

# Public Document Pack

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



**Belfast  
City Council**

4th December, 2024

## **PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 10th December, 2024 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

## **AGENDA:**

1. **Routine Matters**
  - (a) Apologies
  - (b) Minutes
  - (c) Declarations of Interest
2. **Committee Site Visits**
3. **Notification of Provision/Removal of Accessible Parking Bays**
  - (a) Provision at 79 Cavendish Street (Pages 1 - 4)
  - (b) Provision at Cuba Walk adjacent to Scotch Row (Pages 5 - 8)
4. **Planning Appeals Notified (Pages 9 - 10)**
5. **Planning Decisions Issued (Pages 11 - 38)**
6. **Live Applications for Major Development (Pages 39 - 42)**
7. **Committee decisions that have yet to issue (Pages 43 - 52)**

8. **Miscellaneous Reports**

- (a) Draft Planning Committee Operating Protocol
- (b) Advanced Notice of Listed Buildings - 14 Carolan Road, 86 Lisburn Road, 88 Lisburn Road and 50 Windsor Avenue (Pages 53 - 62)
- (c) Delegation of Local applications subject to a NIW objection (Pages 63 - 68)

9. **Planning Applications previously considered**

- (a) LA04/2020/0568/F & LA04/2020/0569/LBC - Demolition of building and structures at rear, refurbishment and alteration of frontage building and erection of 9 storey extension to rear to form hotel (74 bedrooms) with associated restaurant, bar & ancillary facilities and works (amended description). Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description). - 21 Queen Street.
- (b) LA04/2022/2103/F - Proposed change of use and redevelopment of the existing waste management facility and adjoining plant hire business to create a new waste disposal installation for the incineration of healthcare and hazardous waste streams and associated works. - 1 and 2 Duncrue Pass.
- (c) LA04/2019/0081/F - Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed & 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works (Amended site location plan / site layout) - Lands at former Maple Leaf Club, 41-43 Park Avenue.
- (d) LA04/2020/2325/F - Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information) - Lands at former Maple Leaf Club, 41-43 Park Avenue
- (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 69 - 82)
- (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.

10. **New Planning Applications**

- (a) LA04/2024/0626/F - Erection of 104no. residential units across two detached blocks [ranging between 3 and 5 storeys] including 84 no. Social Rented Housing Units (comprising a mix of General Social Housing and Category 1 over 55's accommodation), landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works - 1 Havelock House Havelock Place.

- (b) LA04/2024/1138/F and LA04/2024/1141/DCA - Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with additional Short Term use outside of term time. Proposed heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses. (Amended Description) - Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street
- (c) LA04/2023/4405/F - Redevelopment of existing storage sheds, temporary office structures and yard area to provide new replacement Analytical Services Laboratories - Westland House, 40 Old Westland Road (Pages 83 - 102)
- (d) LA04/2024/0122/F - Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works. - Former Belfast Metropolitan College Campus, Whiterock Road. (Pages 103 - 126)
- (e) LA04/2024/0475/F - Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School. Existing site entrances to be retained and used for site access with proposed car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas. - Ulidia Resource Centre, Somerset Street. (Pages 127 - 138)
- (f) 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. (Pages 139 - 152)
- (g) LA04/2024/1744/LBC - Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall - Belfast City Hall, 2 Donegall Square North (Pages 153 - 160)
- (h) LA04/2023/3691/F - Public realm scheme: Reconfiguration of Little Patrick Street to single lane carriageway, including localised shared space, traffic calming and restricted access to enable servicing / emergency access. Traffic calming measures provided to Little York Street. Other works to include installation of planters with integrated seating, tree planting, rain gardens, bespoke lighting pillars, catenary lighting and surface improvements. (Amended Plans and Information Received) - Little Patrick Street and Little York Street. (Pages 161 - 174)
- (i) LA04/2024/1046/F - Erection of a store to be used as a workshop for Eurobins. - Duncrue Complex, Duncrue Road
- (j) LA04/2024/2016/F - Erection of a life-sized statue of Rory Gallagher on the existing patio area to the side of Ulster Hall - Ulster Hall 30 Bedford Street

## 11. **Restricted Items**

- (a) Quarter 2 Finance Report (Pages 175 - 182)

12. **Restricted Items**

- (a) Update on the replacement Planning Portal



Department for

**Infrastructure**

An Roinn

**Bonneagair**

Department for

**Infrastructure**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

Hydebank House

4a Hospital Road

Belfast

BT8 8J

Tel: 0300 200 7899

Email: [traffic.eastern@infrastructure-ni.gov.uk](mailto:traffic.eastern@infrastructure-ni.gov.uk)

Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

Date: 11 November 2024

Network Traffic

Eastern Division

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

[OfficeoftheChiefExecutive@BelfastCity.gov.uk](mailto:OfficeoftheChiefExecutive@BelfastCity.gov.uk)

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 79 CAVENDISH STREET, 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*

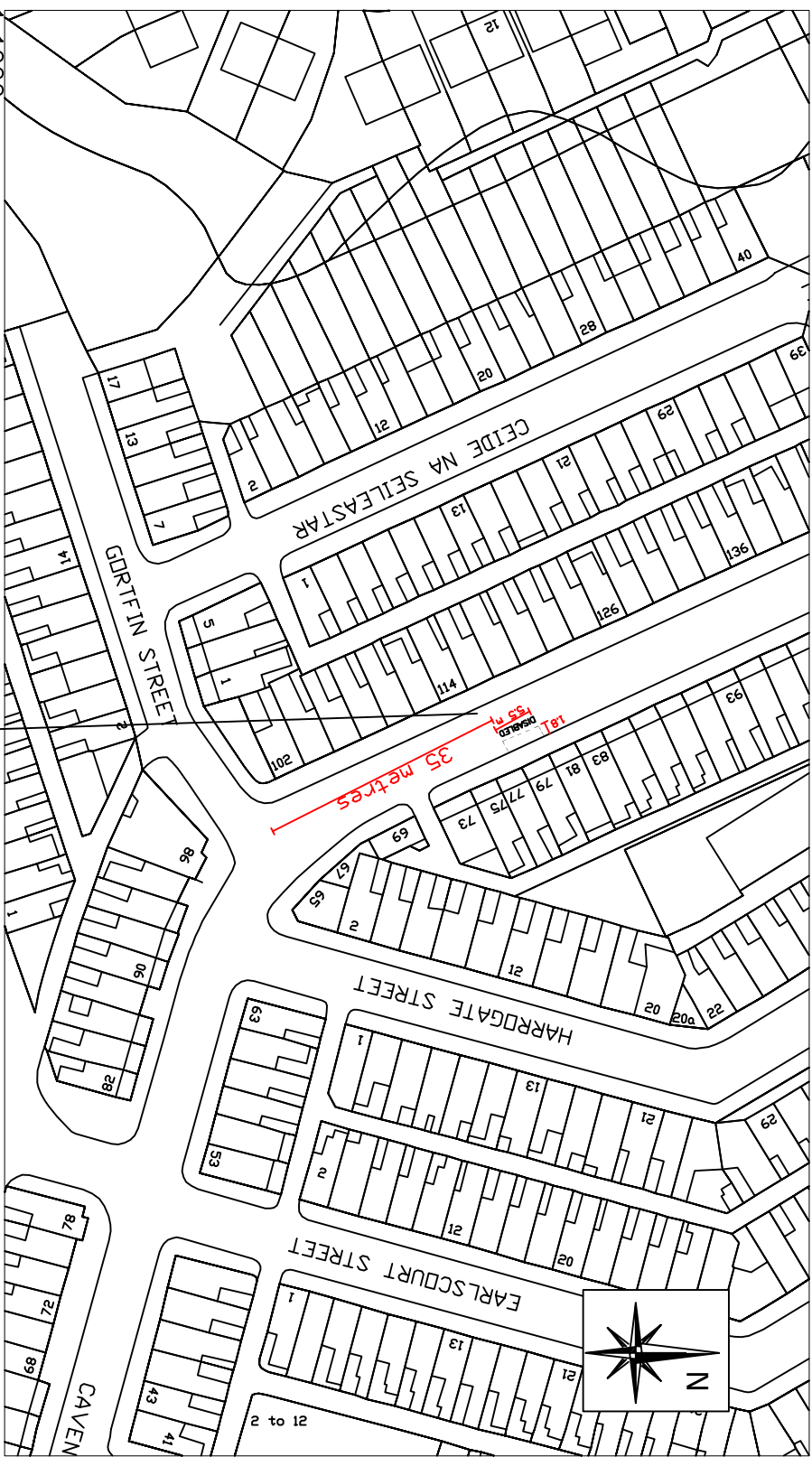
Noel Grimes

Traffic Management

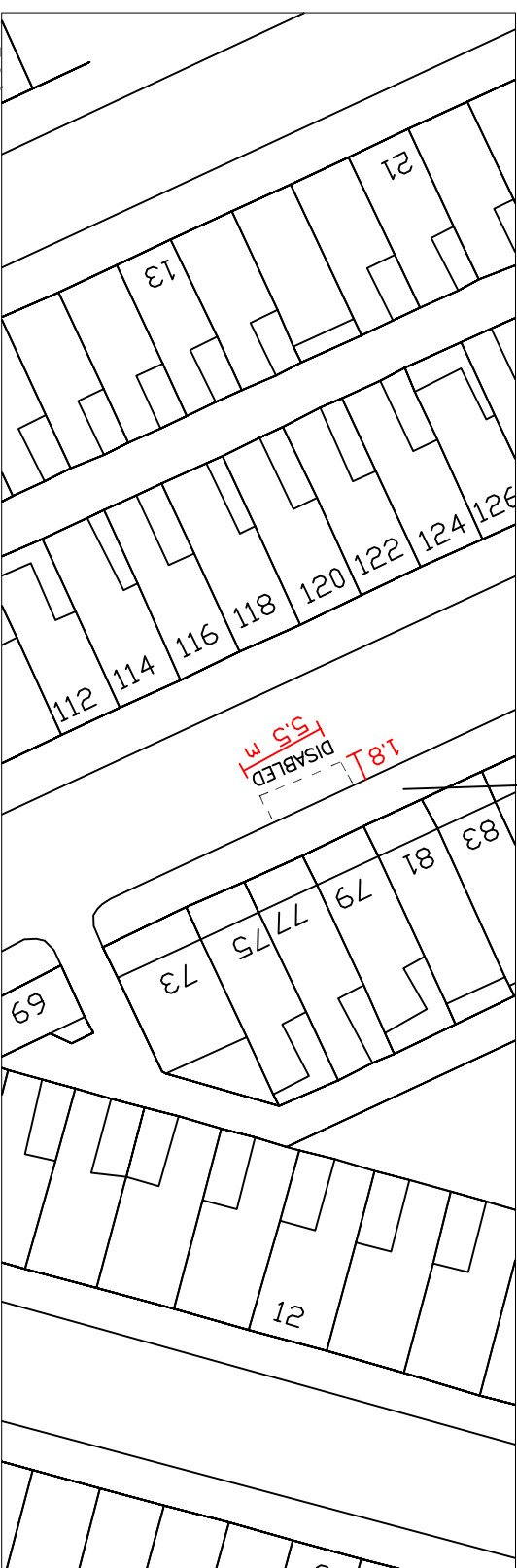
ENC

This page is intentionally left blank

Cavendish Street, Belfast (north-east side) – from a point 35 metres north-west of its junction with Gortfin Street, for a distance of 5.5 metres in a northerly direction.



1:1000



1:500

NO.	REVISION	DATE

Based upon the Ordnance Survey of Northern Ireland 1:1000 Scale Map with the Permission of the Director and Chief Executive  
© Crown Copyright  
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Project  
PROPOSED ACCESSIBLE/  
DISABLED PARKING BAY

Title  
79 CAVENDISH STREET  
BELFAST

FILE NO.	DESIGNED	AO'H	date NOV/24
DRAWN	CHECKED		date
TRACED	APPROVED		date

Dwg. No.  
TM2/BEL/NOV/24/59/A

Scales  
AS SHOWN

Eastern Division  
Hydebank House  
4a Hospital Road  
Belfast  
BT8 8JL  
Telephone: 0300 200 7893  
Textphone: 028 90540022



This page is intentionally left blank



Department for  
**Infrastructure**

An Roinn

**Bonneagair**

Department for

**Infrastructure**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

Hydebank House  
4a Hospital Road  
Belfast  
BT8 8J

Tel: 0300 200 7899

Email: [traffic.eastern@infrastructure-ni.gov.uk](mailto:traffic.eastern@infrastructure-ni.gov.uk)

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

Your reference:  
Our reference: TM 2

Date: 11 November 2024

Network Traffic

Eastern Division

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

[OfficeoftheChiefExecutive@BelfastCity.gov.uk](mailto:OfficeoftheChiefExecutive@BelfastCity.gov.uk)

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT CUBA WALK ADJACENT TO SCOTCH ROW, 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.

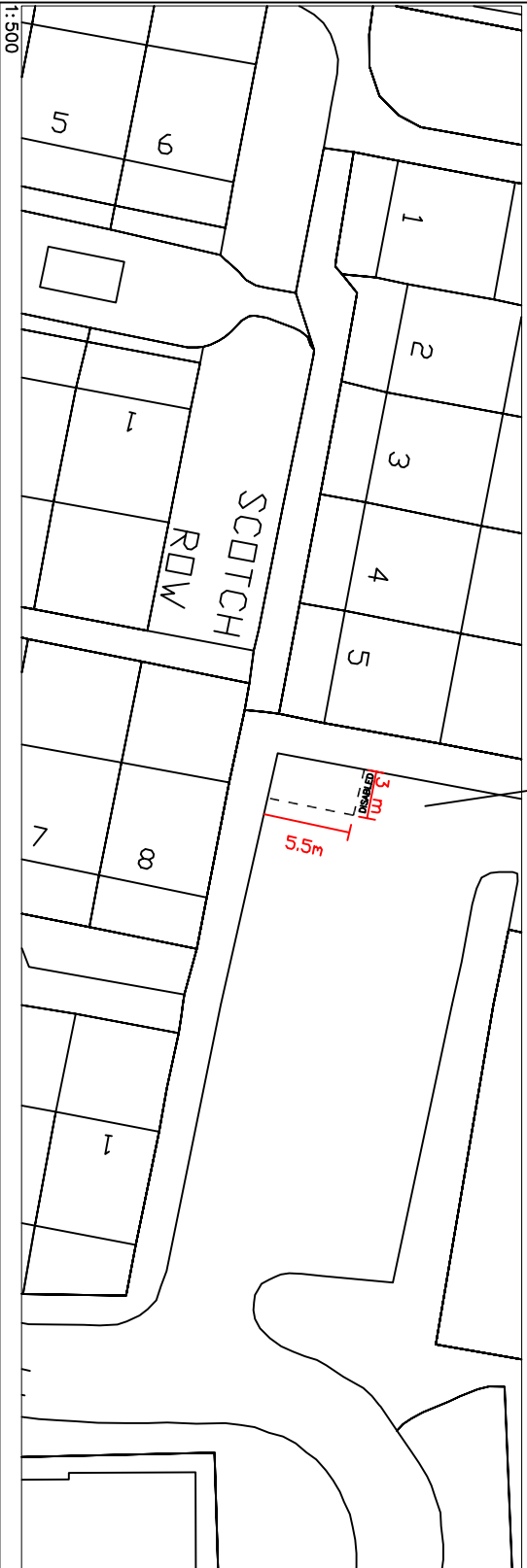
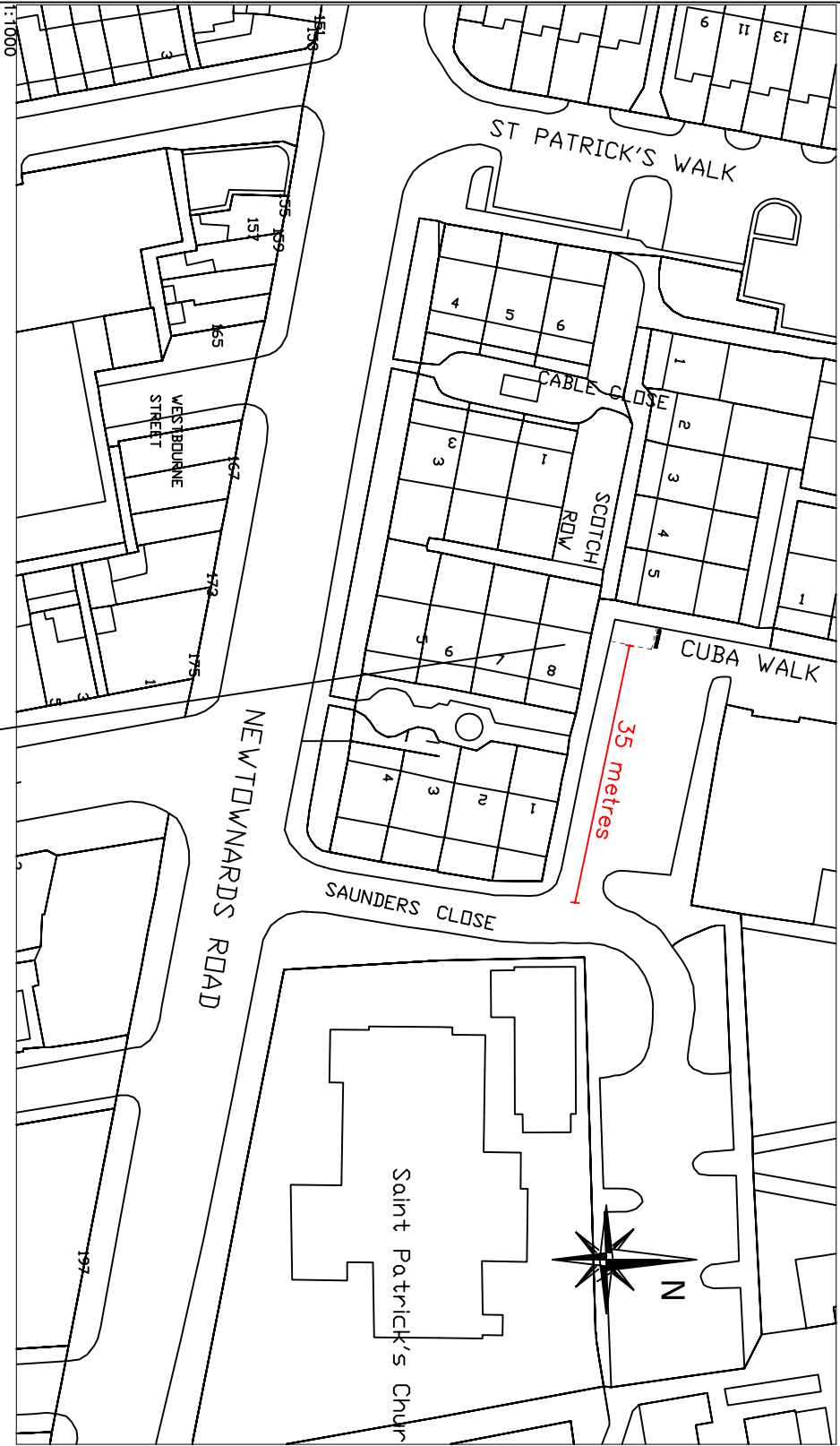
Yours sincerely

*PP Alfie O'Hare*  
Noel Grimes  
Traffic Management

ENC

This page is intentionally left blank

Dwg. No. Cuba Walk, Belfast (south side of parking area adjacent to No. 5 Scotch Row) – from a point 35 metres west of its junction with Saunders Close, for a distance of 3 metres in a westerly direction.



