

Public Document Pack

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



**Belfast
City Council**

6th November, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

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

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

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

2. Committee Site Visits

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

3. **Notifications of Provision/Removal of Accessible Parking Bays**
 - (a) Provision at 42 Ballycairn Close (Pages 7 - 10)
 - (b) Provision at 48 Carncaver Road (Pages 11 - 14)
 - (c) Removal at 79 Wheatfield Crescent (Pages 15 - 18)
 - (d) Removal at 173 Donegall Avenue (Pages 19 - 22)
 - (e) Provision at 65 North Parade (Pages 23 - 26)
4. **Planning Appeals (Pages 27 - 28)**
5. **Planning Decisions Issued (Pages 29 - 54)**
6. **Live Applications for Major Development**
7. **Committee Decisions yet to issue**
8. **Planning Applications previously considered**
 - (a) **LA04/2020/0568/F** and **LA04/2020/0569/LBC** - Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar and ancillary facilities. Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description). - 21 Queen Street, Belfast BT1 6EA
9. **Planning Applications**
 - (a) **LA04/2024/0369/F** - Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works. - Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road
 - (b) **LA04/2024/0664/F** - Demolition of existing Fanum House and Norwood House and erection of a new 17 storey building comprised of 594-bed Purpose Built Managed Student Accommodation (comprising a mix of clusters and studios) including landscaped roof terraces, and all other site and access works. - Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street
 - (c) **LA04/2024/0393/F** - Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works - ECIT Building Queen's Road, Queen's Island

- (d) **LA04/2022/1206/F** and **LA04/2022/1458/F** - Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans) - Glenwood Primary School, 4-22 Upper Riga Street
- (e) **LA04/2024/1020/F** - Proposed change of use from dwelling (C1) to 3 Bedroom HMO (Sui generis) including partial demolition of existing rear extension to create new flat roof, fenestration changes and new roof light window to front (amended proposal description). - 6 Paxton Street (Pages 55 - 66)
- (f) **LA04/2024/1623/F** - Change of use from 4 bed dwelling (C1) to 5 bed House of Multiple Occupancy (Sui Generis) - 49 Woodcot Avenue (Pages 67 - 80)
- (g) **LA04/2024/1486/F** - Community garden consisting of level changes, paladin fencing, landscaping, raised planter beds, polytunnels, container/storage unit, picnic tables and associated works. - Green space adjacent to Highfield Community Centre. (Pages 81 - 88)
- (h) **LA04/2024/0755/F** - Retrospective application for extension to film studio for switch room/dimmer array building with associated external plant deck, installation of a new sliding access gate and reconfiguration of internal access arrangements on site. - Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known at North Foreshore/Giants Park), Belfast (Pages 89 - 96)
- (i) **LA04/2024/1591/F** and **LA04/2024/1593/DCA** - Demolition of the existing dwelling and construction of a two-storey replacement dwelling with accommodation in the roof, new garden store, widened site access, new gates and pillars and associated site works. - 20 Deramore Park

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

Restricted Reports

Is this report restricted? Yes No

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

Insert number

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

If Yes, when will the report become unrestricted?

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

Restricted Reports

Is this report restricted? Yes No

If Yes, when will the report become unrestricted?

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

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

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

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

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Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 22nd October, 2024

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

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

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

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

The Members viewed the site with the proposed plans.

The visit concluded at 12:30 p.m.

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

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

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

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

The Members viewed the site with the proposed plans.

The visit concluded at 12:50 p.m.

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

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

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

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

The Members viewed the site with the proposed plans.

The visit concluded at 1:10 p.m.



Department for

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Network Traffic

Eastern Division

Mr John Walsh
Chief Executive
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City Hall
BELFAST
BT1 5GS

OfficeoftheChiefExecutive@BelfastCity.gov.uk

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

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

Your reference:
Our reference: TM 2

Date: 16 October 2024

Dear Mr Walsh

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

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

We would welcome your comments on this proposal.

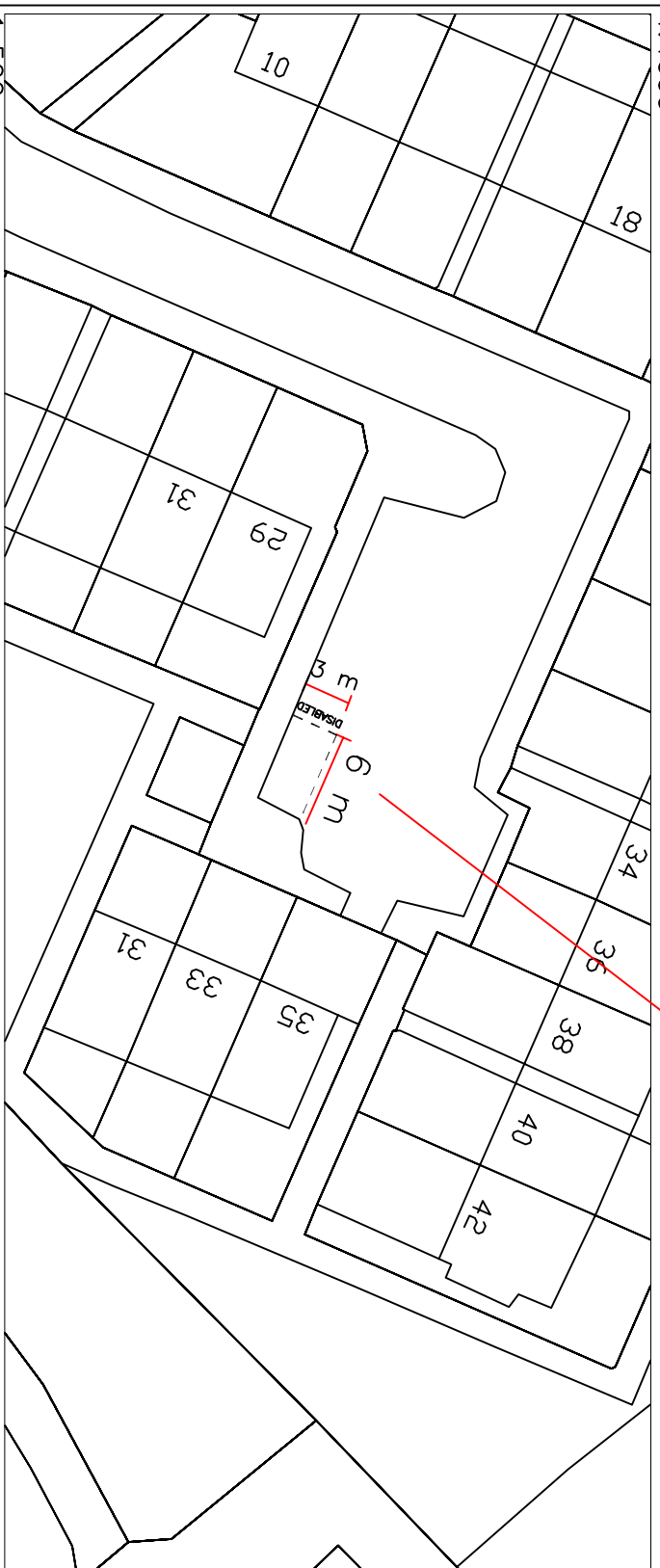
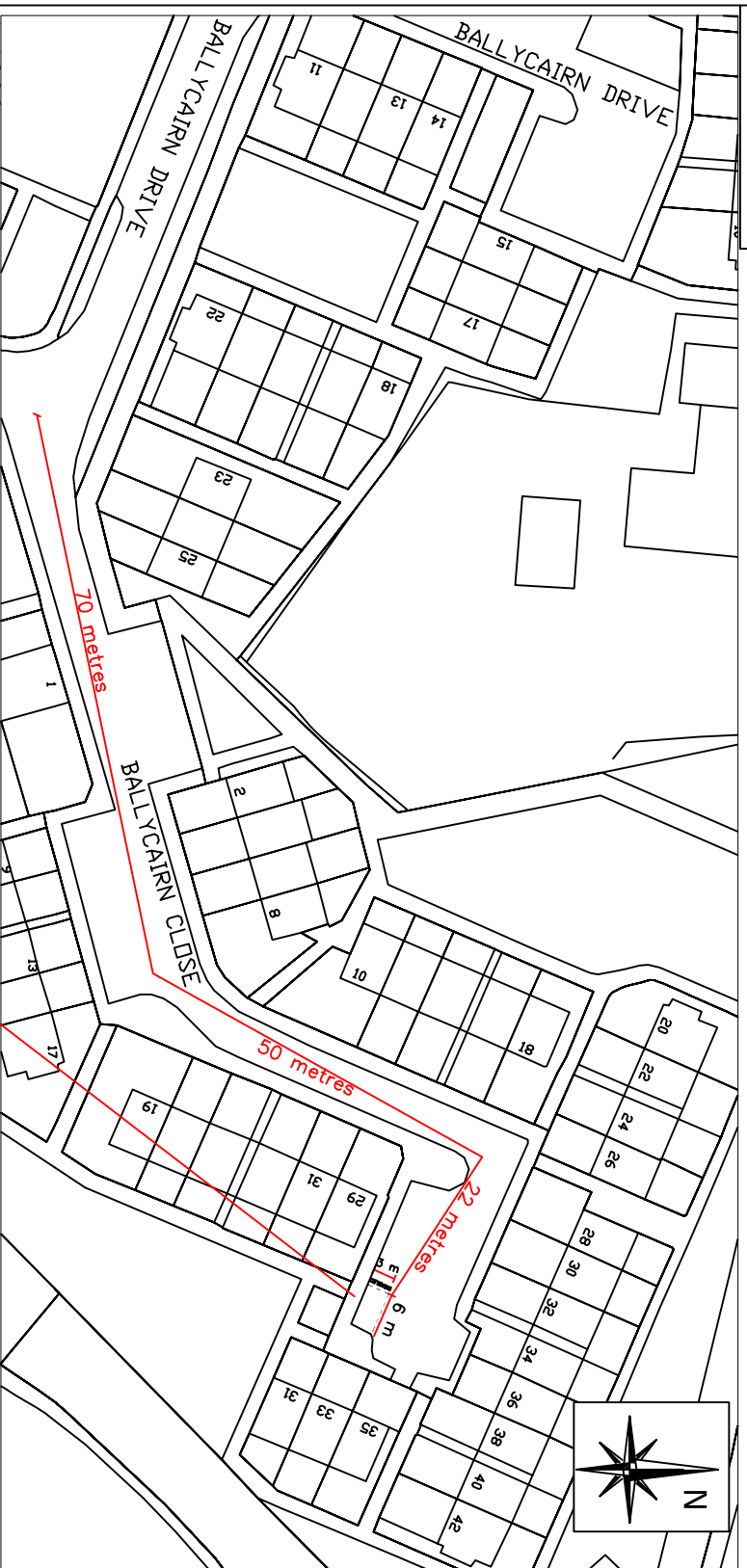
Yours sincerely

