria of 100lux. 72 bedrooms would achieve a median less than 100lux. In terms of sunlight, 47% of student bedrooms comply with the BRE guidelines with 49% of bedrooms receiving a minimum of 1.5hrs of sunlight on 21 st March. There is a greater compliance in terms of common rooms with a 64% compliance. The rooms which are below target are generally located on the lower floors on the northern/eastern elevations or face the inner courtyards. The proposal is constrained by its location within the city centre and being surrounded by built form. The levels of daylight/sunlight are comparable to other approved PBMSA schemes in the City Centre and considered acceptable.
	<i>Impact on neighbouring amenity:</i>
5.101	There are no residential properties within close proximity of the site and therefore there are no concerns raised in terms of impacts to neighbouring amenity. There would be no conflict with adjacent commercial uses.
	<i>Management plan:</i>
5.102	A draft student management plan has been provided with the application and a final student management plan will be secured through the Section 76 planning agreement.

5.103	This will deal with, amongst other matters, anti-social behaviour, helping to mitigate potential impacts on neighbouring businesses, satisfying criterion d. of Policy HOU12.
5.104	In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.
5.105	<p><u>Climate change</u></p> <p><i>Proposed Demolition:</i></p>
5.106	<p>To facilitate the proposed redevelopment, the following buildings are proposed to be demolished:</p> <ul style="list-style-type: none"> • Norwich Union House – 6 storeys • Westgate House – 4 storeys • No. 44 Castle Street – 3 storey building • No. 46 Castle Street – 2 storey building • No. 21 Fountain Street – 3 storey building • Multi Storey car park to the rear of Norwich House.
5.107	Policy ENV 2 states: <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>
5.108	A Demolition Justification Statement has been submitted and states the reuse of buildings is not appropriate as they do not conform to BREEAM standards as required for the scheme, nor would they be able to be retrofitted to current standards of building performance for conservation and sustainability. Furthermore, the buildings have been vacant for a number of years and showing signs of urban decay. The buildings were built for commercial purposes which makes them difficult to adapt to other uses resulting in an inefficient layout.
5.109	Having regard to these factors, the demolition of the existing buildings is considered acceptable.
5.110	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.
5.111	The proposed building is targeting BREEAM Excellent rating, which is considered to satisfy both policies. Specific measures include energy efficient solutions such as air source heat pump, 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.

5.112	The building would not be at risk of flooding and would be constructed to a high environmental standard, ensuring that it would be adaptable to climate change. In these regards, the proposal accords with Policy ENV3.
5.113	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 a green roof. A condition is recommended to require implementation of the SuDS scheme and landscaping.
5.114	The proposal is considered to accord with Policy ENV5.
	<u>Access and transport</u>
5.115	The site is within a highly accessible location. The site is located within the City Centre boundary. It is located approximately 0.5 miles from Ulster University and 1.1 miles from Queens University with walking times of 11 and 26 minute respectively.
5.116	The site benefits from excellent access to public transport services due to its central City Centre location. There are nearby bus stops on Castle Street, Queen Street and Royal Avenue. The closest train station is Grand Central which is an 11 minute walk.
5.117	There is no parking proposed and given the highly accessible location within the City Centre and proximity to public car parks, this is considered acceptable.
5.118	The application is supported by a Travel Plan, which would further promote sustainable travel.
5.119	DfI Roads offers no objection to the proposal and it is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS.
	<u>Health impacts</u>
5.120	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.
5.121	The site is highly accessible and provides excellent opportunity for active travel, including walking and cycling, through strong linkages within the City Centre, its shops, services and amenities, and the riverside. Active travel will be further encouraged through the proposed green travel measures.
5.122	Acceptable levels of open/amenity space are provided in the form of the courtyards and rooftop terrace. The proposal includes a gym, which would support the physical and mental wellbeing of occupants of the development.
5.123	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.

5.124	<p>The proposal is considered to satisfy the requirements of Policy HC1.</p> <p><u>Environmental protection</u></p>
5.125	<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>
5.126	<p>The contaminated land reports provided with the application identified lead, dibenzo(ah)anthracene and asbestos in soils but concluded a low risk to future occupants on the basis there was to be hardstanding across the site. The proposal accords with Policy ENV1.</p> <p><u>Air quality</u></p>
5.127	<p>The application is accompanied by an Air Quality Impact Assessment which concludes that the development is not predicted to have significant effects on the local air quality. Mitigation measures are proposed for the construction phase to ensure no significant adverse dust effects arising. Environmental Health has no objections subject to a condition.</p> <p><u>Noise</u></p>
5.128	<p>In relation to noise, a Noise Impact Assessment was submitted and notes it is necessary to install windows with a high sound reduction performance across octave bands. Environmental Health has no objections subject to conditions.</p>
5.129	<p>The proposal is considered to accord with Policy ENV1.</p> <p><u>Flood risk and drainage</u></p>
5.130	<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>
5.131	<p>Having regard to the advice from Dfl Rivers and submitted SuDS scheme, the proposal is considered compliant with Policy ENV5.</p> <p><u>Waste-water infrastructure</u></p>
5.132	<p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has been consulted and 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 extant residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all.</p>