NO.	REVISION	DATE

Based upon the Ordnance Survey of Northern Ireland 1:1000 Scale Map with the Permission of the Director and Chief Executive  
© Crown Copyright  
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Project  
CUBA WALK ADJACENT TO SCOTCH ROW  
BELFAST

Title  
PROPOSED ACCESSIBLE  
DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date NOV'24
DRAWN	CHECKED		date
TRACED	APPROVED		date
Dwg. No.	Revision		

TM2/BEL/NOV/24/58/A

Scales

Eastern Division  
Hydebank House  
4a Hospital Road  
Belfast  
BT8 8JL  
Telephone: 0300 200 7893  
Textphone: 028 90540022

Infrastructure

Bonnegair

Infrastructure

This page is intentionally left blank

# Agenda Item 4

## PLANNING COMMITTEE – 10 DECEMBER 2024

### APPEALS NOTIFIED

#### COUNCIL: BELFAST

ITEM NO	1	PAC REF	2024/A0080
PLANNING REF:	LA04/2023/4281/O		
APPLICANT:	Mr Brian Crawford		
LOCATION:	47 Kennedy Way, Belfast, BT11 9AP		
PROPOSAL:	Erection of 5 storey building comprising of 36 residential apartments with ground floor residents only gym and associated car parking		
PROCEDURE:			

### APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2023/E0003 and 2023/E0005
PLANNING REF:	LA04/2021/0201/CA and LA04/2021/0202/CA		
RESULT OF APPEAL:	DISMISSED – Enforcement Notice Upheld		
APPLICANT:	Mr Glenn Leech		
LOCATION:	Land at 7 Laganview Court, Belfast, BT5 4AR and Land at 23 Laganview Court, Belfast, BT5 4AR		
PROPOSAL:	Alleged change of use from a residential property to short stay holiday let accommodation without the grant of planning permission		

ITEM NO	2	PAC REF:	2022/A0197
PLANNING REF:	LA04/2022/1839/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Seamus Goodwin		
LOCATION:	51 Glandore Avenue, Belfast, BT15 3FD		
PROPOSAL:	Change of House in Multiple Occupancy		

This page is intentionally left blank

## Decisions issued November 2024 - No 172

<u>Application number</u>	<u>Delegated / Committee</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2022/1699/F	D	78 Parkmount Street Belfast BT15 3DX	Proposed new development of 6no. 1 bedroom apartments	Permission Refused
LA04/2022/1971/F	D	1D Parkgate Avenue Belfast BT4 1JA	Change of use from mechanics garage to gymnasium for small group training (retrospective).	Permission Granted
LA04/2023/2297/F	D	On footpath adjacent to Wandsworth Drive, c.27m East of No. 186 Belmont Road, Belfast, BT4 2AD.	17.5m telecommunications column with 6No. antennae, 3No. RRU's, 2No. radio dishes & 1 No. equipment cabinet and associated ancillary works.	Permission Refused
LA04/2023/2338/F	C	Site of the former Finlay's Factory south east of Ballygomartin Road, north of Moyard Crescent, northwest of Springfield Heights and Springfield Park, Belfast BT13 3QZ	Single storey building adjacent the new 'Peace IV Blackmountain Shared Space Project'. It comprises 8 office spaces with each space having an accessible WC and kitchenette facility. Offices will provide rental income to facilitate the long term sustainability of the adjacent building.	Permission Granted
LA04/2023/2709/F	C	Lands at Apartment Blocks 1-3  Clonaver Drive Belfast BT4 2FB	Demolition of existing buildings and erection of social housing development comprising 30 no. apartments across 3 buildings with amenity space, landscaping, car parking and associated site works.	Permission Granted

LA04/2023/2702/PAD	D	THE OLD BANK 16-18 ANTRIM ROAD TOWN PARKS BELFAST ANTRIM BT15 2AA	Demolition of existing buildings and erection of 19 No. Cat 1 (active elderly) apartments with balconies or terraces, pedestrian access from Antrim Road, vehicular access from Adela Street, parking for 7No. cars and 20 cycles and repositioning of bus shelter and street furniture.	PAD Concluded
LA04/2023/3024/F	D	APARTMENT 1 & 2 90 BOTANIC AVENUE MALONE LOWER BELFAST BT7 1JR	Change of Use of residential apartments to short term let	Permission Refused
LA04/2023/3238/F	D	89 The Boucher Centre First floor (right hand side), 89 Boucher Road, Belfast, BT12 6HR	Change of use from vacant first floor kitchen showroom to Studio for Dance, Performing Arts and Acrobatic Academy	Permission Granted
LA04/2023/3263/F	D	13 Dundela Crescent, Belfast, BT4 3BN	Proposed subdivision of 13 Dundela Crescent with provision of a two storey rear extension, and infill of yard area, to create two seperate dwellings	Application Withdrawn
LA04/2023/3483/F	C	Land North of Former Corpus Christi College, Accessed off Michael Davitts GAC Grounds, Via St Mary's Gardens, Belfast	Proposed Michael Davitt Heritage & Community Centre, Reception, Toilets and associated Car Parking with Exhibition Signage to existing Trim Trail	Permission Granted
LA04/2023/3649/F	C	Royal Victoria Hospital 274 Grosvenor Road, Belfast, BT12 6BA	New 2 storey regional radiopharmaceutical facility, with associated single storey ancillary services accommodation, bin store, and emergency generator and oil tank storage. Amendment to existing car parking layout.	Permission Granted

LA04/2023/3677/NMC	D	484 Upper Newtownards Road, Belfast, BT4 3GZ	Minor amendments to footprint of house types B and B1 to allow an increased gap between A and B house types for the erection of scaffolding and construction of dwellings. Minor amendments to bay windows and porch features of Z/2014/1341/F	Non Material Change Refused
LA04/2023/3832/F	C	Blacks Gate Development (Former Visteon Factory) Blacks Road Belfast, BT10	Section 54 application to vary condition No. 4 of Z/2013/1434/F (as amended in PAC decision 2016/A0033) to vary trigger point for provision of community centre.  Proposed amended text for this condition: In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the first residential unit, the Council shall be notified, and no later than six years from that date the Community Centre and associated infrastructure, marked on stamped approved drawing no. 2E, dated 28.08.2015 shall be completed and a report submitted to the Council to verify this	Permission Granted
LA04/2023/3793/F	D	14A Windsor Drive Malone Lower Belfast BT9 7FH	Change of use from residential to short-term let (Retrospective) (Amended Proposal description)	Permission Refused

LA04/2023/4125/PAD	D	Adelaide Business Centre, Apollo Road, Boucher, Belfast, BT12 6HP	Proposed change of use from office space to a Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Carparking, Signage and Associated Site Works.	PAD Concluded
LA04/2023/4153/F	C	44 Ponsonby Avenue, Belfast, BT15 2LS	Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property.	Permission Refused
LA04/2023/4143/F		11 Botanic Avenue, Belfast, BT7 1JG	Change of use from office space to tourist hostel accommodation at second floor level.	Permission Granted
LA04/2023/4184/F	D	Translink Short Strand Bus Depot Mountpottinger Road, Belfast, BT5 4BH	Provision of 14No. Electrical Vehicle ('EV') Charging Units, Upgrade of 1No. Existing EV Charger, Erection of 1No. Combined High Voltage ('HV') Switch Room and Transformer Building, and 1No. Replacement Security Hut, along with Associated Site Infrastructure (Including: Cable Trays; Parking Bollards; Bus Wheel Stops; Armco Barriers; Lighting and Pedestrian Guard Rails), Minor Alterations to Existing Bus Parking Area to Provide Modification of Existing Pedestrian Walkway and Reconfigured Bus Parking Bays, and All Associated Site Works.	Permission Granted
LA04/2023/4241/DC	D	342 Woodstock Road, Belfast, BT6 9DP	Discharge of condition 6 LA04/2018/0160/F Noise Verification Report	Condition Discharged

LA04/2023/4243/F		Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Proposed Amendment to Reserved Matters Approval Z/2007/2069/RM to include revisions to layout to units 1-9 (to provide 9no detached dwellings)	Application Withdrawn
LA04/2023/4465/F	D	N.I Assembly Parliament Buiding Ballymiscaw, Stormont Belfast BT4 3XX	Reconfiguration of upper east and west car park to provide 9 No. disabled parking spaces.	Permission Granted
LA04/2023/4441/F	D	44 Upper Cavehill Road, Belfast, BT15 5FB	Single storey rear extension	Permission Granted
LA04/2023/4579/F	D	70 High Street, Belfast, BT1 2BE	Change of use from retail to coffee shop & bakery. Alterations to ground floor frontage + additional site works.	Permission Granted
LA04/2023/4550/LBC	D	70 High Street, Belfast, BT1 2BE	Change of use from retail to coffee shop & bakery. Alterations to ground floor frontage + additional site works. (Amended Description).	Consent Granted
LA04/2023/4594/A	D	Level 16 - Roof Plant Deck of City Quays 3, Belfast, BT1 3NH	Illuminated sign	Consent Granted
LA04/2023/4603/O		7 Glencoe Park, Newtownabbey, BT36 7PT	Outline application for detached dwelling adjacent to No. 7 Glencoe Park	Permission Granted

LA04/2024/0025/F		42-50 Ormeau Road, Belfast	Erection of 14no. apartments to be delivered as social housing comprising of 11no. 2 bed apartments and 3no. 1 bed apartments, 2no. of which are wheelchair accessible to include amenity space, bin storage, bicycle parking provision, pedestrian and vehicular access and 2no. disabled parking space and all associated ancillary works.	Permission Granted
LA04/2024/0010/NMC	D	8 Shaneen Park, Belfast, BT14 8JP	Non Material Change to Planning Approval LA04/2020/1294/F. Amendments to guarding of patio and additional windows in storage rooms under patio	Non Material Change Refused
LA04/2024/0072/F	D	167-177 Oldpark Road, Belfast, BT14 6QP	Section 54 application for the variation of Condition Number 3 of planning permission reference LA04/2020/1342/F (allowed on appeal under reference 2021/A0217) to allow discharge of drainage details prior to construction of drainage network rather than prior to commencement of works.	Permission Granted
LA04/2024/0061/F	D	537a Lisburn Road, BT9 7GQ	Change of use from First/Second Floor Hair Salon to 3 No. two-bedroom Residential Apartments, including elevation changes, second floor dormer, removal of the gable chimney stack and re-slating of existing roofs. Proposed extractor fan to rear	Permission Granted

LA04/2024/0084/PAD		9 Middle Braniel Road, Belfast, BT5 7TU	Proposed alterations and change of use of existing detached Granny flat to a dwelling and proposed alterations and refurbishment of existing detached dwelling at no.9 Middle Braniel Road (amended description).	PAD Concluded
LA04/2024/0101/F	D	2 Ballygomartin Road, Belfast, BT13 3LD	1 x Electric Car Charger with Media Screen and 1 x electric car Fast Charger (retrospective).	Permission Granted
LA04/2024/0100/A	D	2 Ballygomartin Road, Belfast, BT13 3LD	Signage associated with EV chargers with media screens (Retrospective)	Consent Granted
LA04/2024/0152/F		15 Shancoole Park, Belfast, BT14 8JQ	Alterations to rear garden to include raised garden area, landscaped slopes and terrace with boundary fencing.	Permission Granted
LA04/2024/0164/F	D	112 Circular Road, Belfast, BT4 2GF	Single storey extensions to the sides & rear to include car port. 2 storey rear extension. Raised ground levels to rear to include covered seating area. New entrance gates & detached garage + additional site works.	Permission Granted

LA04/2024/0344/F	C	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.	Permission Granted
------------------	---	--	---	--------------------

LA04/2024/0321/LBC	C	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool and W-Block (amended description)	Consent Granted
--------------------	---	--	--	-----------------

LA04/2024/0337/NMC	D	Campbell College, Belmont Road, Belfast, BT4 2ND	Non material change LA04/2023/2567/F. 3 no. changes proposed to the phase 2/3 parts of the building currently having planning approval. No.1 Change in floor area. ~ 62m <sup>2</sup> reduction with removal of western single storey side extension containing the plant room and Gym store. No.2 The reduction in the area of clerestory strip window to the sports hall to smaller individual window units. No.3 Change in proposed finishes; replacing the high level cladding from the sports hall on the south & east façade and substituting it with a coloured render of the same colour.	Non Material Change Granted
LA04/2024/0347/F	D	13 Lothair Avenue, Belfast, BT15 2HU	Change of use from 4-bedroom dwelling to a 5-bedroom HMO.	Permission Granted
LA04/2024/0345/F	D	6 Hawthorn Street, Belfast, BT12 7AQ	Change of use from a residential property into a 5 bedroom house of multiple occupancy	Permission Granted
LA04/2024/0485/CLEUD	D	Unit 5 Loughside Industrial Park Dargan Crescent, Belfast, BT3 9JA	Class B4 warehouse with trade counter and ancillary office.	Permitted Development

LA04/2024/0432/DCA	C	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Demolition of the school steward's house. The proposed demolition forms part of the overall RBAI Campus Vision proposal which is the subject of a related planning application (ref. LA04/2024/0344/F) and listed building consent application (ref. LA04/2024/0321/LBC) (amended description).	Consent Granted
LA04/2024/0439/DC	D	Lands to NE of 265 Whiterock Road, BT12 7FZ	Discharge condition 10 on LA04/2021/1447/F final drainage assessment	Condition Not Discharged
LA04/2024/0513/DC	D	140 Donegall Street, Belfast, BT1 2FJ	Discharge of Condition 9 LA04/2021/0516/F. Window schedule details	Condition Not Discharged
LA04/2024/0579/F	D	2 Springfield Parade, Belfast, BT13 3QR	Two and single storey rear extension	Permission Granted
LA04/2024/0582/F	D	36 Linden Gardens Belfast BT14 6DD.	Partial wall demolition to facilitate single storey accessible bathroom to rear of existing house with ramp for accessibility to front.	Permission Granted
LA04/2024/0653/DC	D	Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor, Ballymurphy, Belfast, Co. Antrim	Discharge of condition 18 of LA04/2022/0129/F CEMP	Condition Not Discharged
LA04/2024/0660/F	D	Student Roost, 28-30 Great Patrick Street, Belfast, BT1 2LT	Erection of external amenity pods and structures, private terraces, and landscape enhancement works to the internal courtyard space.	Permission Granted
LA04/2024/0642/F	D	35 Lothair Avenue, Belfast, BT15 2HU	Change of use from 4-bedroom dwelling (C1) to 5-bedroom HMO (Sui Generis).	Permission Granted

LA04/2024/0686/F	D	16 Castle Avenue, Belfast, BT15 4GE	Partial demolition to rear wall to facilitate proposed single storey rear kitchen extension with covered patio. Including alterations to existing windows to side elevation.	Permission Granted
LA04/2024/0760/DC	D	29 Springfield Heights, Belfast, BT13 3QZ	Discharge of condition 4 and 8 LA04/2022/0853/F. Rev 3 of our CEMP plan which covers the points raised in the other document attached dated 12/4/24.	Condition Not Discharged
LA04/2024/0803/F	D	Lands to the South of no. 11 Rugby Road, Belfast BT7 1PT and to the East of The McClay Library, 10 College Park, Belfast, BT7 1LP.	Partial demolition of existing buildings. Renovation of existing buildings with new roof, external cladding, roller shutter and pedestrian access doors and internal alterations. The construction of a two storey extension with stores, offices and welfare facilities, construction of a single storey garage and bicycle store and the reconfiguration of the existing recycling facilities and car parking arrangement including new canopy with photovoltaic panels.	Permission Granted
LA04/2024/0812/F	D	12 Shanlieve Park, Belfast, BT14 8JE	Retrospective single storey rear extension with fenestration changes to existing dwelling.	Permission Granted
LA04/2024/0875/LBC	D	Stormont House Annex, Upper Newtownards Road, Stormont Estate, Belfast, BT4 3SH.	Demolition of Stormont House Annex and associated Bungalow totalling approx 2,250 m2. Retention of existing link entrance and lower ground plantroom for access/services to main Stormont House.	Consent Granted

LA04/2024/0805/F	D	1 Beechlands, Belfast, BT9 5HU	Proposed alterations and refurbishment of existing dwelling (previously approved under reference LA04/2021/1927/F) to include a two-storey extension to the side, incorporating a new garage. Provision of vehicular access with removal of existing access (as previously approved under reference LA04/2021/1927/F). Extension of existing curtilage to include area immediately to the South-East of No.1a Beechlands and No.82 Malone Road	Permission Granted
LA04/2024/0883/DCA	D	1 Beechlands, Belfast, BT9 5HU	Proposed alterations and refurbishment of existing dwelling (previously approved under reference LA04/2021/1927/F) involving part demolition of existing dwelling (Amended Description)	Consent Granted
LA04/2024/0839/F	D	29 Pommern Parade Belfast BT6 9FX	Single storey rear extension, with roofspace conversion.	Permission Granted
LA04/2024/0871/F	D	12 Rosapenna Drive, Belfast, BT14 6GT	Proposed single storey extension to side and rear of existing dwelling.	Permission Granted
LA04/2024/0861/F	D	12 Pineview Gardens, Ballygolan, Newtownabbey, BT36 7NU	Replacement of garage with garden room and garden store . Rear dormer to main dwelling. Replacement of utility room roof and minor alterations. Erection of boundary fences and proposed paving.	Permission Granted
LA04/2024/0882/LBC	D	4 Knockbreda Park, Belfast, BT6 0HB	Retention of first floor level internal works to form en-suite and walk-in wardrobe (Retrospective)	Consent Granted

LA04/2024/0905/NMC	D	6 Bloomfield Avenue, Belfast, BT5 5AD	<p>Non material change to Planning Approval LA04/2022/0651/F .</p> <p>Omission of planting boxes to Ground Floor windows.</p> <p>Materiality changes to window head detail, concrete band and eaves detail.</p> <p>Minor alterations to window configuration and materials.</p> <p>Reconfiguration to entrance door width to suit Switch Room Requirements.</p> <p>Addition of vehicle gate and change of estate railings/rear boundary wall height to suit Secured By Design requirements.</p> <p>Reconfiguration of Rainwater pipe positions.</p> <p>Internal and external amendments to bin store room and internal amendments to Apartment 4 to suit Belfast City Council waste management guidance.</p>	Non Material Change Granted
LA04/2024/0963/DC	D	Adjacent to 14 College Square North, Belfast, BT1 6AS	Discharge of condition 16 LA04/2018/1719/F. Sound Insulation Report (Verification).	Condition Not Discharged
LA04/2024/0984/F	D	39 Cedar Grove, Holywood, BT18 9QG	Fenestration changes to dwelling + covered single storey veranda to rear.	Permission Granted
LA04/2024/1022/CLOPUD	D	Friends Meeting House Frederick Street, Belfast, BT1 2LW	Removal of internal non load bearing walls of the rooms to rear of the Meeting House.	Permitted Development

LA04/2024/1084/F	C	Henry Jones Playing Fields, Church Road, Belfast, BT6 9SB	2 no. (35m width x 16m height) ball stop fences. 1.2m height perimeter fencing with 2 no. gate access points. 2 no. (10m width x 4m depth) dugouts + hardstanding path and associated site works.	Permission Granted
LA04/2024/1211/F	D	79 Abbey Park, Belfast, BT5 7HP	Single storey rear extension and external platform lift to front of property	Permission Granted
LA04/2024/1078/CLOPUD	D	4 Cabin Hill Gardens, Belfast, BT5 7AP	Construction of a wooden Garden Room/Shed in the rear garden of the property	Permitted Development
LA04/2024/1085/CLOPUD	D	Cabin Hill House Upper Newtownards Road Belfast BT4.	Lawful commencement of Planning Permission LA04/2018/2863/F and associated Listed Building Consent LA04/2018/2862/LBC by insertion of ground floor window in the south east elevation.	Permitted Development
LA04/2024/1105/F	D	44 Norwood Drive, Belfast, BT4 2EB	Single storey side/rear extension	Permission Granted
LA04/2024/1104/F		36 Jellicoe Avenue, Belfast, BT15 3GA	2 Storey side/rear extension	Permission Granted
LA04/2024/1109/F	C	36 Knutsford Drive, Belfast, BT14 6LZ	Single storey extension to side & rear of dwelling.	Permission Granted
LA04/2024/1153/PAD	D	Europa Bus Station, corner of Glengall St and Durham St Belfast	New meanwhile use Box Park style street market on the site of the vacated Europa Bus Station comprising an Incubator Box Park and Food Court with Entertainment and Arts space	PAD Concluded

LA04/2024/1120/LBC	D	Campbell College, Belmont Road, Belfast, BT4 2ND	Minor change in floor area, reduction in clerestory windows to sports hall, change in proposed finishes to high level rainscreen cladding located over single storey extension to be substituted for colour matched dark grey insulated render	Consent Granted
LA04/2024/1126/LBC	D	45-51 Mater Hospital Crumlin Road, Mater Hospital, Belfast, BT14 6AB	Internal decoration to board room and bishops office, external window replacements	Consent Granted
LA04/2024/1151/A	D	265 Falls Road, Belfast, BT12 6FD	1 Shop sign	Consent Granted
LA04/2024/1168/F	D	265 Falls Road, Belfast, BT12 6FD	Proposal to change existing window on ground floor bay window to new entrance door and block up existing entrance door	Permission Granted

LA04/2024/1165/PAD	D	42-48 King Street, Belfast, BT1 6AD	Refurbishment of existing vacant 1st floor office, 2nd floor studio and 3rd floor vacant entertainment venue as short-term 'aparthotel' studio lets. Alterations to existing ground floor restaurant to facilitate new aparthotel main entrance and visitor lobby to King St frontage. Waste storage to be accommodated in existing rear courtyard. Visitors parking available in city centre parking in close proximity. The anticipated visitor market will predominantly avail of existing nearby public transport infrastructure for access.	PAD Concluded
LA04/2024/1158/F	D	50 Hopefield Avenue, Belfast, BT15 5AP	Demolition of existing rear wall and erection of single storey extension to rear of existing 3 storey townhouse. (AMENDED DESCRIPTION)	Permission Granted