PP Alfie O'Hare
Noel Grimes
Traffic Management

ENC

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



NO.	REVISION	DATE

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Project 42 BALLYCAIRN CLOSE BELFAST

Title ACCESSIBLE / DISABLED PARKING BAY

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

Scales AS SHOWN

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



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Eastern Division

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

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

Your reference:
Our reference: TM 2

Date: 28 October 2024

Dear Mr Walsh

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

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

We would welcome your comments on this proposal.

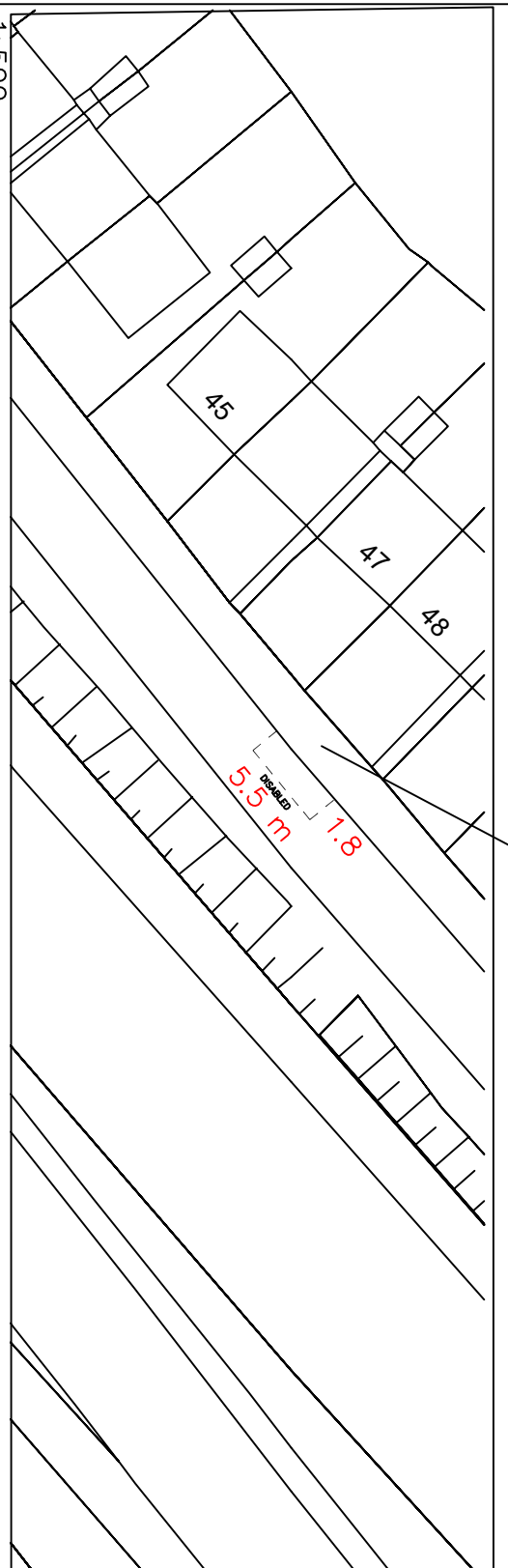
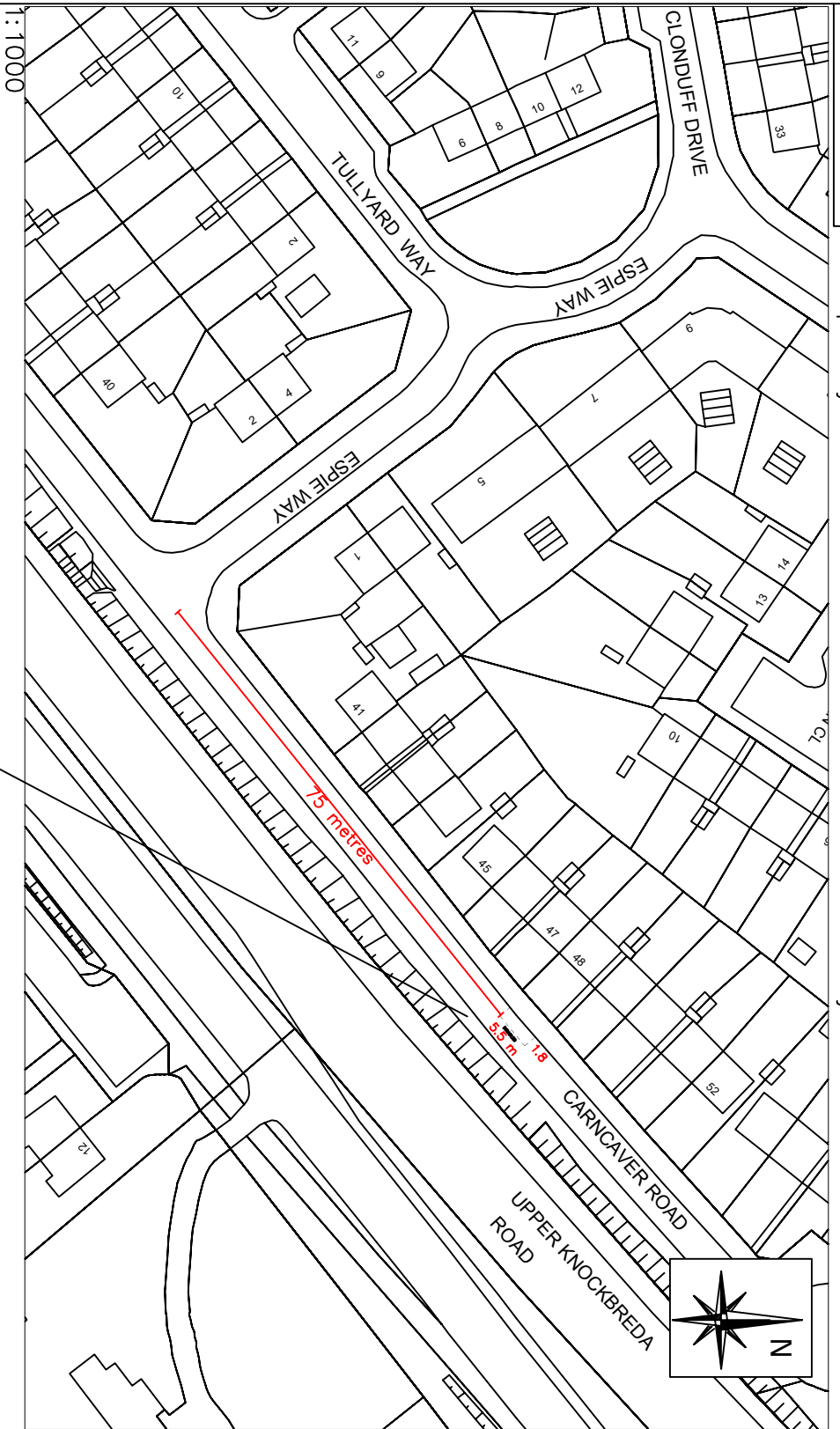
Yours sincerely