5.133	<p>For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.</p> <p><u>Natural heritage</u></p>
5.134	<p>Policy NH1 relates to the protection of natural heritage resources.</p>
5.135	<p>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.</p>
5.135	<p>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.</p>
5.136	<p>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 NI Water. A condition requiring approval of the final details of foul and surface water is recommended.</p>
5.137	<p>DAERA has provided advice from its Natural Environment Division (NED) and has concerns with the proposal. The response raised concerns about the Preliminary Ecological Appraisal Report and that the categories used for Bat Roosting Potential are not valid categories resulting in the survey effort not being sufficient and that the emergence survey remains incomplete. An amended Preliminary Ecological Appraisal Report has been submitted following discussion with NED and NED has been re-consulted. The response remains outstanding and delegated authority is requested to resolve the consultation response, provided that the issues are not substantive.</p>
5.138	<p>The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.</p> <p><u>Waste Management</u></p>
5.139	<p>The application is supported by a Waste Management Plan. This sets out provision for accommodating total waste generated from the building, associated retail units, how convenient and safe access for depositing waste and collecting waste will be facilitated via Queen Street. The Waste Management Plan is considered to comply with the SPG.</p> <p><u>Employability and Skills</u></p>
5.140	<p>The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.</p>

5.141	<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. 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> <p><u>Section 76 planning agreement</u></p>
5.142	<p>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.</p> <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; • Demolition – demolition not to commence until a valid contract is in place for the redevelopment.
5.143	<p>A draft Section 76 planning agreement has been prepared without prejudice and will need to be finalised before planning permission is granted.</p> <p><u>Pre-Application Community Consultation</u></p>
5.144	<p>For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.</p>
5.145	<p>Applicants are required to submit to the council a "Proposal of Application Notice" (PAN) in advance of making the application, which sets out their proposals for the pre-community consultation. A PAN was submitted in July 2024 (LA04/2024/0562/PAN) and confirmed by the Council to be acceptable.</p>
5.146	<p>The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received.</p>
5.147	<p>In summary, a public event was held in May 2024 and dedicated community consultation website established. A total of 3 responses were received supporting the scheme from a regeneration perspective along with the wider benefits the development would bring.</p>
5.148	<p>The PACC report is considered compliant with the legislative requirements.</p>
6.0	Recommendation
6.1	<p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.</p>

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 resolve the outstanding consultation from by DAERA NIEA in relation to the ecology report, and deal with any other issues that arise, provided that the issues are not substantive.
7.0	<p>DRAFT CONDITIONS</p> <p>LA04/2024/1138/F</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, external cladding panels or external 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 brick materials and panelling. Reason: In the interests of the character and appearance of the Conservation Area. 3. No windows or external doors shall be installed unless in accordance with joinery details which shall have first been submitted to and approved in writing by the Council. The detail details shall include the final design of the windows and external doors, their detailed profile and materials. Reason: In the interests of the character and appearance of the Conservation Area. 4. No external rainwater goods shall be installed unless in accordance with details which shall have first been submitted to and approved in writing by the Council. The detail details shall include the final design of the rainwater goods, their detailed profile and materials. Reason: In the interests of the character and appearance of the Conservation Area. 5. 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. 6. 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.

	<p>Reason: To ensure that a quality residential environment is provided for occupants of the approved development.</p> <p>7. 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. The SuDS and other drainage measures shall be retained at all times.</p> <p>Reason: In order that the development provides sustainable drainage</p> <p>8. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p> <p>9. The development hereby permitted shall not be occupied until sheltered cycle parking facilities have been provided in accordance with Drawing No.03A uploaded to the Planning Portal 24th October 2024.</p> <p>Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.</p> <p>10. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan uploaded to the portal on the 24th October.</p> <p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements.</p> <p>11. The development hereby approved shall not be occupied or operated unless in accordance with the approved Service Management Plan uploaded to the Planning Portal on the 24th October 2024.</p> <p>Reason: In the interests of highway safety and free flow of traffic.</p> <p>12. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site 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.</p>
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	<p>13. The development hereby approved shall not be commenced until a final Construction Environmental Management Plan (CEMP) has been prepared and submitted to 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 <i>Code of practice for noise and vibration control on construction and open sites</i>. All construction shall be carried out in accordance with the approved CEMP.</p> <p>Reason: In the interests of neighbour amenity.</p> <p>14. Prior to installation of window units within the hereby permitted development, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades and floors shall be submitted to and approved in writing by the Council. The window specification for habitable rooms shall be capable of achieving, as a minimum, the internal noise standards presented in the Noise Impact Assessment uploaded to the planning portal on the 16th October 2024. The window units shall not be installed unless in accordance with the approved details.</p> <p>Reason: Protection of future occupants against adverse noise impact.</p> <p>15. Prior to the occupation 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 letter from RSK Ireland Ltd uploaded to the planning portal on the 25th November 2024.</p> <p>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 (residential without homegrown produce). 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:</p> <p>a) A minimum of 400mm of soils that are demonstrably suitable for a residential without homegrown produce end use have been emplaced in all ground floor landscaped areas.</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>16. 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.</p> <p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report</p>
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	<p>shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>17. 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.</p> <p>Reason: To protect the groundwater environment.</p> <p>18. No site works of any nature or development shall take place (excluding demolition to ground level) 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:</p> <ul style="list-style-type: none"> • The identification and evaluation of archaeological remains within the site; • Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ; • Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and • Preparation of the digital, documentary and material archive for deposition. <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p> <p>19. No site works of any nature or development shall take place (excluding demolition to ground level) other than in accordance with the programme of archaeological work approved under condition L15a.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p> <p>20. 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 L15a. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.</p>
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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.

LA04/2024/1141/DCA

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 105 of the Planning Act (Northern Ireland) 2011.

2. This consent only relates to the buildings hatched in red on drawing no. 02A uploaded to the planning portal on the 17th October 2024 and to no other part of the buildings or structures within the site.

Reason: For the avoidance of doubt as to the extent of this consent, to preserve or enhance the character or appearance of the Conservation Area.

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, Final Student Management Plan and requirement for a contract to be in place for the redevelopment prior to demolition.

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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