LA04/2024/1187/F	D	5 Ravenhill Park, Belfast, BT6 0DE	Demolition of existing single-storey side extension & attached garage, existing two-storey and single-storey extensions to the rear of the existing property, existing outbuilding/shed. Construction of a new two-storey rear extension and single-storey side extension, fenestration alterations to the side and rear of the property, construction of a new outbuilding/shed and the widening of the existing vehicle entrance.	Permission Granted
LA04/2024/1196/DC	D	Lands immediately north and south of existing film studios, north of Dargan Road, Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's Park).	Dishcharge condition 14 of LA04/2021/1358/F- Landscape plans	Condition Discharged
LA04/2024/1193/F	D	116 Knockbreda Park, Belfast, BT6 0HG	Single-storey side and rear extension and roofspace conversion to include a dormer to the rear.	Permission Granted
LA04/2024/1248/F	D	9 Rosetta Road East, Belfast, BT6 0LP	Proposed side and rear single storey extension	Permission Granted
LA04/2024/1252/F	D	46 Dunlambert Park, Belfast, BT15 3NL	Loft conversion to include a pitched roof dormer to the side of the property and a flat roof dormer to the rear of the property.	Permission Granted

LA04/2024/1229/PAD	D	Existing telecommunications base station on the rooftop of Dukes at Queens hotel, 65-67 University Street, Belfast, BT7 1HL	Proposed removal, replacement and relocation of existing 6.7M high stub tower, 6no. antennas, 1 no. equipment cabin and all other ancillary works with a new 9.0M high stub tower, 6no. hybrid antennas, 6no. outdoor cabinets and all other ancillary development thereto.	PAD Concluded
LA04/2024/1245/DC	D	97 Larnark Way, Belfast, BT13 3BH	Discharge condition 4 of LA04/2023/3106/F- Noise impact assessment	Condition Discharged
LA04/2024/1269/F	D	61 Marlborough Park South, Belfast, BT9 6HS	Single storey side extension, raised pathway to east side of property and associated site works to include new 2.275m timber fence boundary treatment to part of the side boundary at rear.	Permission Granted
LA04/2024/1266/DCA	D	61 Marlborough Park South, Belfast, BT9 6HS	Demolition of non-original glass block extension and bay window to rear, demolition of rear return side wall on ground floor, demolition and alteration to some internal walls, insertion of 2 windows to ground floor east side elevation and replacement of all existing windows.	Consent Granted
LA04/2024/1308/F	D	75 Donovan Parade, Belfast, BT6 9GE	Single storey rear extension	Permission Granted
LA04/2024/1314/F	D	1 Burmah Street, Ballynafoy, Belfast, BT7 3AN	single storey rear extension with fenestration changes and patio	Permission Granted
LA04/2024/1331/F	D	22 Ravenhill Park, Belfast, BT6 0DE	Demolition of existing garage. Construction of replacement garage.	Permission Granted

LA04/2024/1336/DC	D	Former Visteon Factory, Blacks Road Belfast -	Discharge conditions 20 and 23 Z/2013/1434/F - Verification reports	Condition Discharged
LA04/2024/1338/F	D	27 Dufferin Road, Belfast, BT3 9AA	Installation of Photovoltaic (PV) Panels to roof	Permission Granted
LA04/2024/1348/DC	D	Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurry, Belfast, BT17 0TG	Partial discharge of condition 2 LA04/2023/2890/F - External Facing Product specifications	Condition Partially Discharged
LA04/2024/1357/A	D	156-158 Connsbrook Avenue, Strandtown, Belfast,BT4 1JX	1 Shop sign, 1 Projecting sign, 4 Other - Wall Mounted Info Signs	Consent Granted
LA04/2024/1361/F	D	46 Cyprus Avenue, Belfast, BT5 5NT	Re-roofing and extending small existing outhouse within garden of a residential property. (Retrospective)	Permission Granted
LA04/2024/1364/F	D	49 Ballyhanwood Road, Gilnahirk, Dundonald, Belfast, BT5 7SW	Single storey extension to front and rear of dwelling with balcony and renovations.	Permission Granted
LA04/2024/1376/F	D	23 Oldpark Terrace, Belfast, BT14 6NP	Single Storey Side Extension	Permission Granted
LA04/2024/1394/F	D	40 Sunningdale Park North, Belfast, BT14 6RZ	Single storey extension to rear of dwelling and fenestration changes (Amended Proposal Description) (Retrospective)	Permission Granted
LA04/2024/1388/DC	D	Avoniel Primary School (Formally Elmgrove Primary School) Avoniel Road, Belfast, BT5 4SF	Discharge of Conditon 19 of LA04/2016/2219/F- Drainage Verification Report.	Condition Discharged
LA04/2024/1404/F	D	427 Cregagh Road, Belfast, BT6 0LG	Demolition of existing rear and side extensions and replacement with erection of single-storey side and two-storey rear extensions.	Permission Granted

LA04/2024/1409/F	D	44 Beechmount Pass, Belfast, BT12 7NW	Single-story rear bedroom extension	Permission Granted
LA04/2024/1414/F	D	29A Franklin Street, Belfast, BT2 7GG	change of use from a sports gym (Sui Generis) to an office (Use Class A2)	Permission Granted
LA04/2024/1424/F	D	25b Deramore Park, Belfast, BT9 5JX	Erection of dwelling (change of design and siting in substitution for Z/2014/0468/F) - Retrospective	Permission Granted
LA04/2024/1425/F	D	25a Deramore Park, Belfast, BT9 5JX	Erection of dwelling (change of design and siting in substitution for Z/2014/0468/F) - Retrospective	Permission Granted
LA04/2024/1444/LBC	D	Parliament Buildings, Stormont Estate, Belfast, BT4 3XX	Removal and reinstatement of mechanical and electrical equipment and solar arrays for storage; removal of fixed stainless steel rail, damaged Portland stone parapets. Replacement of roof and Portland stone parapets. Lead capping for parapets, new free standing protection rail and reinstatement of lightning conductors and cameras.	Consent Granted
LA04/2024/1443/F	D	10 Cadogan Park, Belfast, BT9 6HG	Additional window openings to side elevations & alterations to rear window openings	Permission Granted
LA04/2024/1438/F	D	St. Matthews Presbytery Bryson Street, Belfast, BT5 4ES	Amendment to permission LA04/2018/1821/F to include 1no. bin store, ramped access and railing to site boundary.	Permission Granted
LA04/2024/1486/F	C	Green space adjacent to Highfield Community Centre.	Community garden consisting of level changes, paladin fencing, landscaping, raised planter beds, polytunnels, container/storage unit, picnic tables and associated works.	Permission Granted

LA04/2024/1453/F	D	13 Harberton Drive, Belfast, BT9 6PE	Demolition of garage and bay window, Construction of two storey rear extension & single storey side extension. Addition of patio. Widening of access and new pillar.	Permission Granted
LA04/2024/1548/F	D	21 Lagmore Avenue, Belfast, BT17 0TA	Single-story rear extension.	Permission Granted
LA04/2024/1461/F	D	116 Somerton Road Belfast BT15 4DH	Single storey extension to rear and side, and demolition of garage to be replaced with covered patio (Retrospective)	Permission Granted
LA04/2024/1493/DCA	D	13 Harberton Drive, Belfast, BT9 6PE	Demolition of Existing Garage and Rear Bay Window.	Consent Granted
LA04/2024/1467/F	D	Unit 6/7, Ascot House, 24-31 Shaftesbury Square, Belfast, BT2 7DB	Change of Use of Former Restaurant to a Retail Food Shop/Butcher/Deli/Bakery	Permission Granted
LA04/2024/1572/F	D	Queen's University Belfast Medical Biology Centre 97 Lisburn Road, Belfast, BT9 7BL.	Overcladding of two elevations of the lecture hall building	Permission Granted
LA04/2024/1485/F	D	37 Marina Park, Nultyhogy, Belfast, BT5 6BA	Proposed loft conversion into single bedroom with new velux window to front elevation.	Permission Granted
LA04/2024/1499/A	D	69 Rosetta Rd, Belfast BT6 0LR	1 Shop sign, 1 Projecting sign, 2 Other - Wall Mounted Info Signs , 1 Other - Flag Pole Sign	Consent Granted
LA04/2024/1541/F	D	1 Ebrington Gardens, Belfast, BT4 3BY	Single storey rear extension replacing existing lean-to structure and fenestration changes	Permission Granted
LA04/2024/1525/F	D	16 Benbradagh Gardens, Belfast, BT11 8JS	Single storey and 2 storey rear extension (Amended description)	Permission Granted
LA04/2024/1656/A	D	38-40 University Road and 3 Mount Charles, Belfast, BT7 1NH	1 Other - Building plaque	Consent Granted
LA04/2024/1547/NMC	D	7 Luxor Gardens, Belfast, BT5 5NB	Amendments to layout of LA04/2024/0151/F.	Non Material Change Granted

LA04/2024/1554/DC	D	Translink Milewater Service Centre, 25 Duncrue Street, Belfast, BT39AR	Discharge of condition 3 LA04/2023/4274/F - Pre-occupation/pre-operational verification report to be submitted to demonstrate human health contaminant linkages are broken	Condition Discharged
LA04/2024/1561/F	D	26 Harlestone Street, Belfast, BT9 5FS	Two storey extension to rear of dwelling (Retrospective)	Permission Granted
LA04/2024/1562/F	D	17 Knockbracken Park, Belfast, BT6 0HL	Single-storey side and rear extension	Permission Granted
LA04/2024/1570/DC	D	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Discharge of condition 11 LA04/2023/3778/F - Programme of Archaeological work to be submitted	Condition Discharged
LA04/2024/1574/F	D	11 Stormount Street, Belfast, BT5 4NX	Change of use from 2 bed dwelling (C1) to 3 bed House of Multiple Occupancy (Sui Generis)	Permission Granted
LA04/2024/1597/F	D	33 Knockbreda Gardens, Belfast, BT6 0HH	Amendments to approval LA04/2022/2154/F (under construction) to remove the approved first floor extension to the rear and minor amendments to the approved ground floor extension.	Permission Granted
LA04/2024/1600/CLOPUD	D	348-350 Ormeau Road, Ormeau, Belfast, BT7 2FZ	For the lawful completion of the approved development for a hotel and licensed restaurant at lands at nos.348 350 Ormeau Road relating to permission LA04/2021/2519/F Appeal ref 022/A0157	Permitted Development
LA04/2024/1618/LBC	D	St. Matthews Presbytery, Bryson Street, Belfast, BT5 4ES	Remedial works to existing spalled/spalling brick. Relocation of bin storage facilities and ramped access associated with the proposed development.	Consent Granted

LA04/2024/1625/DC	D	The King's Hall and RUAS site, south of Upper Lisburn Road/Balmoral Avenue, west of Harberton Park and north-east of Balmoral Golf Club, Belfast, BT9 6GW	Discharge of condition 2 LA04/2022/0311/F - Submission of recon stone (physical sample), curtain walling specification and a slate specification.	Condition Partially Discharged
LA04/2024/1626/LBC	D	Crescent Church, 6 University Road, BT7 1NH	General maintenance repairs to gutters, stonework and pointing. Removal of cement based pointing and replacement with lime based pointing. Repair of damaged dressed stone	Consent Granted
LA04/2024/1643/F	D	40 Osborne Park, Belfast, BT9 6JN	Single storey extension to rear of dwelling.	Permission Granted
LA04/2024/1637/DC	D	149a Westbourne Presbyterian Church Newtownards Road, Belfast, BT4 1AB	Discharge of condition 5 LA04/2024/0397/F - Defects elevation drawings (DF01 to DF04) and photographic record of proposed stone samples	Condition Discharged
LA04/2024/1639/F	D	19 Piney Lane, Belfast, BT9 5QS	Single storey extension to side and rear of dwelling.	Permission Granted
LA04/2024/1636/WPT		Lesley Parklands Apartments, 60-64 Knocknagoney Road Belfast BT4 2FT	Works to trees protected by planning condition	Works to Trees in CA Agreed
LA04/2024/1658/F	D	14 Lagmore View Crescent, Belfast, BT17 0FS	Two storey side extension	Permission Granted
LA04/2024/1653/F	D	2 Owenvarragh Gardens, Belfast, BT11 9BB	Roof space conversion replacing hipped roof with gable and providing dormer to rear of dwelling.	Permission Granted
LA04/2024/1670/F	D	63 Lagmore Meadows, Dunmurry, Belfast, BT17 0TE	Two storey side extension to provide a shower room, utility store and bedroom.	Permission Granted

LA04/2024/1677/WPT	D	20b Eastleigh Drive, Belfast, BT4 3DX	Works to trees protected by planning condition	Works to TPO Granted
LA04/2024/1685/F	D	265 Falls Road, Belfast, BT12 6FD	Proposed ground floor change of use from a coffee shop to a barber shop including sunbed booth	Permission Granted
LA04/2024/1694/DC	D	Railway lands located to the north of Abington Drive, south of Utility Walk, Belfast	Discharge of condition 27 LA04/2017/1388/F- Piling Risk Assessment Report Phase 1-3	Condition Discharged
LA04/2024/1696/DC	D	43a Malone Park, Belfast, BT9 6NL	Discharge of Condition 3 LA04/2023/2490/F- Facade Details	Condition Discharged
LA04/2024/1698/DC	D	43a Malone Park, Belfast, BT9 6NL	Discharge condition 3 LA04/2023/2493/DCA - Submission of a Contract Acceptance letter signed by the Client and the Contractor to allow for the demolition of an existing boiler room, conservatory and carport to existing dwelling.	Condition Partially Discharged
LA04/2024/1714/DC	D	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Discharge of Condition 8 LA04/2023/3778/F- Foul and Surface Water Drainage	Condition Not Discharged
LA04/2024/1717/DC	D	55 Boucher Road, Belfast, BT12 6HR	Discharge of condition 4 LA04/2023/3544/F - Details of foul and surface water drainage, including a programme for implementation of these works to be submitted.	Condition Discharged
LA04/2024/1725/WPT	D	20 Lacefield, Belfast, BT4 3PA	Works to TPO protected trees	Works to TPO Granted

LA04/2024/1726/LBC	D	7 University Road, Belfast, BT7 1NA	Retrospective Listed Building Consent for a canopy on the rear elevation and internal layout changes from those approved in Listed Building Consent LA04/2018/2172/LBC.	Consent Granted
LA04/2024/1731/DCA	D	40 Osborne Park, Belfast, BT9 6JN	Partial removal of rear elevation wall, ground floor windows and door. Demolition of outside WC, rear porch and some internal walls.	Consent Granted
LA04/2024/1737/DCA	D	10 Cadogan Park, Belfast, BT9 6HG	Removal of brickwork to allow for new window openings and alterations to openings to the rear	Consent Granted
LA04/2024/1738/WPT		49 Fortwilliam Grange, Belfast, BT15 4AU	Works to TPO protected trees	Works to TPO Granted
LA04/2024/1742/F	D	38 Ballynahatty Road, Belfast, BT8 8LE	Roofspace conversion with front and rear dormer windows, side and rear single storey extensions.	Permission Granted
LA04/2024/1747/WPT	D	37 Hawthornden Road, Belfast, BT4 3JW	Works to TPO protected trees	Works to TPO Granted
LA04/2024/1748/PRELIM	D	142 Larkfield Road, Belfast, BT4 1QF	A small wooden shed, to be set on tarmac within boundaries. For personal use no commercial use.	PAD Concluded
LA04/2024/1797/F	D	2 Cranmore Gardens, Belfast, BT9 6JL	Alterations to front boundary to provide low brick wall with piers and metal railings and gates; new hard surfacing; and landscaping.	Permission Granted
LA04/2024/1750/DCA	D	2 Cranmore Gardens, Belfast, BT9 6JL	Part demolition of front boundary brick wall (retrospective)	Consent Granted
LA04/2024/1751/DC	D	14 Dublin Road, Belfast, BT2 7HN	Discharge of condition 4 LA04/2023/4373/F- Lighting Strategy	Condition Not Discharged
LA04/2024/1763/CLOPUD	D	89 Knockbreda Park, Belfast, BT6 0HE	Permitted Development erecting a proposed aluminium Pergola at 2.1m in height, close to the boundary line (300mm approx	Permitted Development

LA04/2024/1766/A	D	23 Donegall Road, Belfast, BT12 5JJ	1 Digital Sign	Consent Granted
LA04/2024/1768/LBC	D	Royal Courts of Justice, May Street, Belfast, BT1 3JJ	Alterations to existing corridors to create fire compartmentation incorporating 5No. New hardwood double doors and associated stud walls.	Consent Granted
LA04/2024/1794/DC	D	Former Visteon Factory, Blacks Road Belfast	Discharge of condition 2 LA04/2021/0416/F - Play Park Verification Report	Condition Discharged
LA04/2024/1789/CLEUD	D	19 Melrose Street, Belfast, BT9 7DL	Change of use to House in Multiple Occupation (Existing use)	Permitted Development
LA04/2024/1791/CLEUD	D	23 Melrose Street, Belfast, BT9 7DL	Change of use to House in Multiple Occupation (Existing use)	Permitted Development
LA04/2024/1810/WPT	D	Stranmillis University College Campus, Stranmillis Road, Belfast, BT9 5DY	Works to trees in conservation area	Works to Trees in CA Agreed
LA04/2024/1826/A	D	22 Lower Windsor Avenue, Belfast, BT9 7DW	Community Centre Sign	Consent Granted
LA04/2024/1830/DC	D	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Discharge of condition 9 LA04/2023/3778/F - Piling Risk Assessment	Condition Discharged
LA04/2024/1852/DC	D	Translink Short Strand Bus Depot Mountpottinger Road, Belfast, BT5 4BH	Discharge of Condition No.3 - Submission of a detailed remediation strategy-LA04/2023/4184/F and Discharge of Condition No.9 - Submission of a piling risk assessment-LA04/2023/4184/F	Condition Partially Discharged
LA04/2024/1879/DC	D	6 Bloomfield Avenue, Apt 1-16, Belfast, BT5 5AD	Discharge of condition 17- LA04/2022/0651/F- Foul and Surface Water Drainage	Condition Discharged
LA04/2024/1880/WPT		23 Myrtlefield Park, Belfast, BT9 6NE	Works to trees in a Conservation Area	Works to Trees in CA Agreed

LA04/2024/1888/DC	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.	Discharge condition 12 of LA04/2024/1043/F - Foul Drainage Summary	Condition Discharged
LA04/2024/1885/WPT	D	37 Cranmore Gardens, Belfast, BT9 6JL	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1935/TPO	D	Admin house, 8FS, 6 Lady Ishbel Ave, Belfast BT8 8SJ	Tree works in reference to TPO/2006/0128	Works to TPO Granted
LA04/2024/1944/WPT	D	33-35 Malone Road, Belfast. BT9 6RU	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1951/WPT	D	Fisherwick Presbyterian Church, 2 Chlorine Gardens, Belfast , BT9 5 DJ	Works to trees in Conservation area	Works to Trees in CA Agreed
				<b><u>Total Decisions</u></b>

Live Major Applications not previously considered by Committee @ 03.12.24

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2022/0809/F	Major	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.	21-Apr-22	17-Nov-22	CONSULTATION(S) ISSUED
2	LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	14-Mar-23	10-Oct-23	CONSULTATION(S) ISSUED
3	LA04/2023/2922/F	Major	Site bounded by Glenalpin Street, Wellwood Street and Norwood Street, Belfast	Redevelopment of existing surface car park for the erection of new purpose built, managed student accommodation scheme comprising of 354no. units with shared amenity spaces, ancillary accommodation, on street car parking and landscaping.	23-Mar-23	19-Oct-23	PLANNING APPEAL IN PROGRESS
4	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	CONSULTATION(S) ISSUED
5	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	CONSULTATION(S) ISSUED
6	LA04/2023/4405/F	Major	Westland House, 40 Old Westland Road, Belfast, BT14 6TE	Redevelopment of existing storage sheds, temporary office structures and yard area to provide new replacement Analytical Services Laboratories.	20-Dec-23	17-Jul-24	CONSULTATION(S) ISSUED
7	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans).	22-Dec-23	19-Jul-24	CONSULTATION(S) ISSUED
8	LA04/2024/0122/F	Major	Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PG	Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works.	19-Jan-24	16-Aug-24	CONSULTATION(S) ISSUED
9	LA04/2024/0211/F	Major	Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.	Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.	15-Mar-24	11-Oct-24	CONSULTATION(S) ISSUED