PP Alfie O'Hare
Noel Grimes
Traffic Management

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



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Project: ACCESSIBLE/DISABLED PARKING BAY
 13

Title: 48 CARNCOVER ROAD BELFAST

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TRACED	APPROVED		date

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

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

Your reference:
Our reference: TM 2

Date: 16 October 2024

Dear Mr Walsh

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

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

We would welcome your comments on this proposal.

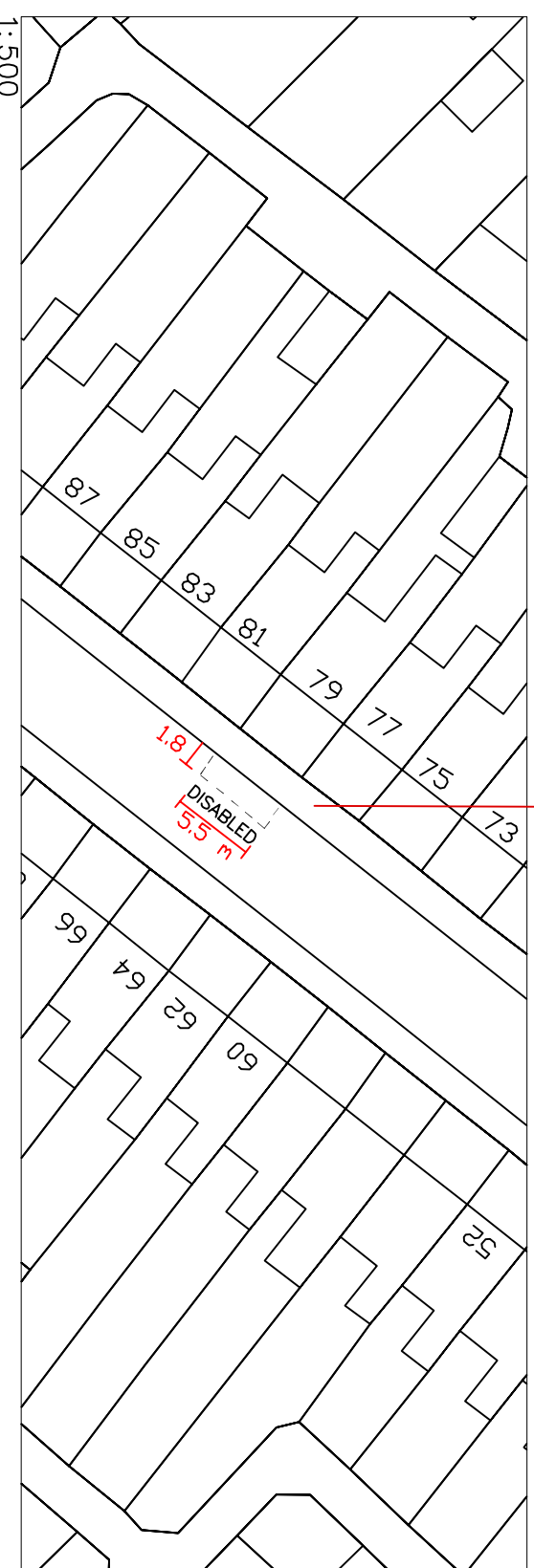
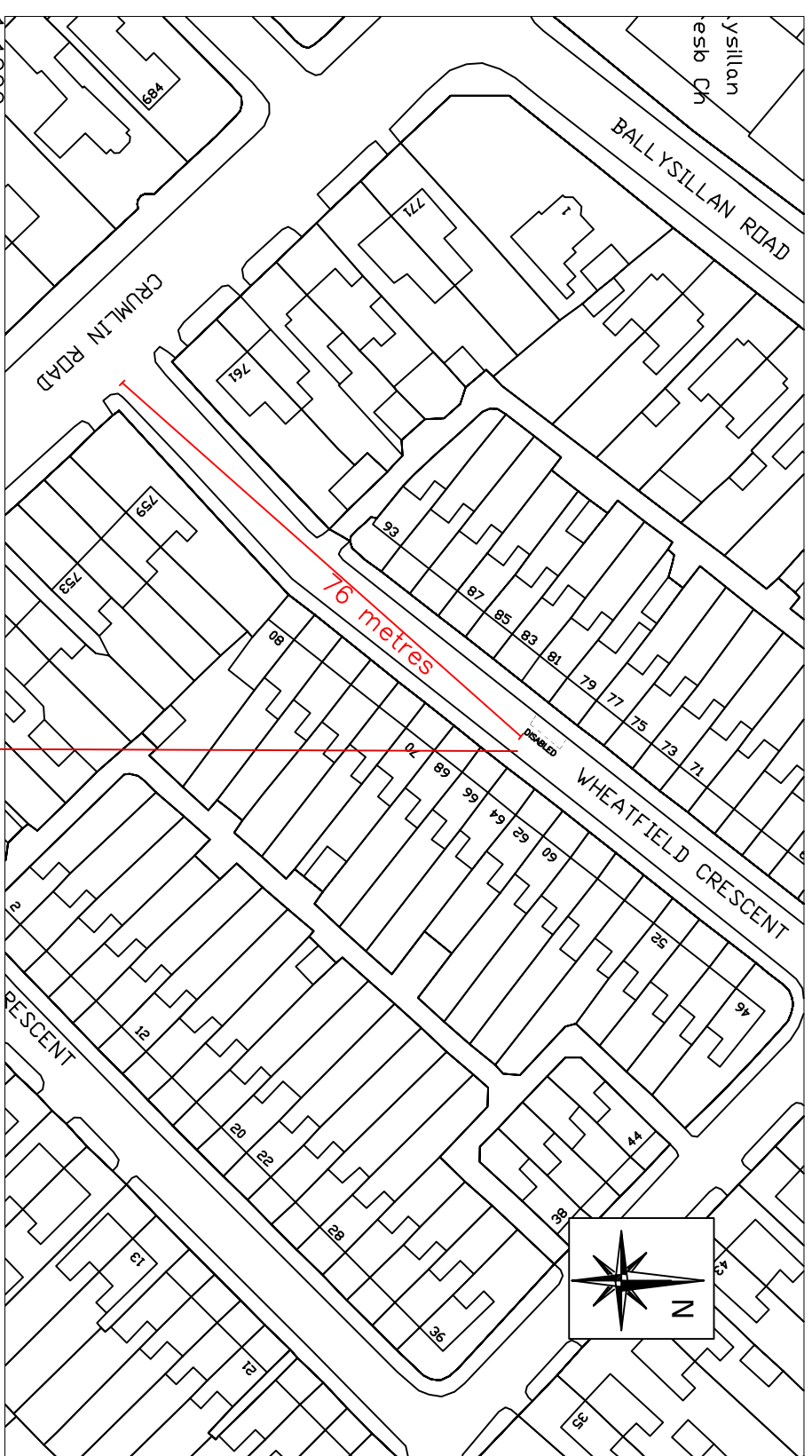
Yours sincerely

PP Alfie O'Hare
Noel Grimes
Traffic Management

ENC

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



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Project
 PROPOSED ACCESSIBLE /
 DISABLED PARKING BAY

Title
 79 WHEATFIELD CRESCENT
 BELFAST

FILE NO.	DESIGNED	AO ¹ H	date
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**Network Traffic
Eastern Division**

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

Dear Mr Walsh

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

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

We would welcome your comments on this proposal.