10	LA04/2024/0285/F	Major	Ardoyne Youth Club, Old Beltex Mill, Flax Street, Belfast, BT14 7EJ	Demolition of existing building and erection of a new purpose-built youth facility including retention of existing chimney. (Renewal of planning permission reference LA04/2018/1998/F)	20-Feb-24	17-Sep-24	CONSULTATION(S) ISSUED
11	LA04/2024/0429/F	Major	Lands bound by North Street, Royal Avenue, Rosemary Street and building south of Lower Garfield Street located approximately 400m west of Laganside bus station 300m northeast of City Hall and 1km northwest of Central Train Station.	Renewal of planning permission LA04/2017/2126/F (Phase 1B Tribeca) for redevelopment including the construction of a new six storey building on the existing surface level car park, part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street.	08-Mar-24	04-Oct-24	VALID
12	LA04/2024/0475/F	Major	Ulidia Resource Centre, Somerset Street, Ballynafoy, Belfast, BT7 2GS	Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School. Existing site entrances to be retained and used for site access with proposed car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas.	18-Apr-24	14-Nov-24	CONSULTATION(S) ISSUED
13	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39).	Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space.	04-Apr-24	31-Oct-24	CONSULTATION(S) ISSUED
Page 40 14	LA04/2024/0569/O	Major	STORMONT HOTEL 587 UPPER NEWTOWNARDS ROAD BALLYCLOGHAN BELFAST BT4 3LP	Outline planning permission with all matters reserved for independent living and assisted living retirement apartments (Use Class C3), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-24	CONSULTATION(S) ISSUED
15	LA04/2024/0714/F	Major	Units 2A and 2B at 38 Boucher Road, Belfast, BT12 6HR.	Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development.	14-Jun-24	10-Jan-25	CONSULTATION(S) ISSUED
16	LA04/2024/0626/F	Major	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Erection of 104no. residential units across two detached blocks [ranging between 3 and 5 storeys] including 84 no. Social Rented Housing Units (comprising a mix of General Social Housing and Category 1 over 55's accommodation), landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works	17-Apr-24	13-Nov-24	CONSULTATION(S) ISSUED
17	LA04/2024/0675/F	Major	The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA	Change of Use of first and second floor of The Arches building to provide 39 No. apartments; extension to second floor to provide a further 6 No. apartments and erection of new third floor to provide 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works.	13-May-24	09-Dec-24	CONSULTATION(S) ISSUED
18	LA04/2024/0910/F	Major	70 whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	CONSULTATION(S) ISSUED

19	LA04/2024/1138/F	Major	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.	Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with additional Short Term use outside of term time. Proposed heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses. (Amended Description)	16-Oct-24	14-May-25	CONSULTATION(S) ISSUED
20	LA04/2024/1385/F	Major	Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH	Amendment to planning permission Z/2013/0931/F to permit occupation for either Class B1(a) office or Class B1(c) research and development.	09-Aug-24	07-Mar-25	CONSULTATION(S) ISSUED
21	LA04/2024/1458/F	Major	Divis and The Black Mountain National Trust Site, Divis Road, Hannahstown, Belfast, BT17 0NG.	Alterations to the site include refurbishing and repurposing of 3no existing vernacular buildings and replacing 1 shed, a small garage and an agricultural structure with a new amenity building. Enhancements to the existing pond network, introduction of signage interpretation and a suite of site-appropriate furniture. Wider site improvement works are proposed including path enhancements and new routes, installation of site furniture and interpretation signage.	20-Sep-24	03-Jan-25	CONSULTATION(S) ISSUED
22	LA04/2024/1592/F	Major	Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street, Belfast BT1 3GG	Residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (7 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works.	20-Sep-24	18-Apr-25	CONSULTATION(S) ISSUED
23	LA04/2024/1635/F	Major	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road, Belfast.	Section 54 application to vary condition 13 of LA04/2022/0209/F regarding vapour protection measures prior to occupation of approved development and refer to the updated Remediation Strategy of September 2024. The removal of the wording of part c of condition 13, which is no longer required.	27-Sep-24	10-Jan-25	CONSULTATION(S) ISSUED
24	LA04/2024/1761/RM	Major	Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.	Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	15-Oct-24	13-May-25	CONSULTATION(S) ISSUED
25	LA04/2024/1836/F	Major	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	25-Nov-24	10-Mar-25	CONSULTATION(S) ISSUED

This page is intentionally left blank

Planning Applications Discussed at Committee Between 01 Apr 2019 and 03 Dec 2024  
(Red issued refusal decision - Amber to be issued - Green issued approval decision)

Decision Description		Totals
To be issued		36
Consent Granted		
Consent Refused		
Permission Granted		1
Permission Refused		
Total		37

Application No.	Location	Proposal	Category	Date Valid	Delegated Committe	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Weeks between Comm Date and Issued Date 2	Decision	Issue date	Today's Date	Reason decision not issued
LA04/2021/0547/F	Lands at 124-126 Lisburn Road Belfast BT9 6AH	Demolition of the existing buildings and redevelopment of site for 2 no. commercial units on ground floor; 11 no. 1 & 2 bed apartments; landscaped communal courtyard; and all associated site works.	LOC	30-Mar-21	C	15/02/2022	46	146	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2022/0509/F	Lands south of 56 Highcain Drive Belfast BT13 3RU Site located at junction between Highcain Drive and Dunboyne Park Belfast.	Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	C	29/06/2023	33	74	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2022/1924/F	160-164 Kingsway Dunmurry BT17 9RZ.	Mixed-use proposal comprising 13 apartments (with 13 car parking spaces) and coffee shop.	LOC	19-Oct-22	C	29/06/2023	36	74	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement

LA04/2023/2324/F	MOUNTAIN VIEW CENTRE NORGLLEN GARDENS BALLYMURPHY BELFAST ANTRIM BT11 8EL	Proposed redevelopment comprising demolition of an extant building and development of two apartment blocks (12 units category 1 over 55s tenure) and change of use/alterations of existing retail unit to apartments (8 units private tenure), communal amenity, parking, site access alterations, landscaping and ancillary site works	LOC	13-Dec-22	C	17/10/2023	44	59	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2019/0081/F	Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.	Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed & 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works (Amended site location plan / site layout)	LOC	04-Oct-24	C	14/11/2023	-46	55	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2020/2325/F	Lands at Former Maple Leaf Club 41-43 Park Avenue Belfast.	Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information)	LOC	06-Nov-20	C	14/11/2023	157	55	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2022/1861/F	1-3 Arthur Street Belfast BT1 4GA.	Replacement facade to active facade to facilitate the display of internally illuminated moving images (Temporary Permission for 3 years)	LOC	04-Oct-22	C	14/11/2023	58	55	No Issue Date	Decision To Be Issued		03/12/2024	Referred to DFI
LA04/2022/1867/DCA	1-3 Arthur Street Belfast BT1 4GA.	Part demolition of facade to facilitate replacement facade.	LOC	04-Oct-22	C	14/11/2023	58	55	No Issue Date	Decision To Be Issued		03/12/2024	Referred to DFI
LA04/2022/1860/A	1-3 Arthur Street Belfast BT1 4GA.	Active facade to facilitate the display of LED internally illuminated moving images (Temporary consent for 5 years)	LOC	04-Oct-22	C	14/11/2023	58	55	No Issue Date	Decision To Be Issued		03/12/2024	Referred to DFI

LA04/2020/1858/F	Hillview Retail Park Crumlin Road Belfast.	Proposed residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works. (amended plans uploaded to the Planning Portal on the 5th April 2023 that revise the proposed access and road layout, including the introduction of a traffic island).	LOC	08-Jan-21	C	14/11/2023	148	55	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2021/2687/F	3 Milner Street Belfast BT12 6GE.	Residential development for 87 no. apartments (1 no. and 2 no. bedroom) of which 18no. units are affordable housing, internal car park, landscaped gardens/ terraces and all associated site works (amended description and plans).	MAJ	02-Nov-21	C	12/12/2023	110	51	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2023/2390/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Section 54 application to vary a number of conditions to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road.	MAJ	22-Feb-23	C	12/12/2023	41	51	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement

LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).	MAJ	26-Aug-21	C	16/01/2024	124	46	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2022/1219/F	177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street Belfast	Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4 storey building (Gloucester Street) comprising 77 apartments with communal areas, ground floor retail services (A2) unit, cycle and car parking, and vehicular access via Gloucester Street	MAJ	21-Jun-22	C	16/01/2024	82	46	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2022/0097/F	22-30 Hopefield Avenue Belfast BT15 5AP	Proposed three and a half storey residential development comprising of 18no. units (3no. wheelchair apartments and 15no. Category 1 - Social Housing) and associated access, bin storage, boundary treatments, bike stands, car parking and site and landscaping works (Amended Drawings)	LOC	04-Apr-22	C	13/02/2024	97	42	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2022/1384/F	Lands at 12 Inverary Avenue Sydenham Belfast BT4 1RN	Residential development of 10 no. apartments within a single building, including demolition of existing structures, car parking and relocation of existing access, and all other associated siteworks.	LOC	05-Aug-22	C	19/03/2024	84	37	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement

LA04/2020/2607/F	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.	Residential development for the erection of 33 no dwellings (including 5 no affordable units) including public open space, equipped children's play area and associated development as enabling works to deliver the refurbishment of 3 no listed pavilions within the Belvoir Park Hospital complex (previously approved under Y/2014/0401/F and Y/2014/0390/LBC). [amended scheme]	MAJ	16-Dec-20	C	19/03/2024	169	37	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2017/1991/F	Land adjacent to Concourse Buildings Queens Road Belfast BT3 9DT.	Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.	MAJ	20-Sep-17	C	19/03/2024	338	37	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2020/2105/F Page 47	1-5 Gaffikin Street Belfast BT12 5FH	Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works.	MAJ	21-Oct-20	C	19/03/2024	177	37	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2022/0612/F	Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.	Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works.(revised description & amended plans).	MAJ	15-Apr-22	C	18/06/2024	113	24	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2023/4607/F	Parkmore Building, 284A Ormeau Road, Ballynafoy, Belfast, BT7 2GB	Removal of existing temporary sectional buildings and construction of new three storey childcare building with external play area, associated landscaping and alterations to existing access.	LOC	20-Dec-23	C	27/06/2024	27	22	No Issue Date	Decision To Be Issued		03/12/2024	

LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	C	27/06/2024	69	22	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2024/0681/F	Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College, Belfast.	Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, pv array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road.	MAJ	18-Apr-24	C	17/09/2024	21	11	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2023/4215/F	141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY	Proposed 3no. residential apartment blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping.	LOC	16-Oct-23	C	17/09/2024	48	11	No Issue Date	Decision To Be Issued		03/12/2024	Deferred for Site Visit

LA04/2024/0483/F	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	MAJ	19-Mar-24	C	15/10/2024	30	7	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2024/0480/DCA	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	C	15/10/2024	28	7	No Issue Date	Decision To Be Issued		03/12/2024	
LA04/2024/0664/F	Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street, Belfast, BT2 7BE	Demolition of the existing buildings on the site and construction of a new Purpose Built Managed Student Accommodation development across 4 blocks of 6 to 18 stories in height, comprising of 560 student rooms, including landscaped roof terraces, associated amenity, site and access works	MAJ	19-Apr-24	C	12/11/2024	29	3	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2024/0755/F	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.	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.	LOC	11-Jun-24	C	12/11/2024	22	3	No Issue Date	Decision To Be Issued		03/12/2024	

LA04/2024/1486/F	Green space adjacent to Highfield Community Centre.	Community garden consisting of level changes, paladin fencing, landscaping, raised planter beds, polytunnels, container/storage unit, picnic tables and associated works.	LOC	28-Aug-24	C	12/11/2024	10	3	1	Permission Granted	21 Nov 2024	03/12/2024	
LA04/2024/1623/F	49 Woodcot Avenue, Belfast, BT5 5JB	Change of use from 4 bed dwelling (C1) to 5 bed House of Multiple Occupancy (Sui Generis)	LOC	26-Sep-24	C	12/11/2024	6	3	No Issue Date	Decision To Be Issued		03/12/2024	Deferred for Site Visit
LA04/2024/1020/F	6 Paxton Street, Belfast, BT5 4NU	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).	LOC	11-Jun-24	C	12/11/2024	22	3	No Issue Date	Decision To Be Issued		03/12/2024	Deferred for Site Visit
LA04/2024/0393/F	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	MAJ	21-Mar-24	C	12/11/2024	33	3	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2024/0369/F	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	MAJ	08-Feb-24	C	12/11/2024	39	3	No Issue Date	Decision To Be Issued		03/12/2024	Awaiting Section 76 Agreement
LA04/2020/0569/LBC	21 Queen Street Belfast.	Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).	LOC	17-Feb-20	C	12/11/2024	247	3	No Issue Date	Consent Granted		03/12/2024	

LA04/2022/1206/F	Glenwood Primary School 4-22 Upper Riga Street Belfast BT13 3GW.	Demolition of existing 1960s three storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans)	MAJ	05-Aug-22	C	12/11/2024	118	3	No Issue Date	Decision To Be Issued		03/12/2024	
LA04/2022/1458/LBC	Glenwood Primary School 4-22 Upper Riga Street Belfast BT13 3GW	Demolition of existing 1960s three storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans)	LOC	08-Jun-22	C	12/11/2024	126	3	No Issue Date	Decision To Be Issued		03/12/2024	
LA04/2020/0568/F	21 Queen Street Belfast BT1 6EA.	Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar & ancillary facilities.	LOC	04-Mar-20	C	12/11/2024	244	3	No Issue Date	Decision To Be Issued		03/12/2024	

This page is intentionally left blank



<b>Subject:</b>	Listing of various structures
<b>Date:</b>	Tuesday, 10 <sup>th</sup> Dec 2024
<b>Reporting Officer:</b>	Kate Bentley
<b>Contact Officer:</b>	Dermot O'Kane

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	<p>Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of</p> <ul style="list-style-type: none"> <li>- 14 Carolan Road, Belfast, BT7 3HE;</li> <li>- 86 Lisburn Rd, Belfast, BT9 6AF;</li> <li>- 88 Lisburn Rd Belfast BT9 6AF; and</li> <li>- 50 Windsor Avenue, Belfast, BT9 7DX</li> </ul>
1.2	Article 80 (3) of the Planning Act (NI) 2011 requires the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
1.3	<p>The structures being considered are considered by HED to fall within the definition of the word 'building';</p> <p><i>"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a building which is for the time being included in a list compiled under this section.</i></p> <p><i>"Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" <b>includes any structure or erection</b>, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest</i>  <b>80 — (1) The Department—</b>  <i>(a) shall compile lists of <b>buildings (which means structure/erection)</b> of special architectural or historic interest; and</i>  <i>(b) may amend any list so compiled.</i></p>

<b>2.0</b>	<b>Recommendations</b>
2.1	<p>Committee is requested to:</p> <p>Note the contents of Appendix 1 and support the proposed listing of</p> <ul style="list-style-type: none"> <li>- 14 Carolan Road, Belfast, BT7 3HE;</li> <li>- 86 Lisburn Rd, Belfast, BT9 6AF;</li> <li>- 88 Lisburn Rd Belfast BT9 6AF; and</li> <li>- 50 Windsor Avenue, Belfast, BT9 7DX</li> </ul> <p>as detailed in paragraphs 3.5 of this report.</p>
<b>3.0</b>	<b>Main report</b>
3.1	The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.
3.2	<p>In considering whether to include a building/structure as Listed, the Historic Environment Division (HED) takes into account the architectural and historic interest of a structure and is also given the power to consider:</p> <ul style="list-style-type: none"> <li>• any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and</li> <li>• the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.</li> </ul>
3.3	Should the Department for Communities decide to list a property/structure, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.
3.4	The summaries set out in Appendix 1 for the proposed listings are taken from the evaluation in the consultation report and details the main features alongside the recommended class of listing. The appendix also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey.
3.5	<p>The Department based on the completion of detailed surveys, is currently considering the listing the following structures and has requested the Council's comments in relation to:</p> <ul style="list-style-type: none"> <li>- 14 Carolan Road, Belfast, BT7 3HE;</li> <li>- 86 Lisburn Rd, Belfast, BT9 6AF;</li> <li>- 88 Lisburn Rd Belfast BT9 6AF; and</li> <li>- 50 Windsor Avenue, Belfast, BT9 7DX</li> </ul>
3.6	<p><u>Financial &amp; Resource Implications</u></p> <p>None.</p>
3.7	<p><u>Equality or Good Relations Implications</u></p> <p>None</p>

<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<b>APPENDIX 1:</b> Structure Evaluations

This page is intentionally left blank

## APPENDIX 1: Structure Evaluations

### Background

The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. This second survey in Belfast was due to be completed in 2017 but is ongoing.

The structures being considered are considered by HED to fall within the definition of the word 'building'.

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section. "Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

*Under section 80 Lists of buildings of special architectural or historic interest  
80—(1) The Department—*

*(a) shall compile lists of **buildings (which means structure/erection)** of special architectural or historic interest; and*

*(b) may amend any list so compiled.*

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.

Should the Department for Communities decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

The summaries below are taken from the from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

**14 Carolan Road, Belfast, BT7 3HE**

**HB26/01/007**

### **Evaluation**

Two storey, red brick dwelling with tall diagonal brick chimneys and rear return, built 1876 to designs by the partnership of Thomas Jackson & Son in an eclectic mix of Early Arts & Crafts, Tudor elements and mid-Victorian style. Originally detached, it is now abutted on the E side by a later terrace of dwellings (Nos 4-12 Carolan Road, 1904) and is located on the S side of Carolan Road, overlooking the Good Shepherd Convent complex (HB26/01/062A-C) to the N. It was built as a pair with No.1 Rosetta Avenue (HB26/01/003) located to the SE and together they form a distinctive group, standing out in the locality due to the distinguishing, striking chimney stacks. No.14 Carolan Road retains much individuality and authenticity through the retention of original historic character both externally and internally. Of particular note is the craftsmanship in the brick detailing to the chimneys, elongating the proportions of an otherwise modestly-scaled dwelling, retention of original timber sliding sash windows, the etching of the first resident's signature (John Jackson) on a pane of original glass and the secondary staircase in a house of this size. Unusually for a dwelling of this era, the rear return has been designed with as much detail as the front.

Proposed NIEA listing – **B1**

Extent of proposed listing – House and rear boundary wall

**Image:**



**86 Lisburn Rd Belfast BT9 6AF**

**HB26/28/043 A**

### **Evaluation**

Mid Victorian, built circa 1860, no 86 forms the northern part of a group of three buildings which are delineated on the earlier maps as 'Elmwood Terrace'. This group is a fine surviving example of a three storey over basement terrace on one of the main arterial routes into Belfast and on the axial approach to the Queen's Conservation Area. Constructed in brick with decorative diaper pattern to walling below eaves, the terrace is located on the southern side of the Lisburn Road at the junction with Elmwood Avenue. No 86 is of significance for the level of retention of historic fabric, both internally and externally with good brick detailing, original sash windows, staircase, plasterwork, good joinery, basement arrangement with stone steps and original metal railings and front boundary walling in brick with stone dressings to coping. This mid-Victorian terrace, home to the mercantile classes for decades, and latterly converted to commercial premises as the demographic of the Lisburn Road has changed, has survived in an area where several terraces of a similar age have not (e.g. Queen's Elms, Royal Terrace, Cranbrook Terrace, Wilmont Terrace (north)). The terrace is of a style characteristic of its date, the decorative details in the cornices, doorways, and ironwork and the segmental window heads and barrel-roofed dormers distinguishing it from the terraces of an earlier era, while the overall composition is nonetheless restrained when compared to later Victorian designs.

Proposed NIEA listing – **B2**

Extent of proposed listing – Office including steps, railings, retaining wall and front boundary wall

**Image:**



**88 Lisburn Rd Belfast BT9 6AF**

**HB26/28/043 B**

### **Evaluation**

Mid Victorian, built circa 1860, no 86 forms the northern part of a group of three buildings which are delineated on the earlier maps as 'Elmwood Terrace'. This group is a fine surviving example of a three storey over basement terrace on one of the main arterial routes into Belfast and on the axial approach to the Queen's Conservation Area. Constructed in brick with decorative diaper pattern to walling below eaves, the terrace is located on the southern side of the Lisburn Road at the junction with Elmwood Avenue. No 86 is of significance for the level of retention of historic fabric, both internally and externally with good brick detailing, original sash windows, staircase, plasterwork, good joinery, basement arrangement with stone steps and original metal railings and front boundary walling in brick with stone dressings to coping. This mid-Victorian terrace, home to the mercantile classes for decades, and latterly converted to commercial premises as the demographic of the Lisburn Road has changed, has survived in an area where several terraces of a similar age have not (e.g. Queen's Elms, Royal Terrace, Cranbrook Terrace, Wilmont Terrace (north)). The terrace is of a style characteristic of its date, the decorative details in the cornices, doorways, and ironwork and the segmental window heads and barrel-roofed dormers distinguishing it from the terraces of an earlier era, while the overall composition is nonetheless restrained when compared to later Victorian designs.

Proposed NIEA listing – **B2**

Extent of proposed listing – Office including steps, railings, retaining wall and front boundary wall

**Image:**



## 50 Windsor Avenue Belfast BT9 7DX

HB26/28/098 A

### Evaluation

No.50 Windsor Avenue is a substantial five bay, two-storey Italianate-style semi-detached villa, built c.1865, located on a wedge-shaped plot on a prominent road junction between Windsor Avenue and Windsor Avenue North, just off the Malone Road in South Belfast. It is attached to No.1 Windsor Avenue North (HB26/28/098B) on the N side and the pair were part of the first phase of prestigious suburban development, southwards from the city, in mid-nineteenth century Belfast, providing a high quality residential environment for wealthy citizens. Despite the loss of the original windows to the East return, No.50 otherwise retains original 1/1 timber sliding sash windows with single glazing. It also retains a high proportion of original Victorian detailing and character to the exterior, drawing from the well-rehearsed Italianate repertoire of rusticated stucco, string courses and cornicing, further enriched by a range of projections and bays, and by variations in window profile. The later addition of a decorative iron portico adds to the architectural interest. Original decorative historic detailing remains internally also. This house is of local interest, expressing its significance through its level of authenticity, and the immediate setting is enhanced by its high quality architectural features. In conclusion, this semi-detached mid-Victorian dwelling house constructed for the mercantile classes is consistent with the work of Thomas Jackson. It retains its original form and much of its original detailing including eaves and cornices, window surrounds and ironwork porch. The house makes a prominent contribution to the Victorian character of Lower Malone. Adding to the dwelling's local interest are its associations with Edmund T Chipp, noted organist and composer and Evelyn Greer, prominent figure in the fields of sport and disability, as well as several other notable local figures.

Proposed NIEA listing – **B2**

Extent of proposed listing – Dwelling

**Image:**



**Note:**

Listed buildings in Northern Ireland are divided into four categories:

**Grade A**

Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

**Grade B+**

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

**Grade B1 and B2**

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.



<b>Subject:</b>	Delegation of Local applications with NI Water objections
<b>Date:</b>	12 <sup>th</sup> December 2024
<b>Reporting Officer(s):</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer(s):</b>	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

<b>Restricted Reports</b>	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

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

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
1.1	The Planning Committee will recall that at its meetings on 27 June 2022, 15 November 2022 14 February 2023, 14 March 2023 18 April 2023, 15 August 2023 17 October 2023, 12 December 2023, 12 February 2024 19 March 2024, 24 <sup>th</sup> May 2024, 27 <sup>th</sup> June 2024 13 <sup>th</sup> September 2024 and 15 <sup>th</sup> October 2025 it agreed to delegate authority to the Director of Planning and Building Control the determination of a number of Local applications to which NI Water had objected.
1.2	The Council continues to receive objections from NIW to some Local applications. The purpose of this report is to seek the Committee's agreement to delegate to officers those Local planning applications to which NI Water has objected as set out at <b>Appendix 1</b> .
1.3	For the avoidance of doubt, it is only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water which are proposed to be delegated. Therefore, any of the Local applications listed at <b>Appendix 1</b> which it may later transpire require to be referred to the Committee for other reason/s (other

	than the NI Water objection) will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
<b>2.0</b>	<b>Recommendation</b>
2.1	That the Committee agrees to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water has objected set out at <b>Appendix 1</b> .
<b>3.0</b>	<b>Main Report</b>
	<u>Background</u>
3.1	The Committee will be aware from the Committee Workshop on 18 November 2021 that NI Water has objected to a significant number of Local applications on grounds of insufficient waste-water infrastructure capacity.
3.2	As advised at the Committee Workshop, officers have been engaging with NI Water to try to resolve those objections. Whilst progress is being made, and NI Water is actively considering a threshold for the scale and nature of development above which they would like to be consulted on future planning application, the objections to these Local applications remain.
	<u>Scheme of Delegation</u>
3.3	Members will be aware that the Council operates a Scheme of Delegation for Planning which identifies which matters are to be determined by the Committee and which are delegated to officers.
3.4	Paragraph 3.8.5 (f) of the Scheme of Delegation (January 2020) states that planning applications are not delegated where <i>'There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.'</i> This means that those applications are required to be determined by the Planning Committee.
3.5	The Planning (General Permitted Development) Order (Northern Ireland) 2016 identifies NI Water as a statutory consultee <i>'...where a development proposal is likely to significantly impact upon the availability of suitable water and sewerage infrastructure to service development proposals.'</i>
3.6	This means that where NI Water has lodged an objection to a Local application and the officer recommendation is to approve, the application cannot be delegated and must be determined by the Committee.
3.7	Therefore, at those previous meetings, the Committee agreed to delegate Local applications, as appended to the respective reports, with NI Water objections to the Director of Planning and Building Control. This has avoided the potential need to report to date 239 applications individually to the Committee. To have reported all those applications to the Committee would have been logistically extremely difficult, costly and would have resulted in further delays for applicants.
	<u>Nature of NI Water objections</u>
3.8	NI Water has lodged objections to Local applications for one or both of the following reasons. <ul style="list-style-type: none"> <li>a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, <b>and/or</b></li> <li>b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, <b>and/ or</b></li> </ul>

	<p>c) There is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.</p>
3.9	<p>In broad terms, NI Water is concerned that a lack of infrastructure capacity would give rise to risk of environmental harm including pollution, flooding and adverse impact on existing property. In some cases, NI Water is concerned that the application site may be hydrologically linked to Belfast Lough and may harm its water quality.</p>
3.10	<p>However, despite requests, NI Water has to date not provided robust evidence to support individual objections including demonstration of actual specific impacts resulting from individual proposals that stems from their broad concerns outlined above.</p>
3.11	<p>Importantly, allowance must be made for existing significant committed development across the city including extant planning permissions. It is highly unlikely that all such development, which includes unimplemented permissions for over 20,000 houses and significant levels of commercial floor space across the city, will come forward at once, if at all. In practical terms it would be unreasonable for the Council to withhold planning permission given the fall-back of the need to connect those developments to existing waste water infrastructure.</p>
3.12	<p>In the case of Waste Water Treatment capacity, NI Water advises that there was an increased capacity from July 2023, albeit this will not be sufficient to address long term waste water treatment plant infrastructure requirements.</p>
3.13	<p>The Council must be mindful that were it to refuse planning permission based on NI Water's concerns, it would need to provide robust evidence to the Planning Appeals Commission in the event that the applicant appeals the decision. In the absence of robust evidence, it would be unreasonable to refuse planning permission. NIW have in recent months added further detail to their responses but sufficient robust evidence has not been provided..</p> <p><u>Habitats Regulations Assessment</u></p>
3.14	<p>Officers have met with Shared Environmental Services (SES). Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough, an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC). Water quality of the lough is a key consideration. The Habitats Regulations are framed in such a way that it is not only the impacts of individual development proposals that need to be considered, but also "in combination" impacts with other development.</p>
3.15	<p>Whilst a precautionary approach applies to Habitats Regulations Assessment (HRA), SES confirms that the onus is on NIW to provide evidence of likely actual impacts, rather than hypothetical impacts. As Competent Authority, the Council may take its own objective view on whether a proposal is likely to have a "significant effect" on water quality of the Lough. However, having regard to the precautionary approach, where there is clear intensification the Council will consult SES and ask them to undertake a HRA Appropriate Assessment Screening to ascertain whether there would be a likely significant impact. This would also trigger statutory consultation with DAERA NI Environment Agency. The Planning Service will consult SES and DAERA on a case by case basis as required.</p> <p><u>Local applications for which delegated authority is sought to determine</u></p>
3.16	<p>The further Local applications to which NI Water has objected and which delegated authority is sought to determine are listed at <b>Appendix 1</b>.</p>

3.17	It should be noted that only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water are proposed to be delegated. Therefore, any of the Local applications listed at <b>Appendix 1</b> which it transpires need to be referred to the Committee for other reason/s under the Scheme of Delegation will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
<b>4.0</b>	<b>Financial &amp; Resource Implications</b>
4.1	The cost, time and resources involved in individually reporting all Local applications to which NI Water has objected to the Planning Committee would be considerable. It would also require several additional sittings of the Committee. The recommended approach set out in this report is considered to be a much more efficient use of resources.
<b>5.0</b>	<b>Equality or Good Relations Implications / Rural Needs Assessment</b>
5.1	No adverse impacts identified.
<b>6.0</b>	<b>Appendices – Documents Attached</b>
	<b>Appendix 1</b> – List of Local applications which are proposed to be delegated to officers to determine.

## Appendix 1 – Local applications with NIW objections (December 2024)

	DEA	REFERENCE	DATE RECEIVED	PROPOSED	ADDRESS
1	Ormiston	LA04/2024/0552/F	29/02/2024	Demolition of dwelling for replacement with 2No detached dwellings including attached garages and new vehicular accesses	5 Kensington Gardens
2	Titanic	LA04/2024/1552/F	13/09/2024	Proposed mixed use development of 2no. ground floor retail units and 9no. one bedroom apartments.	363-365 Beersbridge, Road and no. 2 Hollycroft Avenue, Belfast, BT5 5DT
3	Ormiston	LA04/2024/0620/F	29/03/2024	Proposed demolition of existing Dental Practice and erection of 3 storey building, comprising of ground floor retail unit and 5 apartments, with PV panels on roof.	58 Belmont Road, Belfast
4	Castle	LA04/2024/1365/F	06/08/2024	Change from office use on 1st, 2nd and 3rd floors to create 3 apartments, dormers to front and rear, and stairwell to rear	259 Antrim Road, Belfast
5	Court	LA04/2023/2914/F	22/03/2023	Proposed new build 10no. 3bedroom houses, 2no. 2 bedroom duplexes, 2no. 1bedroom apartments with associated parking and siteworks	Lands situated on Keswick Street and to the east of Bowness Street
6	Botanic	LA04/2023/4080/F	22/09/2023	Proposed 2no. semi-detached dwellings with associated landscaping and car parking (amended site layout).	Lands off Marlborough Park
7	Black Mountain	LA04/2024/0448/F	04/03/2024	2-storey extension to front of existing office building at 5 Millennium Way, alterations to car parking layout and associated works	5 Millennium Way, Springvale Business Park, Belfast, BT12 7AL
8	Black Mountain	LA04/2024/1432/F	27/08/2024	New dwelling and associated site works	16 Glen Crescent, Belfast, BT11 8FB
9	Stormont	LA04/2024/1899/F	02/12/2024	New dwelling & garage, access, landscaping and associated site Works.	Lands to the rear of 63 Kings Road, Belfast, BT5 7BT
10	Titanic	LA04/2023/4463/F	08/02/2024	Change of use of the site to research and development with ancillary office space.	30m to south of 105 Moscow Road Belfast BT3 9ED

This page is intentionally left blank

Addendum Report	
<b>Application Ref:</b> LA04/2024/1020/F	<b>Committee Meeting Date:</b> 10 <sup>th</sup> December 2024
<b>Proposal:</b> 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).	<b>Location:</b> 6 Paxton Street, Belfast, BT5 4NU
<b>Referral Route:</b> 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).	
<b>Recommendation:</b>	<b>Approval subject to conditions</b>
<b>Applicant Name and Address:</b> Robert McGlone 52 Collinbridge Gardens Newtownabbey BT36 7SU	<b>Agent Name and Address:</b> Applicant is agent
<p><b>Background:</b></p> <p>This application was due to be considered at the 12<sup>th</sup> November 2024 Planning Committee. However, the application was deferred for a committee site visit which is scheduled to take place on the 4<sup>th</sup> of December 2024.</p> <p>This report should be read in conjunction with the original committee report, appended.</p> <p><b>Further consideration</b> Appeal Decision at 51 Glandore Avenue- (Appeal reference 2022/A0197, planning reference LA04/2022/1839/F).</p> <p>Following the Committee meeting on the 12<sup>th</sup> November 2024, the PAC has since issued a decision to allow the above appeal for an HMO. The main issues in the appeal related to whether the development proposal would unacceptably affect residential amenity and whether sufficient on-street car parking was available. The Commissioner considered that there was sufficient parking available in the vicinity of the site and that there was no evidence to support the view that an additional HMO would adversely impact residential amenity. The reasons for refusal were not therefore not sustained and the appeal succeeded. The appeal decision is available <a href="#">here</a>.</p> <p><b>Recommendation</b></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>	

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.

### Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 12 <sup>th</sup> November 2024	
<b>Application Ref:</b> LA04/2024/1020/F	
<b>Proposal:</b> 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).	<b>Location:</b> 6 Paxton Street, Belfast, BT5 4NU
<b>Referral Route:</b> 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).	
<b>Recommendation:</b> Approval subject to condition	
<b>Applicant Name and Address:</b> Robert McGlone 52 Collinbridge Gardens Newtownabbey BT36 7SU	<b>Agent Name and Address:</b> Applicant is agent
<b>Date Valid:</b> 11/06/2024	
<b>Target Date:</b> 24/09/2024	
<b>Contact Officer:</b> Lisa Walshe, Principal Planner	
<b>Executive Summary:</b>  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"><li>• The principle of an HMO at this location</li><li>• Impact on the character and appearance of the Templemore Avenue draft ATC.</li><li>• Impact on residential amenity</li><li>• Traffic, Parking and Access</li></ul>	

- 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:

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.

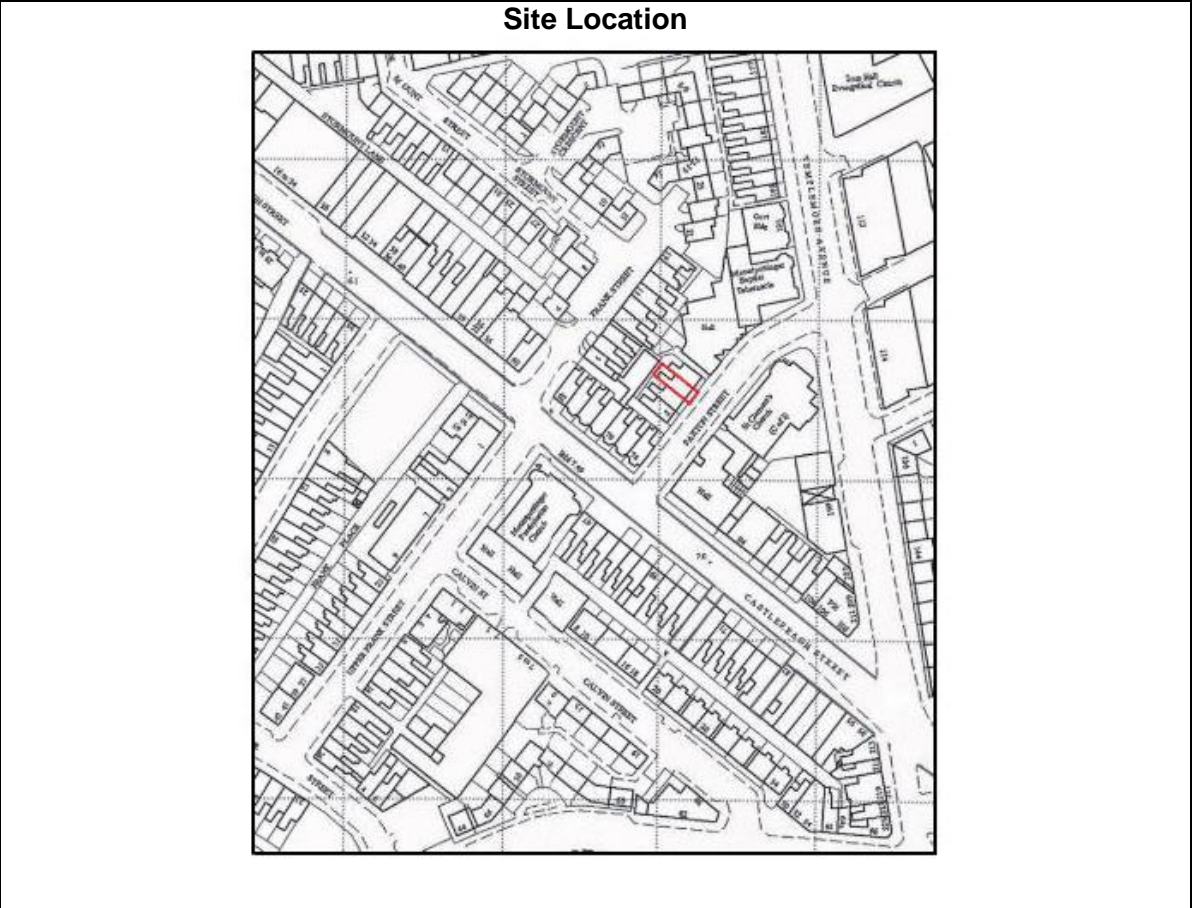
### **Recommendation**

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.

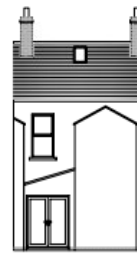
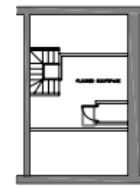
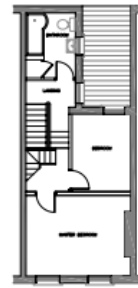
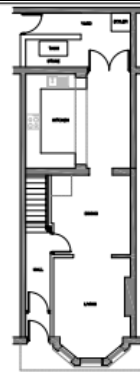
<b>Officer Report</b>
-----------------------

<b>1.0</b>	<b>Drawings</b>
------------	-----------------

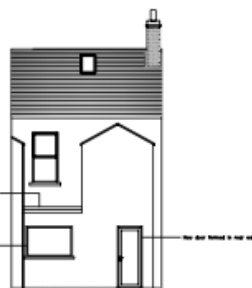
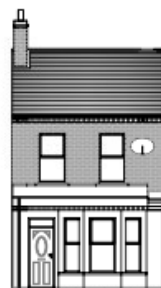
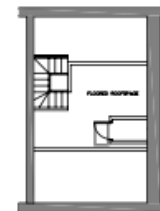
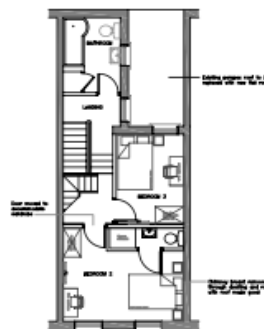
1.1	Site Location
-----	---------------



### Existing Floor Plans and Elevations



## Proposed Floor Plans



## 2.0

## Characteristics of the Site and Area

2.1	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.
2.2	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.
<b>3.0</b>	<b>Description of Proposal</b>
3.1	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).
<b>4.0</b>	<b>Planning Policy and Other Material Considerations</b>

4.1	<b>Development Plan – Plan Strategy</b> 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	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.6	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.7	<b>Relevant Planning History</b> There is no relevant planning history.
<b>5.0</b>	<b>Consultations and Representations</b>
5.1	<b>Statutory Consultations</b> DfI Roads – No objections
5.2	<b>Non-Statutory Consultations</b> BCC Plans & Policy Team – No objections. HMO considered acceptable at this location.
5.3	<b>Representations</b>
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"> <li>1. Concerns of impact of the proposed works during the renovation stage.</li> <li>2. Many properties in the area are already HMOs.</li> <li>3. Requirements of extra bin provision.</li> <li>4. Off-street car parking.</li> <li>5. Anti-social behaviour and noise.</li> </ul> <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>
<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
<b>6.1</b>	<b>Development Plan Context</b>
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	<b>Operational policies</b> – 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	<b>Proposals Maps</b> – 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	<b>Belfast Urban Area Plan 2001</b> - The site is located within the settlement development limit in the BUAP and is not zoned for any use.
6.1.7	<b>Belfast Metropolitan Area Plan 2015 (2004)</b> - 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	<b>Belfast Metropolitan Area Plan 2015 (v2014)</b> - In draft BMAP 2015 (v2014) the site is also located within the settlement development limits of Belfast and within a proposed

	<p>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> <p><b>Key Issues</b></p> <p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character and appearance of the Templemore Avenue draft ATC</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection</li> </ul> <p><b>The principle of an HMO at this location</b></p> <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> <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"> <li>1. The number of HMOs recorded under the HMO Licensing scheme; and</li> <li>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.</li> </ol> <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> <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> <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> <p><b>Impact on the character and appearance of the Templemore Avenue Draft ATC</b></p>
--	---

6.4	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.
6.4.1	
	<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> <p><b>Impact on residential amenity</b></p>
6.5	
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"> <li><i>a) Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas</i> - Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in HOU10 and RD1 &amp; 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.</li> <li><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> - 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.</li> <li><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 Castlereagh road.</li> <li><i>d) Provides appropriate open space</i> - The existing rear amenity space is to be retained which is considered sufficient to serve the proposal.</li> <li><i>e) Keeps hard surfacing to a minimum</i> - No hard standing is proposed as part of this application.</li> <li><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 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.</li> <li><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.</li> </ul>