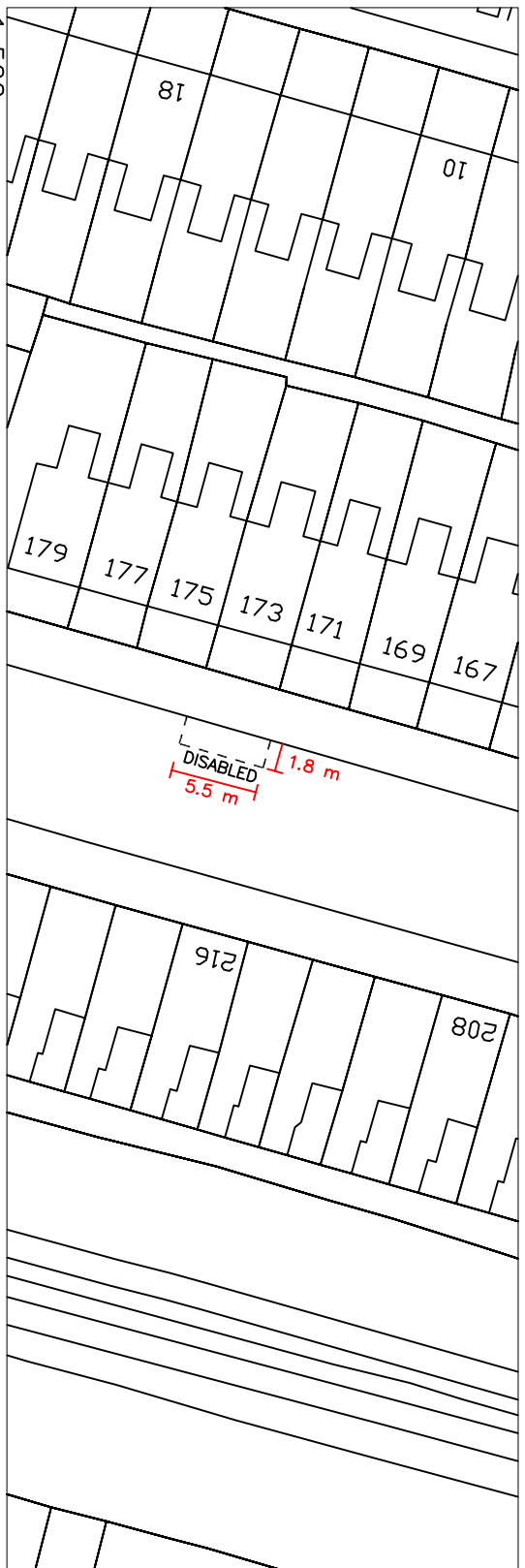
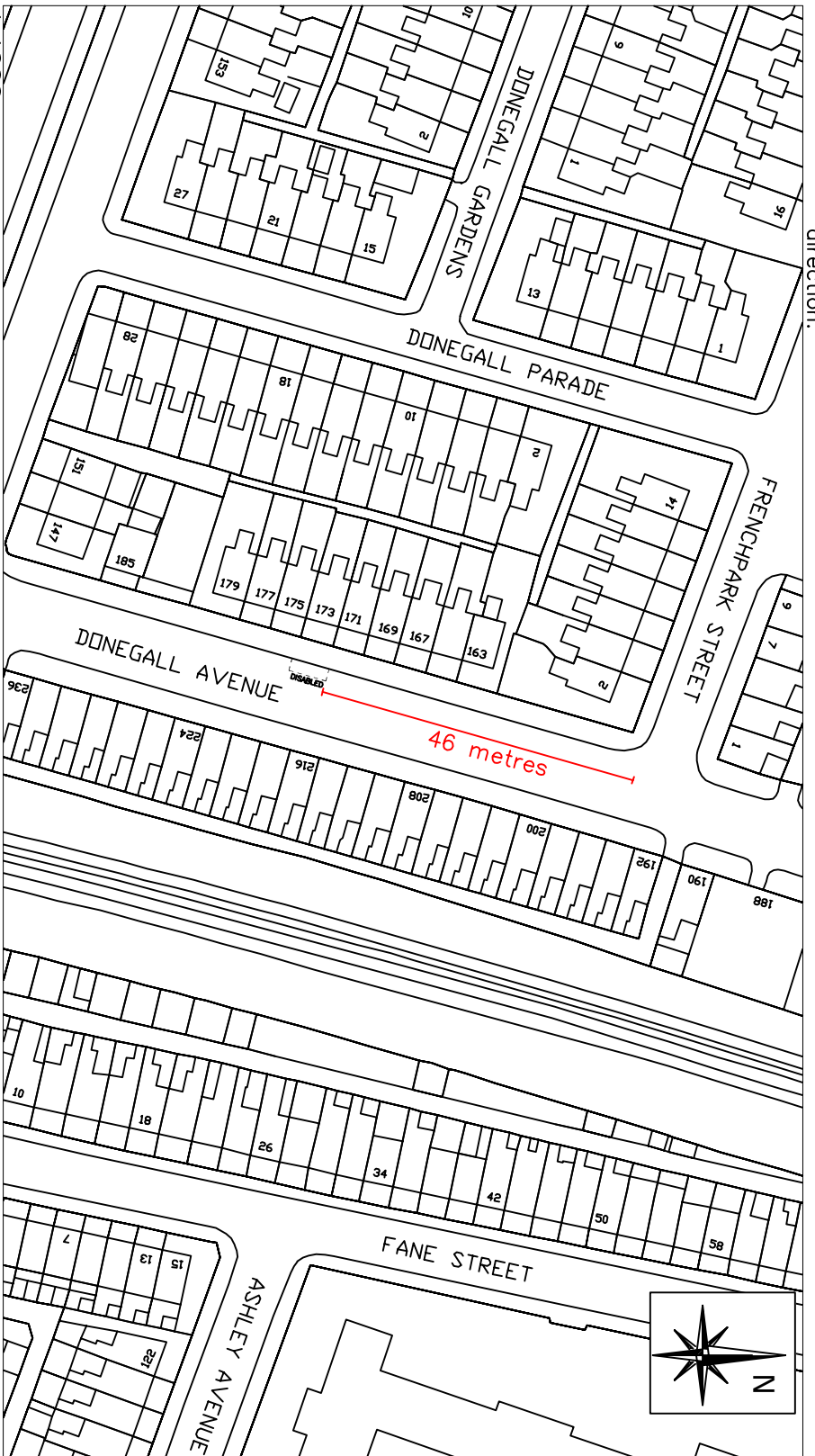
Yours sincerely

PP Alfie O'Hare
Gillian Stevenson
Traffic Manager

ENC

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



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Project
 173 DONEGALL AVENUE
 BELFAST

Title
 REMOVAL OF AN ACCESSIBLE
 DISABLED PARKING BAY

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

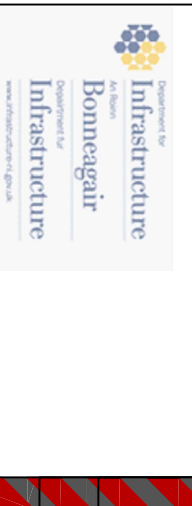
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Mr John Walsh
Chief Executive
Belfast City Council
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OfficeoftheChiefExecutive@BelfastCity.gov.uk

Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

Date: 30 October 2024

Dear Mr Walsh

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

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

We would welcome your comments on this proposal.