	<p><i>h) Ensures that living rooms, kitchens and bedrooms have access to natural light</i> - All habitable rooms in the dwelling have access to natural light.</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</i> - This criterion is not applicable.</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</i> - Officers consider that this criterion is met (refer to section 6.7 below).</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</i> – This criterion is not applicable to this proposal.</p> <p><i>d) Conversions above commercial premises do not prejudice the commercial functions of the business</i> - This criterion is not applicable to this proposal.</p>
6.5.7	<p>Taking account of the criteria set out above the proposal is considered to comply with Policy RD3.</p> <p><b>Traffic, Parking and Access</b></p>
6.6	<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>
6.6.1	
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	<b>Waste and Refuse Collection</b>
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"> <li>1. 35% general waste (collected fortnightly),</li> <li>2. 55% recycling and</li> <li>3. 10% food waste (both 2. and 3. collected weekly).</li> </ol>
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"> <li>1. Black bins – 2 x black bins (2 x 180L) – sufficient for 2 weeks of general waste.</li> <li>2. Recycling – 2 x recycling packs (2x 55L) – collected weekly.</li> <li>3. Food waste – 2 x food bins (2 x 23L) – collected weekly.</li> </ol>
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"> <li>• users can easily deposit any type of waste into the corresponding bins without moving them around; and</li> <li>• bins can be easily removed for collection.</li> </ul>
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><b>Other Issues</b></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><b>8.0</b></p>	<p><b>Recommendation</b></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><b>DRAFT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	

This page is intentionally left blank

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 10 <sup>th</sup> December 2024	
<b>Application ID:</b> LA04/2023/4405/F	
<b>Proposal:</b> Redevelopment of existing storage sheds, temporary office structures and yard area to provide new replacement Analytical Services Laboratories.	<b>Location:</b> Westland House, 40 Old Westland Road, Belfast, BT14 6TE
<b>Referral Route:</b> Application for Major development	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> NI Water Ltd, 40 Old Westland Road, Belfast, BT14 6TE	<b>Agent Name and Address:</b> Resolve Planning, Pearl Assurance House, 1 Donegall Square East Belfast, BT1 5HB
<b>Date Valid:</b> 15.11.2023	
<b>Target Date:</b> 17.07.2024	
<b>Contact Officer:</b> Lisa Walshe, Principal Planner	
<b>Executive Summary:</b>  <p>This application relates to an area of the Northern Ireland Water (NIW) Headquarters site at No.40 Old Westland Road, located in North Belfast. The application seeks full planning permission for the erection of three buildings with parking, service yards and surrounding landscaping.</p> <p>The proposal involves the removal of existing storage sheds, temporary office structures and includes redevelopment of the yard area within the site to provide new replacement Analytical Services Laboratories and associated ancillary works.</p> <p>The key issues for consideration of the application are:</p> <ul style="list-style-type: none"> <li>• Principle of Development</li> <li>• Demolition / Removal of Structures</li> <li>• Design, Character and Appearance</li> <li>• Impact on Amenity</li> <li>• Flood Risk &amp; Drainage</li> <li>• Health Impacts</li> <li>• Access, Movement and Parking</li> <li>• Natural Heritage / Biodiversity</li> <li>• Noise, Odour, and other Environmental Impacts including Contamination.</li> </ul>	

- Climate Change, Trees, and Landscaping
- Developer Contributions and Employability and Skills
- Open Space
- Pre-community Consultation

Statutory Consultees, as well as BCC Environmental Health, Landscape and Development team and BCC Trees team were consulted and have raised no objections subject to conditions.

No third-party representations have been received.

The site falls within the development limits of Belfast in the Belfast Urban Area Plan 2001 (BUAP) and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) (dBMAP). The entire NIW site at Westland is shown in dBMAP as open space. This is not a formal zoning but is illustrated on the mapping for information only. The NIW site also has a similar designation in BUAP – where it is identified as “lands reserved for landscape, amenity or recreational uses”. Given the current identification of the lands as existing open space in these development plan maps, until such times when the Local Policies Plans has formally been adopted, the zoning within previous development plan maps will hold weight and be a material consideration in the assessment of this proposal.

Given the current identification of the lands as existing open space in the BUAP and dBMAP, Policy OS1 is a policy consideration that must be addressed in this proposal. Policy OS1 operates a presumption against the loss of existing open space. Whilst designated as open space, in reality the site has been used for many years for buildings, storage and hard standing and the proposed redevelopment will result in a betterment in terms of visual amenity, landscaping and SuDs. Landscaping provided will result in a net gain and improvement to the overall visual and biodiversity of the area. On balance, taking account of the considerable benefits of the proposal, it is deemed acceptable.

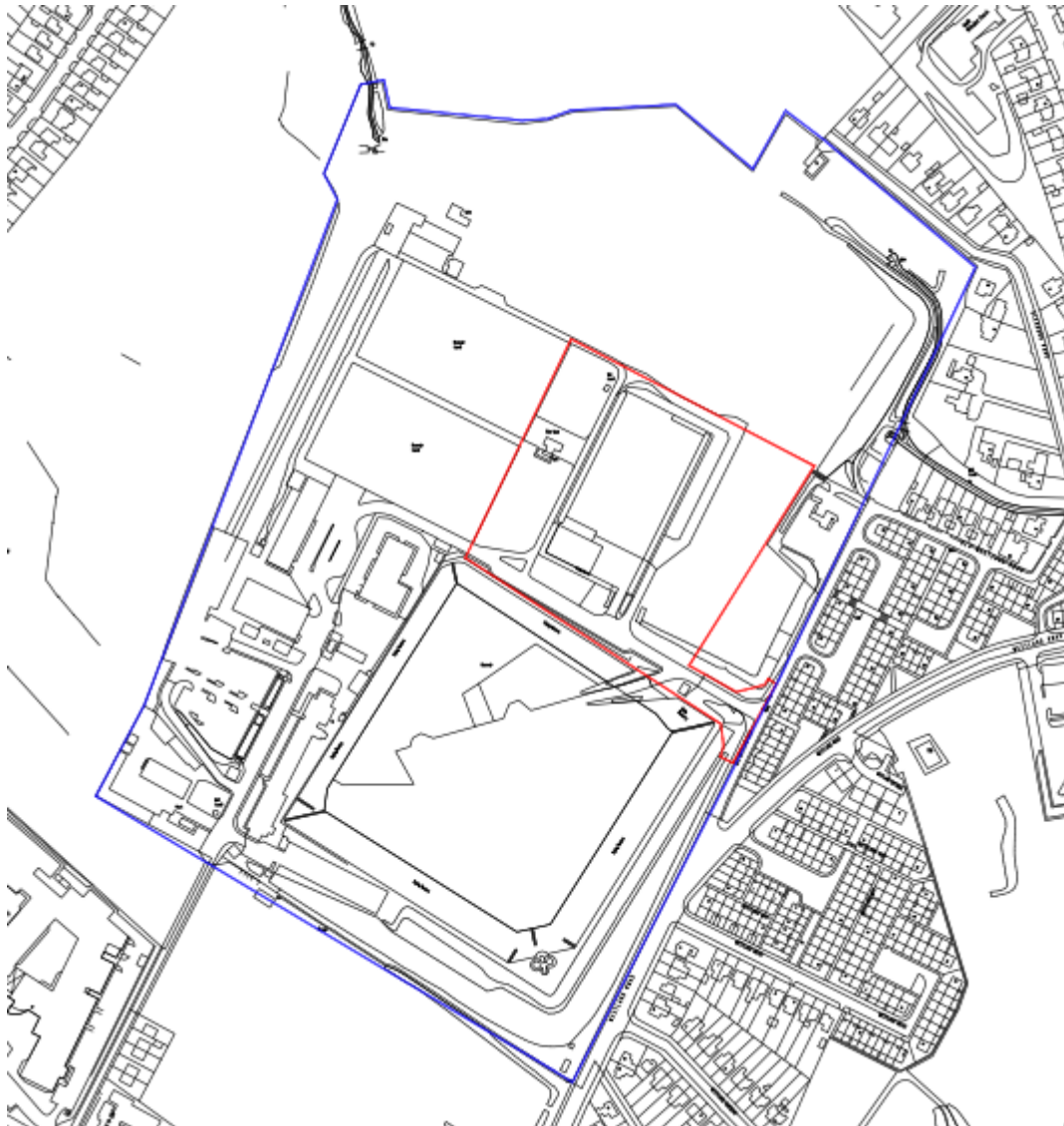
The development represents a major investment in NI Water facilities that will provide the layout, space and resilience required for current and future activities. The current facilities are outdated, and the redevelopment is required to support the analytical services which are presently carried out on site and to provide a modern and fit-for-purpose replacement facility. The principle of development of the proposal for these purposes is acceptable.

The design of the proposal is considered in keeping with the area. Sufficient parking would be provided and there will be no unacceptable impacts on nearby residential properties.

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 conditions, and deal with any other matters that arise prior to issuing the decision provided they are not substantive.

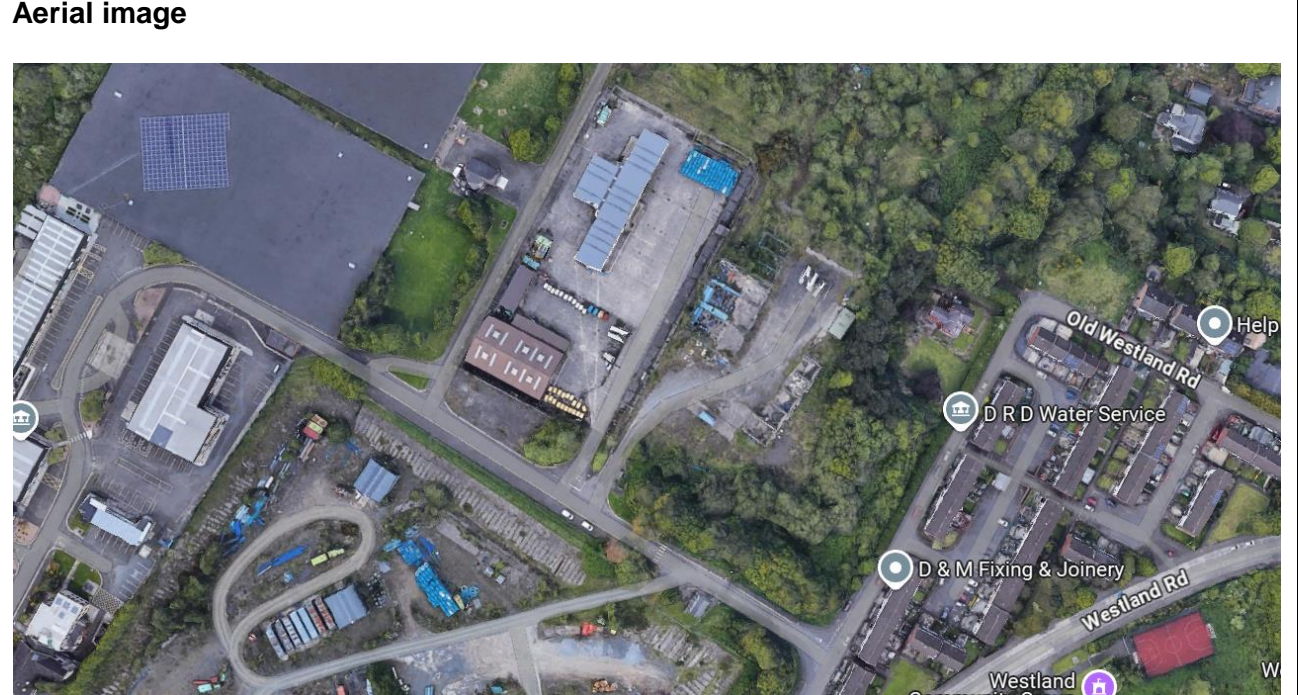
**1.0 Drawings**  
**Site Location Plan**



DOI: 10.1002/for



\_\_\_\_\_



### Proposed Elevations (South & West)



1 Clean Elevation - South  
A-1101 Scale: 1 : 125



2 Clean Elevation - West  
A-1101 Scale: 1 : 125

### Proposed Elevations (North & East)



2 Clean Elevation - North  
A-1101 Scale: 1 : 125



1 Clean Elevation - East  
A-1101 Scale: 1 : 125

U	14.11.20	Flue added
A	22.06.20	First issue
Rev	Issue Date	
Project Status		

<b>2.0</b>	<b>Characteristics of the Site and Area</b>
2.1	The application site measures approximately 2.8 hectares and is located within the Settlement Development Limits of Belfast as set out in both the Belfast Urban Area Plan and the draft Belfast Metropolitan Area Plan. The site is identified as an area of existing open space in both the statutory BUAP and draft BMAP but neither constitute a formal zoning.
2.2	The site currently constitutes a large hard-standing area currently used for car-parking and office development formed by a series of mobile units and large portal-framed sheds currently used for the storage of an alternative water supply. The application site also includes an area used for the storage of waste-material that currently makes a negative contribution to the general amenity and character of the site. The alternative water supply building will be relocated to NI Water's site at Kennedy Way, which received planning permission in April 2023 (Ref LA04/2022/1479/F).
2.3	The site is accessed via the Old Westland Road and is heavily screened by dense trees and vegetation. Adjacent to the site entrance (east) is a row of residential terraces which are set down off the main Old Westland Road. The NI Water site is surrounded by Carr's Glen Local Landscape Policy Area and Cliftonville Golf Club to its north, south and west. The context of the site location is in a mixed-use area that includes extensive residential areas, schools, shops, parks, and other amenity areas.
2.4	<b>Description of Proposed Development</b>  Full planning permission is sought for the redevelopment of existing storage sheds, temporary office structures and yard area to provide new replacement Analytical Services Laboratories with associated landscaping and ancillary works.
<b>3.0</b>	<b>Planning Assessment of Policy and Other Material Considerations</b>
3.1	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035
3.2	<b>Development Plan – zoning, designations, and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.3	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.4	<b>Other material considerations</b> Developer Contribution Framework (2020) Belfast Agenda (Community Plan)
3.5	<b>Relevant planning history</b>  Z/2010/0715/F – Erection of portable modular buildings for new office accommodation – Approved for a period of 3 years – 16/08/2010.  There is no other recent relevant planning history on site other than a Pre-Application Discussion (PAD) LA04/2021/2237/PAD linked to this proposal.

3.6	<b>Consultations and Representations</b>
3.7	<b>Statutory Consultees</b> DFI Roads – No objection ( <b>awaiting final conditions</b> ) NI Water – No objection DfI Rivers – No objection SES – No objection NIEA – No objection
3.8	<b>Non-Statutory Consultees</b> BCC Environmental Health – no objection subject to conditions. BCC Tree Officer – No objection subject to conditions. BCC Landscape, planning and development – No objection.
3.9	<b>Representations</b> The application has been neighbour notified and advertised in the local press. No third-party representations have been received.
4.0	<b>Planning Assessment</b>
4.1	<b>Development Plan Context</b>
4.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
4.5	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below.  Policy SP1 – Growth strategy Policy SP1a – Managing growth and supporting infrastructure. Policy SP2 – Sustainable development Policy SP3 – Improving health and wellbeing. Policy SP5 – Positive placemaking Policy SP6 – Environmental resilience Policy SP7 – Connectivity Policy SP8 – Green and blue infrastructure network  Policy SD1 – Settlement hierarchy Policy SD2 – Settlement Areas  Policy DES1 – Principles of Urban Design

	<p>Policy DES2 - Master planning approach for major development Policy HC1 – Promoting Healthy Communities</p> <p>Policy EC1 – Delivering inclusive economic growth.</p> <p>Policy ENV1 – Environmental Quality Policy ENV2 – Mitigating environmental change. Policy ENV3 – Adapting to environmental change. Policy ENV4 – Flood Risk Policy ENV5 – Sustainable urban drainage systems (SuDS)</p> <p>Policy TRAN1 – Active Travel – Walking and Cycling Policy TRAN2 – Creating an accessible environment. Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy TRAN10 – Design of Car Parking</p> <p>Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p>Policy OS1 – Protection of open space Policy OS2 – New open space within settlements Policy OS3 – Ancillary open space Policy LC1 – Landscape Policy LC1C - LLPAs</p>
4.6	<p><b>Proposals Maps</b> – 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. The relevant zonings are set out below.</p>
4.7	<p><b>BUAP 2001</b> – The site is within the BUAP and is identified as “lands reserved for landscape, amenity or recreational uses”.</p>
4.8	<p><b>dBMAP (v2004)</b> – The site is identified as an area of existing open space.</p>
4.9	<p><b>dBMAP2015 (v2014)</b> – The site is identified as an area of existing open space.</p>
4.10	<p><b>Key issues</b></p> <p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> <li>• Principle of Development</li> <li>• Demolition / Removal of Structures</li> <li>• Design, Character and Appearance</li> <li>• Impact on Amenity</li> <li>• Flood Risk &amp; Drainage</li> <li>• Health Impacts</li> <li>• Access, Movement and Parking</li> <li>• Natural Heritage / Biodiversity</li> </ul>

<p>4.11</p> <p>4.12</p> <p>4.13</p> <p>4.14</p> <p>4.15</p> <p>4.16</p>	<ul style="list-style-type: none"> <li>• Noise, Odour, and other Environmental Impacts including Contamination.</li> <li>• Climate Change, Trees, and Landscaping</li> <li>• Developer Contributions and Employability and Skills</li> <li>• Open Space</li> <li>• Pre-community Consultation</li> </ul> <p><b>Principle of Development</b></p> <p>The proposed development represents a significant investment in Belfast City and is of key importance to NI Water Ltd. The redevelopment will deliver greater environmental benefits to the site through the creation of a modern science facility on an existing industrial site. The proposal will also bring significant economic and social benefits.</p> <p>The proposal seeks to provide a layout, space and resilience required for current and future activities. The current facilities are now outdated, and the redevelopment is required to support the analytical services which are presently carried out on site and to provide a modern and fit-for-purpose replacement facility.</p> <p>The proposal seeks to demolish and remove existing site structures and introduce new Analytical Services Laboratories. The proposed development is comprised of three buildings with parking, service yards and surrounding landscape, as follows:</p> <ul style="list-style-type: none"> <li>• <b>Science Centre</b> – This is the main building accommodating laboratories, laboratory support space, write up and meeting spaces, canteen, ancillary space, and service space.</li> <li>• <b>Trade Effluent Building</b> – Small building adjacent to the main building keeping trade effluent activities separated from the main building; and</li> <li>• <b>Chillers Building</b> – Small louvered building housing stores and building chillers.</li> </ul> <p>In line with the aims of the RDS 2035 to strengthen the role of the Belfast Metropolitan Urban Area (BMUA) as the regional economic driver, the proposal would create several economic benefits through increased investment. Below is summary of the key economic benefits the project will create:</p> <ul style="list-style-type: none"> <li>• £18.6 million construction cost (£6.5 million Gross Value Added)</li> <li>• Approximately 105-job years created.</li> <li>• 55 no. NI Water staff will be based at the proposed Science Centre, Westland. The remaining staff are remote mobile operatives, managed by science centre staff, and attending the premises as required, for short periods of time only.</li> </ul> <p>The proposal is considered to meet the aims of the RDS 2035, by creating a development which would bring substantial economic benefits and investment to underutilised sites within the BMUA, while making use of the existing infrastructure within the surrounding area. There would be significantly improved biodiversity and landscaping improvements and a better use of an underused and deteriorating site that has significant potential. Having regard to these factors, the proposals are acceptable in principle and welcomed.</p> <p><b>Demolition / Removal of Structures</b></p> <p>The application site does not include or is adjacent to protected heritage or buildings. The existing structures on this site do not hold any significant value regarding design or character. The site comprises a large hard-standing area currently used for car-parking, an office development formed by a series of mobile units, and large portal-framed sheds</p>
---	---

	for the storage of an alternative water supply. The application site also includes an area used for the storage of waste-material that currently makes a negative contribution to the general amenity and character of the site. The alternative water supply building will be relocated to NI Water's site at Kennedy Way, which received planning permission in April 2023 (under LA04/2022/1479/F).
4.17	The demolition / removal of these existing structures is acceptable with regards to the visual amenity of the site and area and are not listed or within a Conservation Area or Area of Townscape Character. The key issues are the potential impact the demolition / removal will have from an environmental and biodiversity perspective.
4.18	Policy ENV2 states that for environmental reasons, development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. In this case the existing structures on site temporary in nature and their materials and construction are therefore not suitable for reuse. The reuse of these materials would not hold any environmental substance and new measures to aid environmental sustainability are proposed to off-set any potential lack of reuse.
4.19	<p>The application is supported by an Outline Construction Environmental Management Plan (oCEMP). The site preparation works, and main contract works phase will be developed and will refer to legal compliance and environmental good practice which includes.</p> <ul style="list-style-type: none"> <li>• No serious pollution incidents.</li> <li>• Minimise outputs of pollutants to the atmosphere and aquatic systems.</li> <li>• Protect biodiversity.</li> <li>• Minimise disturbance of wildlife</li> </ul>
4.20	Taking account of the supporting documentation and environmental response, it is considered that the proposal is compliant with Policy ENV2.
4.21	<p><b>Design, Character, and Appearance</b></p> <p>The proposal was subject to a detailed PAD process and amendments during the processing of the planning application which have refined the design.</p>
4.22	<p>The proposal is comprised of 3no. buildings:</p> <ul style="list-style-type: none"> <li>- the main building known as the science centre,</li> <li>- a trade effluent building adjacent the main science centre, and</li> <li>- a chiller building, which is a small louvered building housing stores and building chillers.</li> </ul>
4.23	<p><u>Science Centre Building</u></p> <p>The Science Centre is the main operational building and will generate the most activity. The height of the building has been limited to two stories (9.95m height), in keeping with other buildings on the site, with all the occupied rooms at ground floor and the plant room servicing the building situated on the level above (level 1). The building is approximately 39m in width and 63m in length with an approximate overall footprint of 2,512m<sup>2</sup> floor space.</p>
4.24	The building is predominately constructed of buff brick at a lower level with grey lightweight cladding located above ground level. Grey PPC metal louvres on galvanised steel frames surround the level 1 plant room. Grey panels make up the fascia and soffits