Yours sincerely

PP Alfie O'Hare

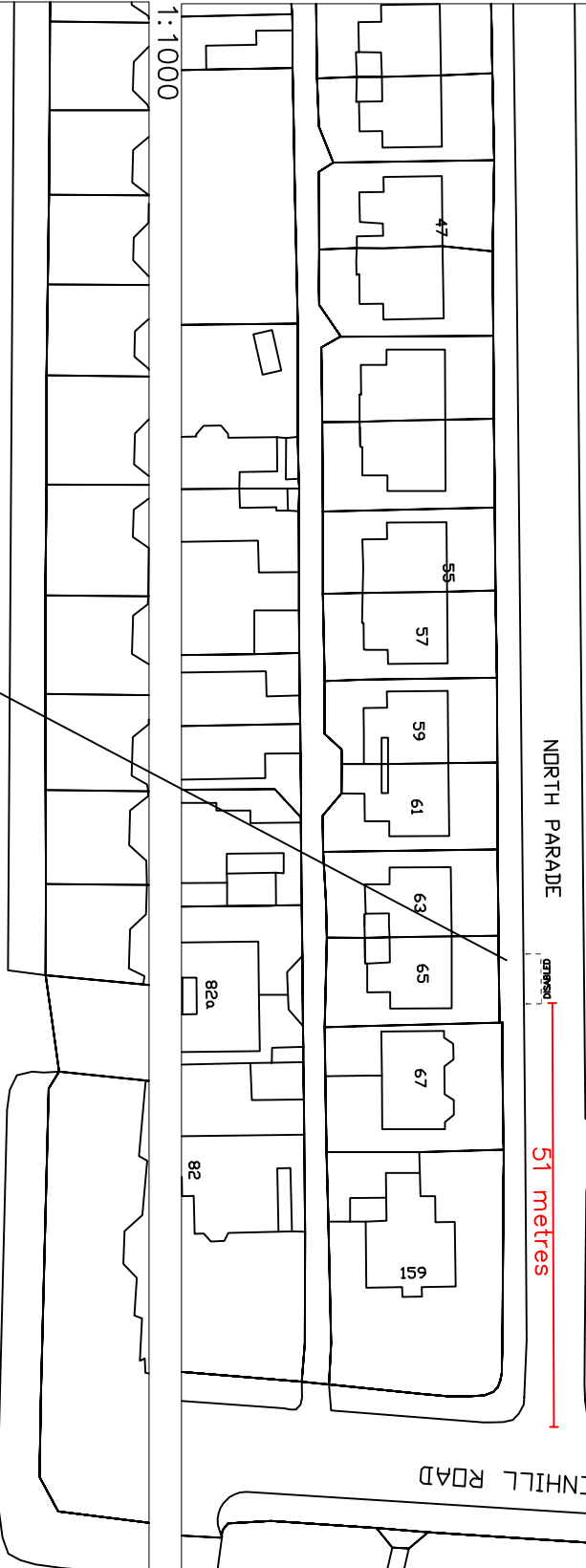
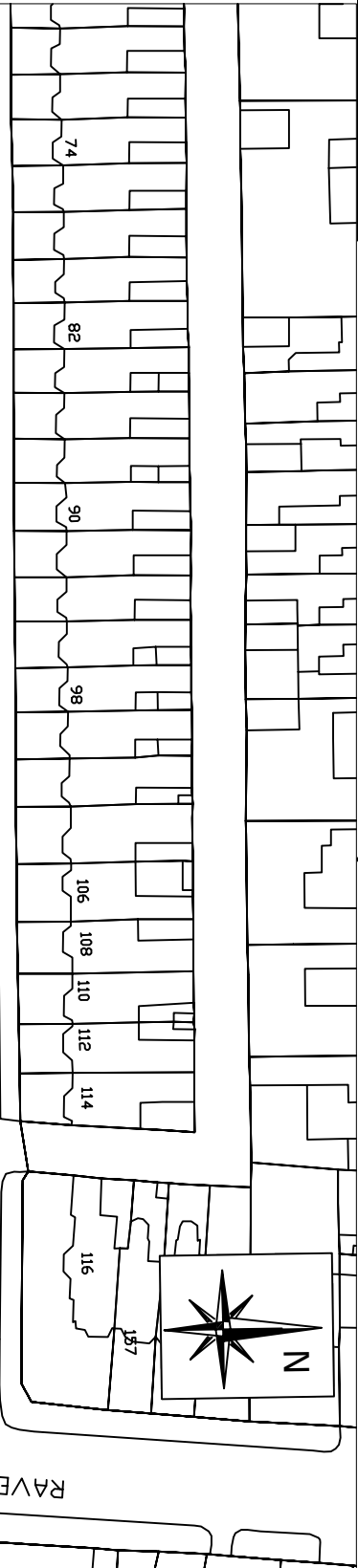
Noel Grimes

Traffic Management

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



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Project 65 NORTH PARADE BELFAST
 Page 25

Title PROPOSED ACCESSIBLE / DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date
			SEPT'24
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Dwg. No. TM2/BEL/SEPT/24/45/A
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Agenda Item 4

PLANNING COMMITTEE – 12 NOVEMBER 2024

APPEALS NOTIFIED

COUNCIL: BELFAST

No new appeals notified.

APPEAL DECISIONS NOTIFIED

No new decisions notified.

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Planning decisions issued October 2024 - No. 184

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Management Officer Report Committee Application

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

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

Recommendation

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

Officer Report

1.0

Drawings


1.1

Site Location



Existing Floor Plans and Elevations



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

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

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

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

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

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

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

<p>6.7.8</p> <p>6.7.9</p> <p>6.8</p> <p>6.8.1</p>	<p>amount of residential amenity space. A condition is recommended to ensure bin storage is provided within the curtilage of the property.</p> <p>The rear amenity space measures 9.4 sqm. The provision of the minimum storage area for two sets of bins would leave c.2.2 sqm remaining for amenity provision. The dwelling benefits from a small amenity area to the front of the property which is capable of accommodating a small seating area for occupants. The site is located within a 10-minute walk away from Avoniel Leisure centre/facilities and the Connswater greenway which include significant open space and a play park, which occupants of the proposed HMO can avail of. The provision of amenity space is considered acceptable taking account of the local context and the proximity to open space facilities.</p> <p>Officers consider that the information provided satisfactorily demonstrates that the proposed waste management arrangements are acceptable.</p> <p>Other Issues</p> <p>Concerns have been raised in the letter of representation about the potential impact of works during the renovation stage. It is acknowledged that there may be some noise and disturbance during this stage of the development, however these works would be temporary. Any works carried out will have to adhere to building control regulations. The Council's Environmental Health team is responsible for dealing with noise complaints.</p>
<p>8.0</p>	<p>Recommendation</p>
<p>8.1</p> <p>8.2</p>	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>
<p>DRAFT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The development shall not be occupied for the use hereby approved unless a refuse and recycling storage area within the rear curtilage of the property has been provided. This area must be sufficient to meet the requirements of the development and must be retained and managed at all times. Reason: To ensure adequate management of waste and in the interests of the amenities of the area. 	

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Development Management Report

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

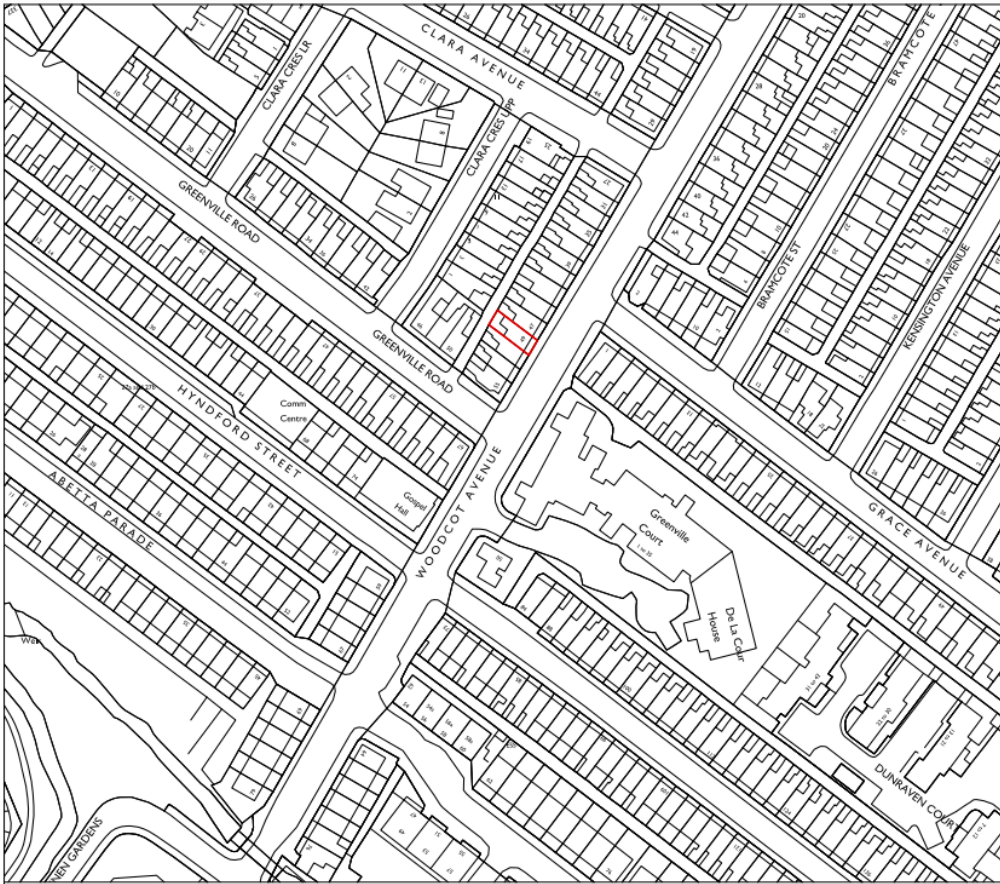
sufficient provision for bin storage whilst retaining adequate amenity space. Officers consider that the scheme will not be harmful in terms of traffic, parking, impact on amenity of the surrounding area.