	and brick piers along the elevations provide visual interest along the long elevation. The internal courtyard elevations are glazed to allow maximum daylighting into the building, and the roof has been kept flat to limit the overall height and therefore visual impact of the building.
4.25	The area designated for the science building is at a lower ground level from the main access road within the site. The building will not be an overbearing feature within the area as it is set off the Old Westland Road by approximately 110m and the boundary of the site is densely screened by tall vegetation acting as an effective privacy screen.
4.26	The scale and form of the science building is considered appropriate in the context of the site and surrounding area. The design of the building is high quality and fitting of the proposal. It is considered that the proposed building would make a welcomed enhancement to the site and character of the area.
4.27	<p><u>Trade Effluent Building</u></p> <p>This is a small building adjacent to the main science centre, which seeks to keep trade effluent activities separate. The building reflects the form and design of the science centre building utilising buff brick finish and is 4.2m in height to reflect the ground level of the science centre. The trade effluent building is seamlessly connected via a buff brick header creating uniformity. The plan dimensions of this building are 4.4m width x 5.5m length, creating approximately 24.2m<sup>2</sup> floorspace. There is only one access point to this building which is located to the front (south elevation) via solid entrance doors. This building complements the ancillary use of the main building and is consistent in design.</p>
4.28	<p><u>Chillers Building / Stores</u></p> <p>This is a small louvered building housing 2no. stores and a chiller room. The building is located adjacent to the north facing elevation of the main science centre building. It is constructed to reflect level 1 of the main building, housing plant. The finish of the building is grey PPC metal louvres on galvanised steel frames. The plan dimensions are 12m length x 6.6m width, providing approximately 79.2m<sup>2</sup> of floorspace. The 2no. stores are accessed via 2no. solid doors to the front (south elevation) and the chiller entrance is accessed via the rear (north elevation) of the building. This building complements the ancillary use of the main building and is consistent in design.</p>
4.29	<p><u>Additional &amp; Ancillary Site Works</u></p> <p>The application sets out a range of additional / ancillary site works and improvements to the design and layout of the existing site. A new paved public entrance will be provided adjacent to the internal NIW access road which will allow improved access to the new science centre building. The cycle shelter and parking will be situated at this location. The existing retaining wall perimeter of the site on the west facing area will be landscaped to provide shrubs and planting to clean up the sites appearance while enhancing the biodiversity of the area. A 1m high Armco barrier will be implemented along this area to provide protection of the landscaped area. To the rear of the science centre building will be a large, landscaped paving and grass area which will provide a mix of shrubs and species rich grass laid lawn. This will replace an unsightly and underused concrete hardstanding area.</p>
4.30	Towards the rear of the new science building adjacent the North and East facing elevations, a new set of 3m high paladin security fencing and gates will be implemented to control vehicular and pedestrian flow from entering the service yard. A retaining wall

	will be constructed at this location to ensure the adequate arrangements on site to a high standard.
4.31	Other additional / ancillary elements of the proposals which include access and parking, landscaping and biodiversity will be adequately referenced in specific sections throughout this report. The proposals in their entirety are considered compliant with Policies DES1, DES2 of the LDP and are deemed acceptable. The new buildings will have a positive contribution towards placemaking by way of its carefully considered design.
4.32	<p><b>Impact on amenity</b></p> <p>The proposed development would not impact unduly on the nearby residential amenity of Old Westland Road. The application site is a sufficient distance from all other public amenity areas including Cliftonville Golf Club and landscape areas. The proposed scale, massing and design of these functional buildings are considered acceptable for the site and surrounding area.</p>
4.33	<p><b>Flood Risk &amp; Drainage</b></p> <p>The applicant has provided a comprehensive analysis of the existing and proposed flood risk and drainage within the site.</p>
4.34	The Buildings Research Establishment (BRE) Environmental Assessment Method (BREEAM) is a widely used sustainability assessment method and rating system which sets the standard for best practice in sustainable design. The BREEAM assessment process evaluates projects against targets that are based on performance benchmarks and is independently certified. Section POL 03 of the BREEAM Scheme Document for New Construction: Non-Domestic Buildings Technical manual relates to Surface Water Run-off, Flood Risk, and Minimising Water Pollution. There are five available credit points within this section. The proposal has been awarded 4 points out of 5. Two points awarded relate to flood risk, 1 point related to surface water run-off and 1 point for minimising water pollution.
4.35	The conclusion from the BREEAM assessment regarding flood risk demonstrates that the proposed development has a low annual probability of flooding from tidal and fluvial sources. No fluvial or tidal flooding on the site is shown on DFI Rivers mapping. With consideration of this, a detailed Flood Risk Assessment was not deemed necessary as there is no risk of Fluvial or Tidal Flooding to the site. DFI Rivers have been consulted as part of the overall assessment and have no objections to the proposal and agree with the logic of the analysis presented to the council.
4.36	The findings regarding surface water run-off indicate that the existing hardstanding areas will be maintained within the site and include a decrease due to proposed landscaping measures. Flood risk from pluvial flooding will be managed at the development and will not increase the runoff elsewhere. Calculations are presented that show the proposed development will reduce current run-off rates to Greenfield rates with the inclusion of appropriately sized storm water attenuation and associated flow control. The proposed storm drainage network is designed to discharge reduced flows to the existing network which discharges locally to the Glenburn stream. Foul sewerage is proposed to discharge to the NI Water foul sewer which traverses the site.
4.37	NI Water has confirmed that there is available capacity and as such there is no objection to the proposal. DfI Rivers raises no objection in respect of drainage or flood risk. Accordingly, the proposal complies with Policies SP1a, ENV3, ENV4 and ENV5.

4.38	<p><b>Health Impacts</b></p> <p>Policy HC1 states that the Council will seek to ensure that all new developments maximise opportunities to promote healthy and active lifestyles.</p>
4.39	<p>The site is within a sustainable location on the Old Westland Road, linked to the main Westland Road. This road network is linked to the Cavehill Road and Antrim Road which are designated arterial routes to the city centre. There is good access to public transport. The application is supported by a Design and Access Statement and a Traffic Statement / Transport Assessment Form. These assessments conclude that the proposal site will promote active travel and alternatives to car use. There will be available car parking on site as exists currently. Cycle parking and storage is proposed as the site is approximately 2.9 miles from the city centre. These measures have been adequately designed to meet the standards of modern travel patterns.</p>
4.40	<p>The proposed buildings are of a high-quality design with good quality realm space, hard and soft landscaping. This will provide a pleasant and attractive environment for employees and visitors to the site, as well as enhancing the wellbeing of the workers / visitors. The proposal is considered compliant with Policy HC1.</p>
4.41	<p><b>Access, Movement and Parking</b></p> <p>The proposal has been assessed against Policy TRAN 8 'Car Parking and Servicing Arrangements'. The existing layout provides 36no. spaces which currently do not have designated disabled spaces. The proposed parking layout has marginally increased to 38no. spaces as 2no. disabled bays have been introduced. The proposed layout is a welcomed improvement to the existing layout. Parking is provided to the front and side of the main building and designates 2no. accessible disabled parking bays. Designated cycle parking with protective shelter has been provided to encourage sustainable active travel. Policy TRAN 10 has been met in that the design of car parking meets the following criteria:</p> <ul style="list-style-type: none"> <li>a. It respects the character of the local townscape/landscape</li> <li>b. It will not adversely affect visual and residential amenity</li> <li>c. Provision has been made for security, and the direct and safe access and movement of pedestrians and cyclists within the site; and</li> <li>d. Provision has been made for accessible parking bays which facilitate safe, convenient access for people with a disability or impaired mobility.</li> </ul>
4.42	<p>The means of access to the development would be safe. There is sufficient parking available having regard to the location and sustainability of the site. It is also considered the proposal complies with Policies TRAN 6 and TRAN 8. There will be no change to the access to this development. The main entrance is situated off the Old Westland Road, the entrance to the proposed site is on a managed internal NIW road which is approximately 110m off the main Old Westland Road NIW entrance.</p>
4.43	<p>DfI Roads were consulted and are satisfied that access and parking arrangements are acceptable and is unlikely to have a significant impact on the local road network in terms of traffic and road safety and is subject to the inclusion of relevant planning conditions.</p>
4.44	<p><b>Natural Heritage / Biodiversity</b></p> <p>A Habitat Regulations Assessment (HRA), Preliminary Ecological Assessment (PEA) and an Outline Construction Environmental Management Plan (OCEMP) have been submitted as part of the comprehensive investigation and analysis into this proposal. These investigations had been advised at the Pre-Application Stage (PAD)</p>

	(LA04/2021/2237/PAD), and the competent authorities have been consulted on this proposal. NIEA: Natural Environment Division have reviewed the conclusions and are content with the findings and have no objections subject to conditions. Shared Environmental Services have also been consulted as part of this proposal and have confirmed they are content that the proposal is unlikely to have any significant effect on designated European sites and hold no objections to the proposals.
4.45	The proposals have been assessed against Policy NH1, the protection of natural heritage resources. In assessing the proposal, the council seeks to ensure that new development will not have an unacceptable effect, either directly, indirectly, or cumulatively, on sites, habitats, species, or ecosystems and networks that are important for their nature conservation, biodiversity, or geodiversity value.
4.46	Based on the information provided, the Council are satisfied there will be no adverse impacts on protected species subject to conditions. The proposed development is considered to comply with Policy NH1. Within the development area the biodiversity value of the site will be enhanced by the proposal.
4.47	Belfast City Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 26/06/2024. This found that the project would not be likely to have a significant effect on any European site.
4.48	<p><b>Noise, odour, and other environmental impacts including Contamination.</b></p> <p>A Generic Quantitative Risk Assessment (GQRA), Preliminary Risk Assessment (PRA), Air Quality Screening Report and Site Lighting Arrangement have been submitted relating to noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations. Belfast City Council Environmental Health and NIEA: Regulation Unit have been consulted as part of this proposal and offer no objection subject to conditions.</p>
4.49	The proposal is therefore considered acceptable regarding all matters listed above. Having regard to the advice from NIEA and Environmental Health, the proposals are considered to accord with Policy ENV1.
4.50	<p><b>Climate Change, Trees, and Landscaping</b></p> <p>Policy ENV2 of the Plan Strategy states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. The development proposals seek to demonstrate the highest feasible and viable sustainability standards in the design, construction, and operation.</p>
4.51	<p>In line with ENV2 the applicant has demonstrated that the development incorporates measures to mitigate environmental change and reduce greenhouse gases through the following measures:</p> <ol style="list-style-type: none"> <li>1. Building design and energy efficiency</li> <li>2. Transport and Access</li> <li>3. Water Efficiency</li> <li>4. Materials Selection and Substitution</li> </ol>

4.52	<p>In line with ENV3 the applicant has demonstrated that the development incorporates measures to adapt to environmental change through the following measures:</p> <ol style="list-style-type: none"> <li>1. Green Infrastructure</li> <li>2. Water Sensitive Design</li> <li>3. Design for Thermal Comfort</li> <li>4. Resilient construction</li> </ol>
4.53	<p>The proposal is considered on balance to satisfy the requirements as set out in ENV2, ENV3 and ENV5 of the Plan Strategy. Pre-commencement conditions are proposed to ensure that soft landscaping within the site introduces SUDS measures to meet ENV3 and comply with ENV 5.</p>
4.54	<p>The majority of the existing trees are being retained, except for 5no. individual trees to facilitate a new car park by the main access road. There will be a net gain of 20 (new, heavy standard) trees, four of which will be planted close to the trees that require removal to provide direct replacement tree cover in this area of the site. It is considered this will assist in mitigating and adapting to climate change in compliance with Policy TRE1.</p>
4.55	<p>Trees will be planted at the main entrance of the new car park to provide visual amenity and strengthen canopy cover along the main entrance road, and along the northern boundary in open space to offer a connection between existing canopy cover to the west and east of the application site. The style of tree planting is in keeping with tree planted areas of open space adjacent to the site.</p>
4.56	<p>Furthermore, the site will have a net gain in permeable surfaces due to the introduction of green spaces throughout to replace existing hardstanding. There will also be wildlife friendly ground cover, species-rich grass seeded areas. Within the internal courtyard of the main building; seating areas with sensory planting will enhance the environment further.</p>
4.57	<p>A detailed assessment has been carried out and as a result the applicant has submitted an Arboricultural Report, Tree Constraints Plan, Tree Impact Protection Plan, Tree Schedule, Landscape Management Plan, and a Landscape plan. The proposals seek to provide a net gain in trees and provide a host of landscaping measures within and surrounding the site to enhance the sites visual setting and more importantly its ecological footprint.</p>
4.58	<p>As part of this assessment, Belfast City Council Tree Officer and the Belfast City Council Landscape Planning and Development team have been consulted to provide analysis and feedback. Both competent authorities responded positively with no objection as the protection of existing trees and new proposed landscaping (increase in net gain) within the site should help promote a site which offers increased visual amenity, offers improvements for biodiversity to thrive and planting of native trees is welcomed. For the reasons stated above and the evidence provided to the council, it is deemed the proposal complies with Policy TRE1 of the LDP.</p>
4.59	<p><b>Developer Contributions/Employability and skills</b></p> <p>Para 5.69 of the SPPS states that 'Planning authorities can require developers to bear the costs of work required to facilitate their development proposals'. As the site is self-contained and used by a statutory provider, it not considered necessary to require any such mitigation. The non-speculative nature of the development means that specific employment details can be provided without the need for generic calculation based on published Employment Densities. It can be confirmed that 55 no. NI Water staff will be based at the proposed Science Centre, Westland. The remaining staff are remote mobile operatives</p>

	managed by science centre staff, and attending the premises as required, for short periods of time only.
4.60	As the current development site has a mobile building, this is unused and staff previously using to mobile have been relocated elsewhere within the Westland site. As a result, the development will not result in the displacement of any jobs from the application on site.
4.61	The submitted Planning Statement confirms that the development of the proposals for a new Science Centre at Westland is of critical importance to provide the layout, space and resilience for current and future activities associated with water analytical services. As such Employability and Skills interventions are not required through the planning process, having regard to the Council's Developer Contribution Framework.
4.62	<p><b>Open Space</b></p> <p>The application site is located within the settlement limit of Belfast in the 2004 version of dBMAP and is identified as an area of existing open space. No other relevant 2004 dBMAP designations apply.</p>
4.63	The application site is located within the settlement limit of Belfast in the Belfast Urban Area Plan (BUAP) and is identified as being on "lands reserved for landscape, amenity or recreational uses". No other relevant designations apply to the application site.
4.64	Policy OS 1: Protection of Open Space of the LDP seeks to support the retention and improvement of existing open space and will adopt a presumption in favour of retaining all such land and uses. The designation of the site forms part of an area of existing open space however it has been used for buildings and storage for many years and the applicant proposes to improve the landscaping and amenity.
4.65	<p>The policy facilitates an exception where a development proposal can demonstrate that:</p> <ol style="list-style-type: none"> <li>1. It will have no significant impact on the amenity, character, or biodiversity of the area.</li> <li>2. It will improve the provision of open space within the site, resulting in no detriment.</li> </ol>
4.66	The existing area has had buildings and hard standing for quite some time. The proposal results in a positive change given its size, attractiveness, landscaping, safety and quality.
4.67	The proposal seeks to remove outdated office buildings and storage units to enable the development of a modern and fit-for-purpose laboratory building for activities related to public water infrastructure. The proposal would therefore provide substantial benefits which should be afforded significant weight. The proposal would result in substantial improvements to the overall character and appearance of the site and locality by removal of an existing and unsightly storage yard located immediately to the south-east of the proposed laboratory building that is currently used for the storage of waste material. A landscaping scheme will improve landscape setting for the site and wider open space zoning. This will provide grassland areas, vegetated mounds, and new shrub beds which will provide biodiversity benefits.
4.68	The proposal will result in significant landscaping and amenity improvements to the site consistent with its open space designation. All existing areas of open space within the boundary of the site will be upgraded and new areas of open space extending to approximately 6,250 sqm will replace current structures and hard-standing areas. The

	proposed works will provide improved areas of amenity open space and landscaping within the site extending to a total of 14,650sqm.
4.69	There will be no adverse impact on the amenity, character or biodiversity of the area arising from the development proposed. The proposals are deemed to result in clear and demonstrably positive impacts on the amenity, character, and biodiversity of the site. The proposals will introduce new and improved areas of open space, net gain tree planting, grassland areas, shrubs and vegetated mounds extending to almost 15,000 sqm, to a site that is currently devoid of any significant landscape features.
4.70	The proposal will result in betterment in terms of amenity and character and will significantly improve the biodiversity of the site. The proposal therefore complies with Policy OS 1 of the LDP.
4.71	<b>Pre-community Consultation</b> For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.
4.72	Applicants are required to submit to the council a 'Proposal of Application Notice' (PAN) in advance of making the application, which sets out the proposals for the pre-community consultation. A PAN application (LA04/2023/3314/PAN) was submitted on 26 <sup>th</sup> May 2023 and issued on 16 <sup>th</sup> June 2023.
4.73	The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received.
4.74	The resulting PACC report states that 5 people attended the public event, no written responses were returned during the consultation period. There were no written responses submitted and no issues raised.
4.75	The PACC report is considered compliant with the legislative requirements.
<b>5.0</b>	<b>Recommendation:</b>
5.1	Having regard to the development plan and other material considerations, the proposal is considered to be in compliance with the LDP. It is recommended that planning permission is granted subject to conditions.
5.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided they are not substantive.
<b>6.0</b>	<b>Draft Conditions:</b>
	<ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</li> </ol> <p><b>Reason:</b> As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> <li>2. The development hereby approved shall not be occupied or operated unless covered bicycle storage has been provided in accordance with the approved plans. The covered bicycle storage shall be retained in accordance with the approved plans at all times.</li> </ol>

	<p><b>Reason:</b> To ensure adequate provision and availability of cycle parking and encourage sustainable travel.</p> <p>3. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p><b>Reason:</b> To ensure adequate car parking within the site.</p> <p>4. No development shall commence on site (other than that required to fulfil this condition) unless the access, including visibility splays and any forward sight lines, have been provided in accordance with the approved plans. The access and visibility splays shall be retained in accordance with the approved plans at all times.</p> <p><b>Reason:</b> To ensure safe and convenient access to the development.</p> <p>5. No part of the development hereby approved shall be occupied or operated unless the area within the visibility splays and any forward sight line have been cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway. The visibility splays shall be retained in accordance with the approved plans at all times.</p> <p><b>Reason:</b> In the interests of road safety and convenience of road users.</p> <p>6. The drainage for the site must be constructed in line with the agreed drainage plan, Proposed Drainage Layout -Westland-S4-P3 uploaded to the planning portal on 07/02/2024. All drainage measures shall be retained thereafter in accordance with the agreed details.</p> <p><b>Reason:</b> In order to decrease the risk of the incorrect diversion of contaminated water to drains carrying rain / surface water to a waterway.</p> <p>7. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p><b>Reason:</b> To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>8. In the event that any centralised combustion sources (boilers, CHP or biomass) are proposed and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning &amp; Development Control: Planning For Air</p>
--	---

Quality (January 2017), prior to installation, an Air Quality Impact Assessment must be submitted to and approved in writing by the Council. Where the Air Quality Impact Assessment indicates exceedances of air quality objectives, appropriate mitigation measures shall be presented, and these mitigation measures shall be agreed in advance and installed and retained thereafter.

**Reason:** Protection of human health

9. No development shall commence on site (including demolition, site clearance and site preparation) unless a Final Environmental Construction Management Plan (CEMP) has been submitted to and approved in writing by the Council.