Recommendation

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

DRAWINGS AND IMAGERY

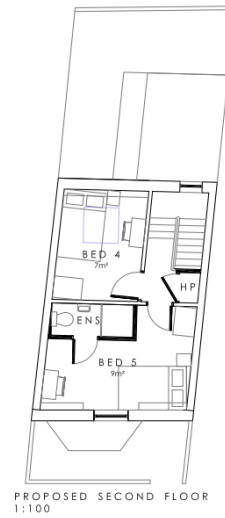
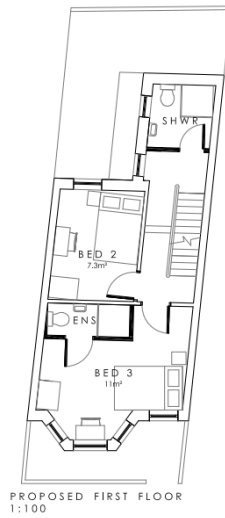
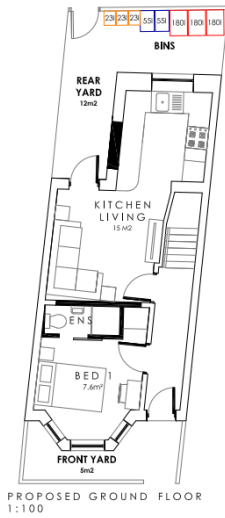
Site Location Plan:



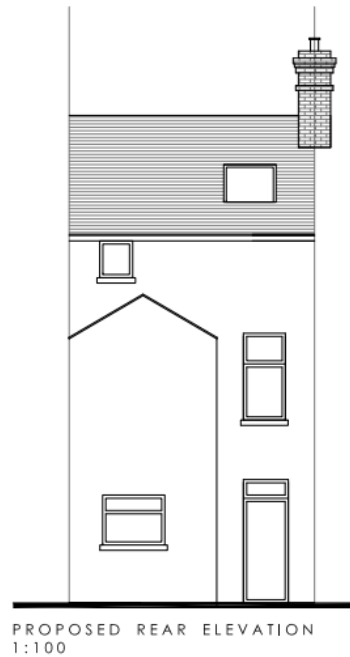
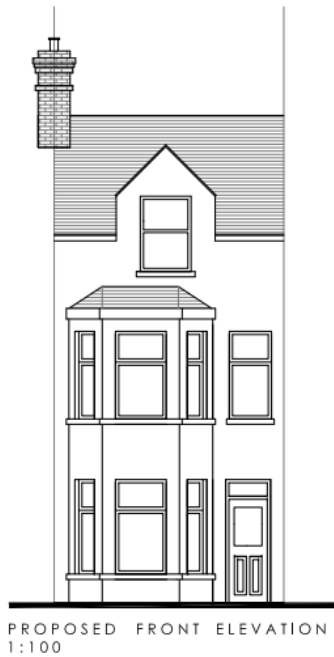
Existing and Proposed Site Plan:



Proposed Floor Plans:



Proposed Elevations:



<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p>	<p>Characteristics of the Site and Area</p> <p>The application site is located at 49 Woodcot Avenue. The property is a 3-storey residential terraced property with a two-storey rear return. There is a small, enclosed amenity space to the rear of the building. The immediate area is predominantly residential.</p> <p>The site falls within the development limit as set out in the BUAP 2001 and draft BMAP 2015. The site does not fall within any of the existing HMO Policy Areas or Development Nodes as designated in the Belfast HMO Subject Plan 2015.</p> <p>Description of Proposed Development</p> <p>The application is seeking full planning permission to change the of use from a dwelling (class C1) to a 6-bed HMO (suis generis).</p>
<p>2.0</p> <p>2.1</p>	<p>PLANNING HISTORY</p> <p>There is no relevant planning history pertaining to the site.</p>
<p>3.0</p> <p>3.1</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies</i></p> <ul style="list-style-type: none"> • Policy SP1A – managing growth and supporting infrastructure delivery • Policy SP2 – sustainable development • Policy SP3 – improving health and wellbeing • Policy SP5 – positive placemaking • Policy SP6 – environmental resilience • Policy SP7 – connectivity <p><i>Operational Policies</i></p> <ul style="list-style-type: none"> • Policy SD2 – Settlement Areas • Policy HOU10 - Housing Management Areas • Policy RD1 – New residential developments • Policy TRAN8 – Car parking and servicing arrangements • Policy ENV1 – Environmental quality • Policy OS3 – Ancillary open space <p><u>Supplementary Planning Guidance</u></p> <ul style="list-style-type: none"> • Residential Design • Placemaking and Urban Design • Transportation <p>Development Plan – zoning, designations and proposals maps</p> <p>Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004)</p>

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

	<p>8. Noise and Anti-social behaviour</p> <p>The HMO licensing scheme is in place to regulate HMOs. An anti-social behaviour plan will therefore be in place, and it is the landlord's responsibility to ensure compliance with licensing requirements. Tenants also have responsibilities to make sure the landlord can carry out their duties. The Northern Ireland House of Multiple Occupancy Unit (NIHMO) within BCC has developed a guide highlighting ways to tackle antisocial behaviour linked to their properties. The guide provides preventative measures that landlords can take to manage antisocial behaviour, highlights how to demonstrate compliance by record keeping and intervention, and details how to develop an antisocial behaviour plan. The HMO legislation in Northern Ireland has the potential to have a positive impact on the lives of those living in HMOs, the owners of HMOs, and the residents surrounding HMO properties.</p> <p>Environmental Health and the PSNI are the appropriate bodies to deal with noise issues and antisocial behaviour.</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p> <p>5.5</p>	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p> <p>The main issues relevant to consideration of the application are set out below:</p> <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection. <p>Development Plan Context</p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Polices</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan</p>

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

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

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

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

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

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Development Management Officer Report Committee Application

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

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

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

No third-party representations have been received.

Recommendation

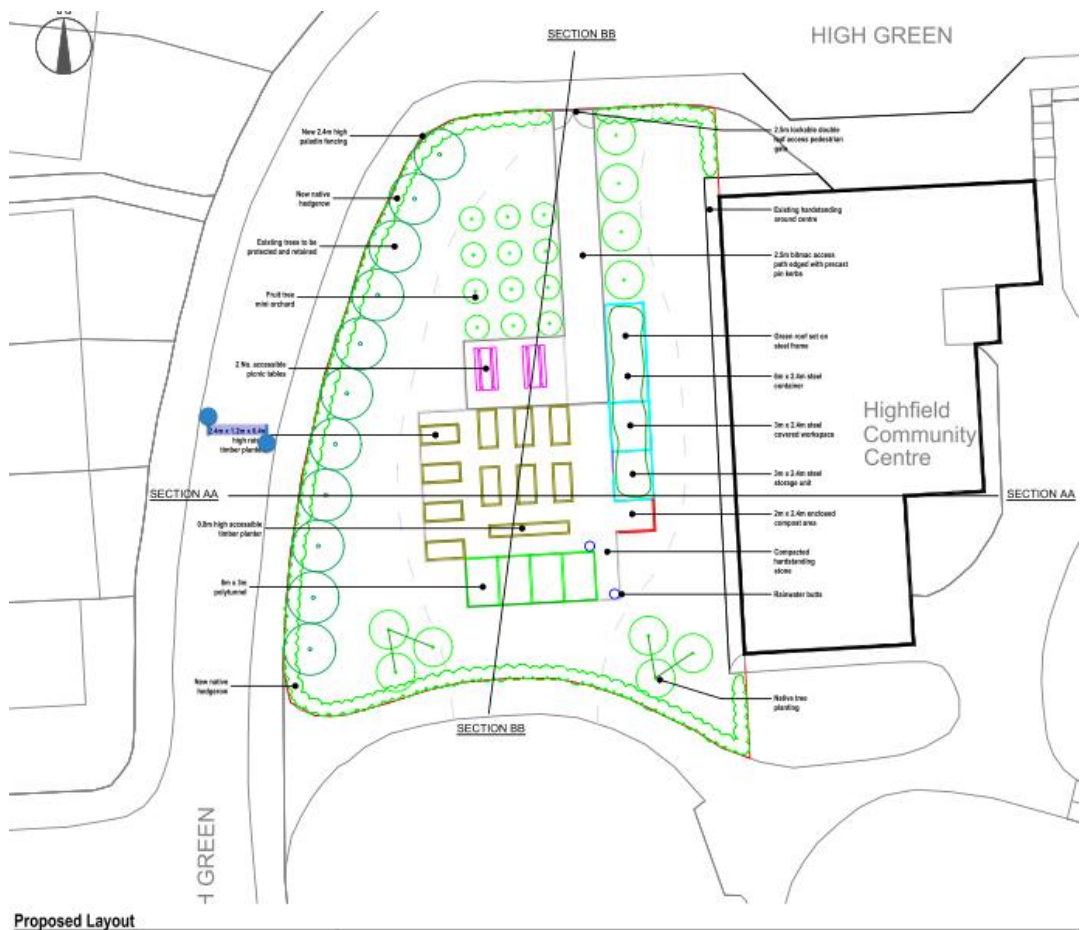
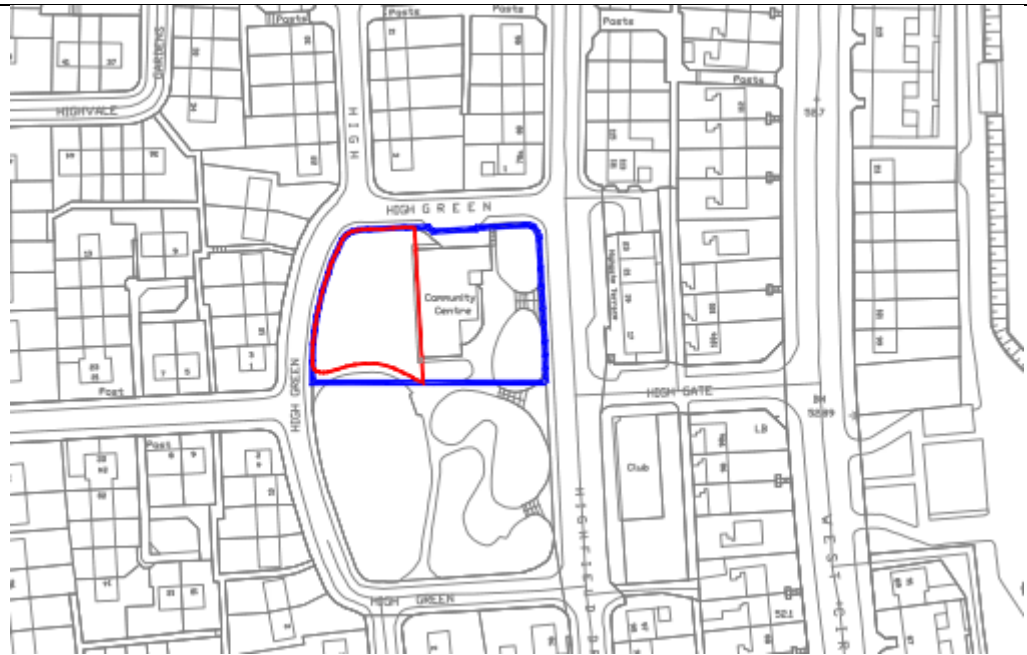
Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

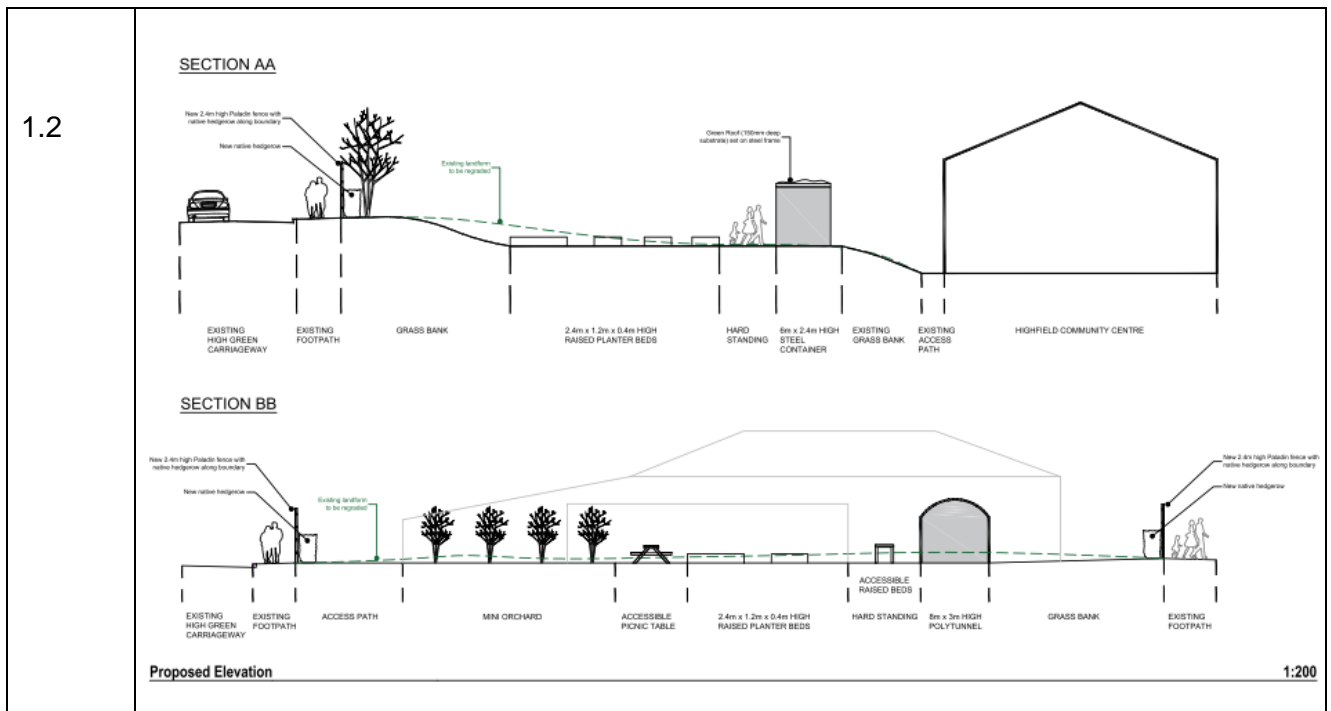
Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.

Officer Report

1.0 Drawings – Site Location, Block Plan and Sections

1.1





2.0 Characteristics of the Site and Area

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

3.0 Description of Proposal

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

4.0 Planning Policy and Other Material Considerations

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

4.5	<p>Belfast Agenda Creating Places (DfI)</p> <p>Relevant Planning History There is no relevant planning history to the proposal.</p>
5.0	Consultations and Representations
5.1	<p>Non-Statutory Consultations Belfast City Council Trees – No objection, subject to conditions.</p>
5.2	<p>Representations The application was advertised in the local press on Friday 20th September 2024 and neighbour notified. To date no representations have been received.</p>
6.0	PLANNING ASSESSMENT
	Development Plan Context
6.1	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
6.2	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
6.3	<p>The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.</p>
6.4	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.</p>
6.5	<p>Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
6.6	<p>Relevant Planning Policies</p> <p>The following policies in the Plan Strategy are relevant to consideration of the application:</p> <p>LC1 – Landscape HC1 – Promoting Healthy Communities SP4 – Community Cohesion and Good Relations CI1 – Community Infrastructures TRAN8 - Car parking and Servicing Arrangements</p>

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

6.11	Policy HC1 states planning permission will be granted for proposals that help to sustain and improve neighbourhoods in all parts of the city. The community garden will be used to bring communities together by way of its accessible design, inclusive demonstrations, and educational studies, therefore complying with Policy HC1.
6.12	<p>Community cohesion</p> <p>Good relations are a key factor in improving the quality of everyone in a city. Belfast has been historically known for high levels of neighbourhood segregation. The introduction of the community garden will positively impact citizens within Belfast, as it will offer an inclusive space for everyone. Policy SP4 (Community cohesion and good relations) seeks to support development that maximises opportunities to build strong cohesive communities, and that makes a positive contribution to good relations. The introduction of the community garden will allow different communities to attend classes, demonstrations and events in the garden which will promote good relations and community cohesion between neighbourhoods.</p>
6.13	The council seek to ensure that all new developments aid the needs of the community. Policy C11 (Community infrastructures) seeks to protect and provide development opportunities for community, health, leisure, nurseries and educational facilities based on local need in line with the projected population growth. The proposal will provide an outdoor community facility which the council believe will meet the needs of the surrounding community and neighbourhoods.
7.0	Summary and Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	The proposal is considered to comply with the SPPS, Policies LC1, Lc1C, HC1 C11 and SP4 of the Belfast Local Development Plan Strategy 2035 and Section 91(2) of the Planning Act (Northern Ireland) 2011, Therefore deeming the proposal acceptable.
7.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise including representations which may occur during the statutory advertisement period and up until the point of the issuing of the decision.
<p>DRAFT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Once commenced the development must be removed and the land restored on or before 3 years. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council. Reason: In the interests of visual amenity. 	

3. Prior to any work commencing, all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees /hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.

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

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

Reason: To avoid compaction within the RPA.

Development Management Officer Report Committee Application

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

Recommendation

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

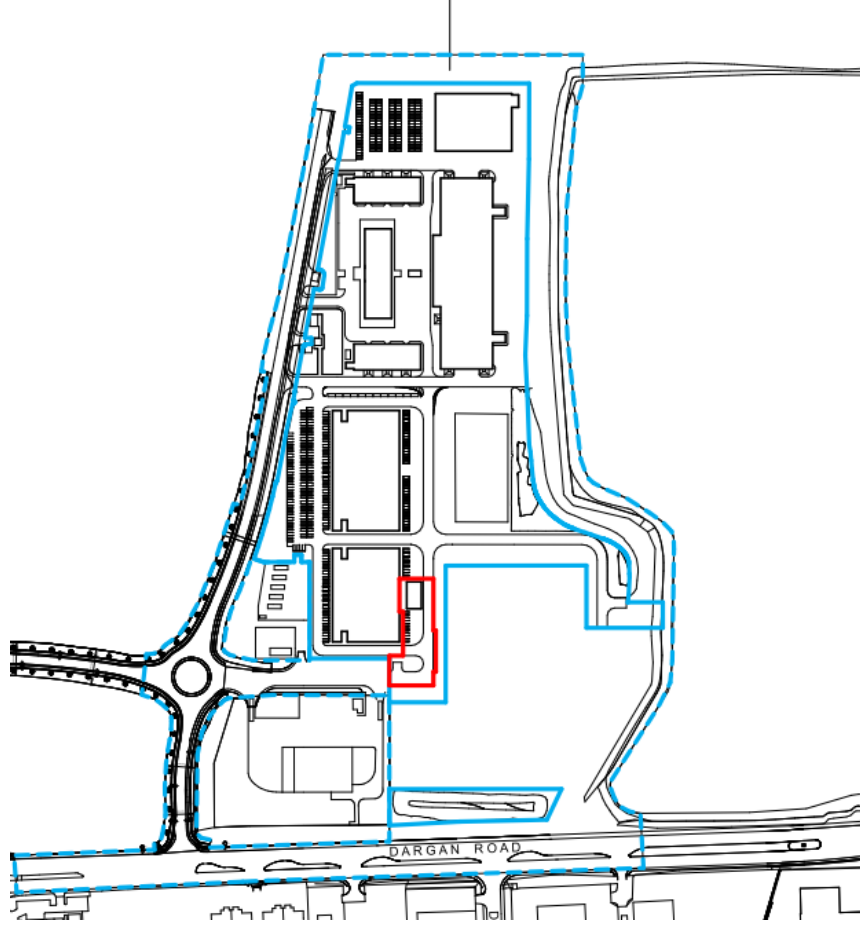
Officer Report

1.0

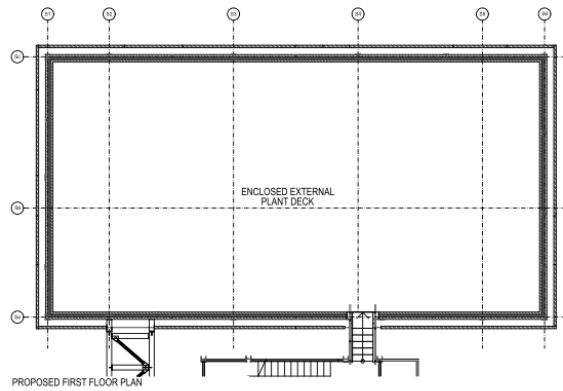
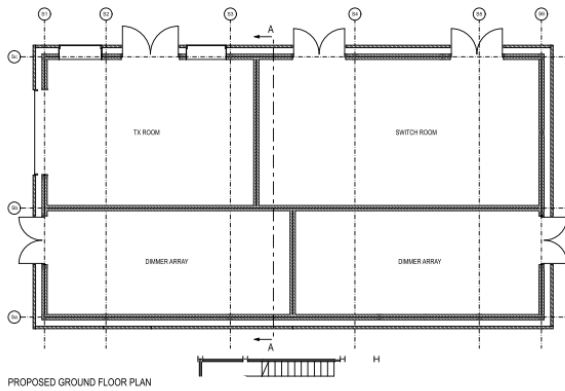
Drawings

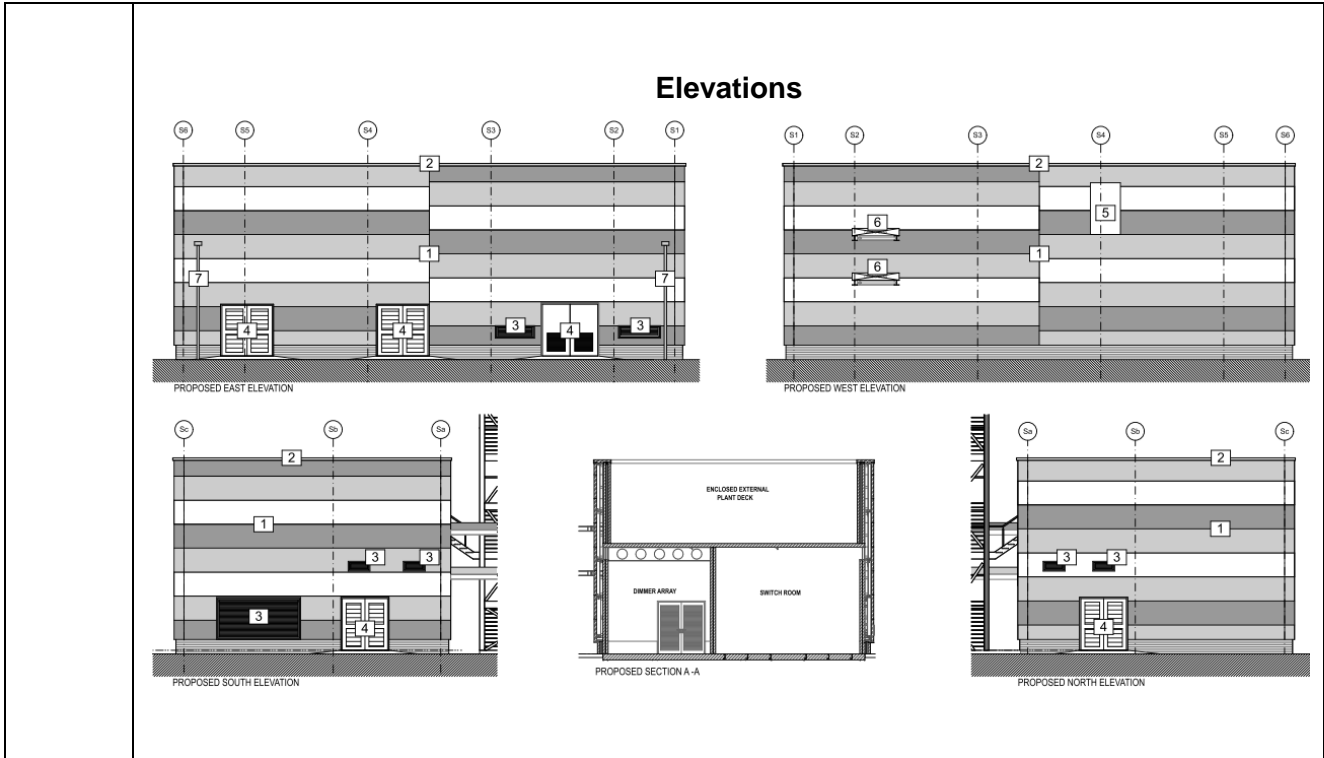
1.1

Site Location



Floor Plans





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

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

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

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

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