The CEMP shall include the following:

- a. Construction methodology and timings of works
- b. Pollution Prevention Plan; including suitable buffers between the location of all construction works, storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drains present on or adjacent to the site;
- c. Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
- d. Water Quality Monitoring Plan;
- e. Environmental Emergency Plan;
- f. Details of appropriate mitigation measures to protect protected and priority species.

All construction thereafter must be in accordance with the approved details.

**Reason:** To protect Northern Ireland priority species and habitats, to ensure implementation of mitigation measures identified within the Habitat Regulations Assessment and to prevent likely significant effects on the Inner Belfast Lough ASSI, Belfast Lough SPA, Belfast Lough Ramsar site and Belfast Lough Open Water SPA designated sites.

10. 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

11. 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 complete 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.

12. 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.

13. All hard and/or soft landscaping works shall be carried out in accordance with drawing WIL-MLA-XX-XX-DR-L-0001 and the Landscape Management Plan, completed by Mclwaine Landscape Architects. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details unless otherwise agreed in writing with the Council.

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

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

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

15. The existing building on site that was assessed to have low bat roost potential by the ecologist, denoted within the PEA as Building 3 must be retained as shown in site layout (drawing WLL-MCD-XX-ZZ-DR-AA-1001)

**Reason:** To protect bats and their refuges.

16. All external facing and roofing materials shall be carried out as specified on the approved plans.

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

## Committee report

Development Management Report	
<b>Committee Date:</b> 10 <sup>th</sup> December 2024	
<b>Application ID:</b> LA04/2024/0122/F	
<b>Proposal:</b> Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works.	<b>Location:</b> Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PG
<b>Referral Route:</b> Application for Major development	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b> Newpark Developments (NW) Ltd 72-74 Omagh Road Dromore, Co. Tyrone BT783AJ	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<b>Date Valid:</b> 19 <sup>th</sup> January 2024	
<b>Target Date:</b> 16 <sup>th</sup> August 2024	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  The application seeks full planning permission for mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works.  The key issues for consideration of the application are set out below. <ul style="list-style-type: none"> <li>• Principle of housing and community facility in this location</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and placemaking</li> <li>• Public realm</li> <li>• Impact on heritage assets</li> <li>• Climate change</li> <li>• Residential quality and impact on amenity</li> <li>• Open space</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> </ul>	

- Flood risk and drainage
- Section 76 planning agreement
- Pre-application Community Consultation

The site is within the settlement limits for the city and un-zoned “white land” within the most recent version of draft Belfast Metropolitan Area Plan 2015 (v2004). PAD ref. LA04/2022/0965/PAD was submitted prior to this full application.

The site is a suitable location for housing being within a generally residential area; the proposal would make effective use of previously developed land; i.e. site of a former school/college building.

The height, scale and massing of the proposed buildings are in keeping with the surrounding area.

The proposal would provide dedicated in-curtilage and off-street parking, the site is in a highly sustainable location with access to public transport.

NIHE is supportive of the social housing proposals. Statutory and Non-statutory consultees in general support for proposal.

No third-party objections have been received.

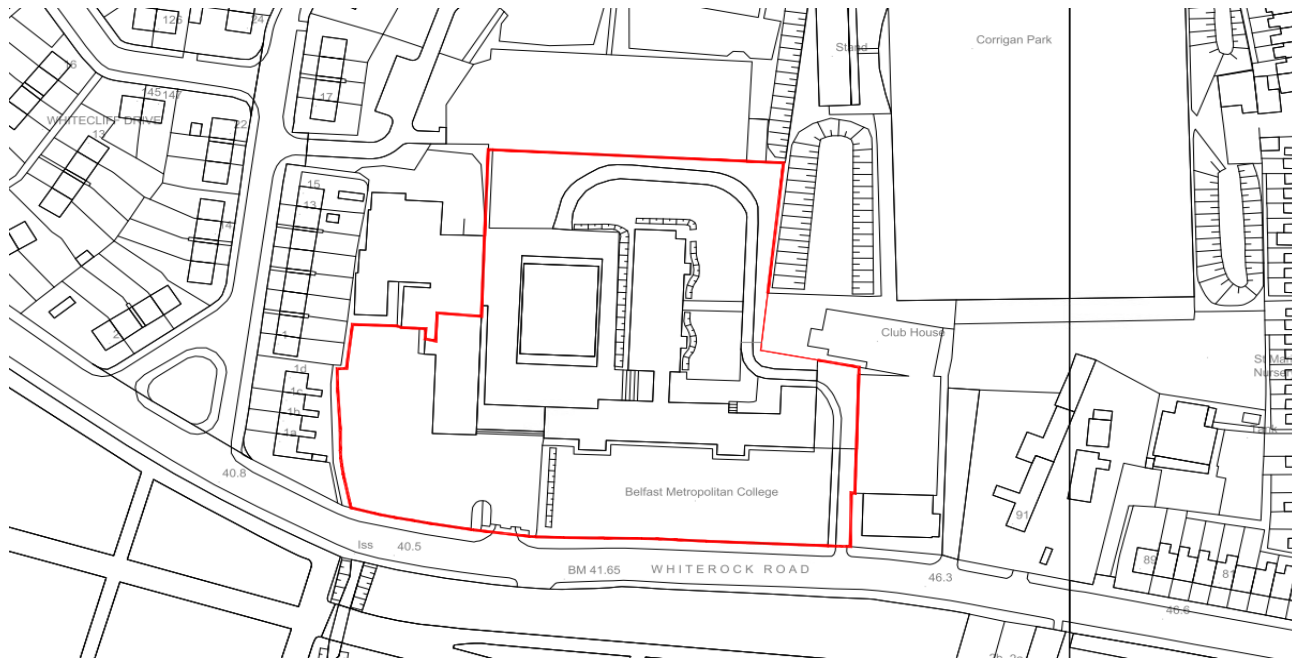
### **Recommendation**

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

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

## DRAWINGS AND IMAGERY

### Site Location Plan:



### Proposed site layout:



**Proposed children centre elevation:**



**Proposed Apartment block A elevations:**



**Proposed Apartment block B elevations:**



**Proposed Apartment block C elevations**



## Proposed house type A & B



1.0	<b>Characteristics of the Site and Area</b>
1.1	The site is a former school and college. Currently on site, there are two buildings, one containing the Whiterock Childrens Centre on the eastern portion of the site and the other building is a boxing club on the western portion. The topography of the site has two distinct levels with the children centre occupying the higher area. Given the previous use of the site, there is a substantial steel fence enclosing the site. The surrounding character is mixed, consisting of residential, community infrastructure and a large cemetery on the opposite side of the Whiterock Road (to the south of the site).
1.2	<p><b>Description of Proposed Development</b></p> <p>The application seeks full planning permission for mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works.</p>
2.0	<b>PLANNING HISTORY</b>
2.1	<p>No relevant planning history, however the proposed development was subject to Pre-Application discussion (PAD) and Proposal of Application Notice (PAN):</p> <p>LA04/2022/0965/PAD - Mixed used development, 61 social housing units, children's centre, car parking, landscaping, open space and associated site works. PAD concluded</p> <p>LA04/2023/2658/PAN Proposed mixed use development comprising of c. 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and associated site and access works.</p>

3.0	<b>PLANNING POLICY</b>
3.1	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan: Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery  Policy SP2 – sustainable development  Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience  Policy SP7 – connectivity  Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy HOU1 – Accommodating new homes  Policy HOU2 – Windfall housing  Policy HOU4 – Density of residential development  Policy HOU5 – Affordable housing  Policy HOU6 – Housing Mix  Policy HOU7 – Adaptable and accessible accommodation</p> <p>Policy DES1 – Principles of urban design  Policy RD1 – New residential developments  Policy CI1 – Community Infrastructure  Policy BH1 – Listed Buildings  Policy BH5 – Archaeology  Policy HC1 – Promoting healthy communities  Policy TRAN1 – Active travel – walking and cycling  Policy TRAN 2 – Creating an accessible environment  Policy TRAN4 – Travel plan  Policy TRAN6 – Access to public roads  Policy TRAN8 – Car parking and servicing arrangements  Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV4 – Flood Risk  Policy ENV5 - Sustainable drainage systems (SuDS)  Policy GB1 – Green and blue infrastructure network  Policy OS3 - Ancillary open space</p>
3.2	<p><u>Supplementary Planning Guidance</u></p> <p>Affordable Housing and Housing Mix  Residential Design  Placemaking and Urban Design  Masterplanning approach for Major developments  Sustainable Urban Drainage Systems  Transportation</p>
3.3	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP</p>

<p>3.4</p> <p>3.5</p>	<p>Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other Material Considerations</b> 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><b>CONSULTATIONS AND REPRESENTATIONS</b></p> <p><u>Statutory Consultees</u></p> <p>DFI Roads – No objection, subject to conditions. DFI Rivers Agency – No objection NIEA – No objection NI Water – No objection NIHE – Supports the proposal for social housing.</p> <p><u>Non-Statutory Consultees</u></p> <p>BCC Urban Design – Generally supportive. Concerns over location of open space. Environmental Health – No objection, subject to conditions. BCC Landscape and Development team – Supports the proposal, content with landscape management report, tree planting and outdoor gym.</p> <p><u>Representations</u></p> <p>The application has been advertised in the press and neighbours notified.</p> <p>One non-committal representation has been received from Belfast Hills Partnership, offering comments on native planting should be used, protection of a nearby watercourse from pollution and supporting reduction in hardstanding.</p>
<p>5.0</p> <p>5.1</p>	<p><b>PLANNING ASSESSMENT</b></p> <p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of housing and community facility in this location</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and placemaking</li> <li>• Public realm</li> <li>• Climate change</li> <li>• Residential quality and impact on amenity</li> <li>• Open space</li> <li>• Access and transport</li> <li>• Health impacts</li> </ul>

	<ul style="list-style-type: none"> <li>• Environmental protection</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Section 76 planning agreement</li> <li>• Pre-application Community Consultation</li> </ul> <p><b>Development Plan Context</b></p>
5.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	<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 Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at para 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p><b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land”.</p> <p><b>Belfast Metropolitan Area Plan 2015 (v2004)</b> – the site is un-zoned “white land” within the settlement limits</p> <p><b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is un-zoned “white land” within the settlement limits.</p> <p><b><u>Principle of housing and community facilities in this location</u></b></p>
5.7	Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan period. This includes a total of 18,100 homes within the ‘rest of Belfast city’ and 2,000 windfall

	homes. The proposal is located within a previously developed site (windfall) within 'rest of Belfast city'.
5.8	Policy HOU2 requires windfall housing to be delivered on previously developed land, such as the application site. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below.
5.9	<p><b>The site is suitable for housing</b> – the site is a sustainable location and considered suitable in principle for housing.</p> <p><b>The location is accessible and convenient to public transport and walking cycle infrastructure</b> – the site is close to cycling / walking routes and is highly accessible to shops, services, amenities and public transport.</p> <p><b>Provision is made for any additional infrastructure required as a result of the development</b> – suitable infrastructure is in place.</p>
5.10	The proposal is for social housing in the form of two storey semi detached housing and apartment blocks. The proposal will provide quality housing that will add to the variety of housing stock offered in this location.
5.11	The proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in location is considered acceptable.
5.12	<p>The provision of a Childrens Centre is also part of the proposal. There is an existing Childrens Centre within the application site. Provision of community facilities are considered in accordance with policy CI1. Policy CI1 states that all proposals shall ensure there is no unacceptable impact on residential amenity or natural / built heritage and satisfactory arrangements are provided for access for all, including pedestrians, cyclists and public transport. All of these issues will be discussed later in the report.</p> <p><b><u>Housing density</u></b></p>
5.13	Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.
5.14	<p>The proposal is for 62 dwelling units in a location where the average density should be 25-125 dwellings per hectare (ha). The site area is 1.33 ha therefore the proposed development equates to a density of 47 dwellings per ha, compliant with Policy HOU4.</p> <p><b><u>Affordable housing</u></b></p>
5.15	Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.
5.16	<p>In this case, the application is seeking planning permission for solely social rented housing exceeding the minimum of 20%. To this regard, the proposed tenure for the application is a 100% social rented housing scheme. The SPG seeks to avoid mono-tenure housing in the interests of sustainable and balanced communities. Paragraph 4.4.12 of the SPG states that larger mono-tenure schemes may be considered having regard to the following considerations:</p> <ul style="list-style-type: none"> <li>• <i>The level of social housing need in the vicinity of the site and the availability of land to address such needs;</i></li> <li>• <i>The wider tenure and characteristics of an area, in order to minimise large areas of single tenure social housing;</i></li> <li>• <i>Whether a scheme is proposed as 'shared housing'</i></li> </ul>

5.17	Dealing with the first criterion, NIHE supports the application, citing a significant unmet need in Belfast, <i>'this proposed development is located within Inner West Belfast Housing Need Area which has an unmet need of 1,143 social housing units for the 2023-28 period. At June 2024 there were 1,136 households in Housing Stress'.</i>																		
5.18	<p>However, turning to the second and third criteria, there is already significant social housing in the immediate area and there is no evidence that the proposal is for shared housing. Nevertheless, regard is had to the strong support for the proposal from NIHE and the largely supportive response from the local community for affordable housing during the pre-application community process. Having regard to the above, on balance, the proposed mono-tenure housing is acceptable.</p> <p><b><u>Housing mix</u></b></p>																		
5.19	<p>Policy HOU6 applies. It requires that provision should be made for a suitable mix of house types and sizes to promote choice and assist in meeting community needs. Provision should particularly be made for smaller homes across all tenures to meet future household requirements. The exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of:</p> <ul style="list-style-type: none"><li>• Up to date analysis of prevailing housing need in the area;</li><li>• The location and size of the site;</li><li>• Specific characteristics of the development; and</li><li>• The creation of balanced and sustainable communities.</li></ul>																		
5.20	<p>The proposed housing mix is shown in the table below.</p> <table><tr><th>House Type</th><th>Total</th><th>Size (Sqm)</th></tr><tr><td>5 Person 3 Bedroom Dwelling</td><td>8</td><td>90-95</td></tr><tr><td>3 Person 2 Bedroom Dwelling</td><td>18</td><td>70-75</td></tr><tr><td>3 Person 2 Bedroom Apartments</td><td>34</td><td>60-65</td></tr><tr><td>2 Person 1 Bedroom Apartments</td><td>2</td><td>50-55</td></tr><tr><td>Total</td><td>62</td><td></td></tr></table>	House Type	Total	Size (Sqm)	5 Person 3 Bedroom Dwelling	8	90-95	3 Person 2 Bedroom Dwelling	18	70-75	3 Person 2 Bedroom Apartments	34	60-65	2 Person 1 Bedroom Apartments	2	50-55	Total	62	
House Type	Total	Size (Sqm)																	
5 Person 3 Bedroom Dwelling	8	90-95																	
3 Person 2 Bedroom Dwelling	18	70-75																	
3 Person 2 Bedroom Apartments	34	60-65																	
2 Person 1 Bedroom Apartments	2	50-55																	
Total	62																		
5.21	<p>As shown in the table above, the proposal is for four dwelling types designed to meet a social housing need identified by NIHE within this area of west Belfast. It is therefore considered to accord with the provisions of policy HOU6.</p> <p><b><u>Adaptable and accessible accommodation</u></b></p>																		
5.22	<p>Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments, of 10 units or more, to be wheelchair accessible and provides an additional nine criteria (g. to o.) which these units must meet. The applicant has provided acceptable evidence to demonstrate that the proposal is in accordance with criteria a. to f.</p>																		
5.23	<p>The proposal includes over 10% wheelchair accessible units (7 no. units total). Criteria h. stipulates that in-curtilage or designated car parking meets disabled parking standards. Criterion i. states that pathways should be wide enough to accommodate a</p>																		

	<p>wheelchair and have a firm surface of gently sloping surface. The proposed development comprises amenity areas with associated hard landscaped public realm space; it is considered these areas will be able to accommodate wheelchairs. All surfaces are level or gently sloping. The proposal is considered to be compliant with Policy HOU7.</p> <p><b><u>Design and placemaking</u></b></p>
5.24	<p>The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1, DES2 and RD1 of the LDP: Plan Strategy (PS). Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale, height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development.</p>
5.25	<p>Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, (a) to (k). The proposed development is comprised of three distinct elements: a children's centre, 3 storeys apartment blocks and 2 storey housing. The proposal has been designed with the children's centre, and apartment block fronting onto the Whiterock Road creating a strong presence onto the frontage and reflecting the strong presence that the previous school buildings had on the street. The two storey housing progressing into the site is reflective of the neighbouring surrounding housing. The design therefore complies with criterion (a) &amp; (b) of policy as it responds positively to the local context and character and reinforces a sense of place. The simplicity of the site layout, the level of enclosures and open space promotes a clear and understandable urban form and creates an adaptable well connected public realm that will offer a welcoming environment for pedestrians. The orientation of the buildings offers a natural surveillance of the public realm within the site. The above measures ensure that criteria (c) to (e) of policy is satisfied.</p>
5.26	<p>Criterion (f) of Policy DES1 requires the promotion of a diversity of land uses and active frontages to ensure vibrancy throughout the day. As a residential proposal with a childrens centre, the design provides active frontages which contribute to a vibrant environment throughout the day and evening. Proposals are expected to promote efficient use of land; this is achieved through an appropriate housing density on land previously developed.</p> <p><b><i>Public realm:</i></b></p>
5.27	<p>The proposal is considered to create an adaptable public realm which ties in with the existing area. The proposal incorporates various hard and soft landscaping features, including a community pocket garden, outdoor gym and parklets which also contributes to supporting health lifestyles. The Urban design officer has concerns with the location of open space and its usability for the local residents, advising it is peripheral edge of site location is not convenient or accessible.</p>
5.28	<p>Officers are of the opinion that the open space provision is within policy requirements. The comments of the Urban Design officers regarding location of open space is noted, however there are a number of areas of communal open space throughout the development. It is considered each of the apartment blocks are in close proximity to at least one quality area of open space. 36 apartments in total are proposed, with a total provision of amenity space measuring approx. 1450 sqm, equating to an average of 37 sqm per apartment, in excess of the standards set out in <i>Creating Places</i>.</p>

	<p><b><u>Climate change</u></b></p>
5.29	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.
5.30	The applicant has provided details on the various sustainable design features which will be incorporated in the development. These include highly insulated 125mm cavity walls, airtightness that complies with lifetime home requirements, the orientation of buildings to maximise solar gain and larger windows, where appropriate, to maximise natural lighting to the internal space.
5.31	Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal is considered to meet criteria (b) in that the proposal incorporates various hard and soft landscaping elements. Criteria (c) is met as the buildings are located outside of the 1:100 year flood plain and sited on elevated ground with a gradient of the site designed for water run down to prevent possible flooding to dwellings.
5.32	<p>Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The applicant has demonstrated the proposal will include the following SuDs measures:</p> <ul style="list-style-type: none"> <li>• Integration of rain gardens and rain butts;</li> <li>• Construction of oversized pipes to service the development;</li> <li>• Permeable or porous paving to allow percolation of surface water</li> <li>• Trees, hedgerows and ornamental planting to manage runoff.</li> </ul>
5.33	The proposal is considered acceptable having regard to Policy ENV5.
	<p><b><u>Residential quality and impact on amenity</u></b></p>
5.34	Policies DES1, and RD1 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments.
5.35	<i>Creating Places</i> advocates external private amenity space of between 10 and 30 sqm per residential apartment unit and an average of 70 sqm per dwelling house and none below 40sq/m. As noted in para 5.28, the provision of amenity space equates to approx. 37 sqm per apartment (1450 sqm total). It is noted that the largest area of amenity space is located within the western portion of the site (approx. 950 sqm). This area of open space is located adjacent to both blocks B and C, however is located approximately 50 metres from block A. As noted previously, there are several distinct communal amenity areas within the overall site, all closer to block A, therefore the arrangement is considered acceptable.
5.36	The proposed housing for the 2 bedroom units have an average of 49 sqm, none below 40 sqm and the 3 bedroom units have an average of 74 sqm. It is noted the overall average of 57 sqm falls below the <i>Creating Places</i> guidance of 70 sqm. However, as discussed, the proposal also includes a generous provision of shared outdoor amenity space circa 1450 sqm that includes play and seating areas. Officers are content that the provision of both private and public amenity space provides an overall acceptable level of amenity for the proposal.

5.37	<p>The orientation, layout and external design of the proposal has been directly informed by the site's constraints, mainly being its proximity to the Whiterock Road, playing fields and neighbouring housing. The orientation of the apartment blocks A and B, have an outlook in the main towards the Whiterock Road and block C orientated towards the internal access road and parklet. Where the proposed dwellings adjoin the site boundary, the neighbouring land uses are not residential, these being a Youth Centre, Multi-Use Games Area (MUGA) and Corrigan Park. The outlook of the residential units will therefore not impinge on neighbouring amenity. The separation distances between the buildings are common for a residential area ensuring that there is no significant overlooking, loss of light or overshadowing</p> <p><u>Open space / Landscaping</u></p>
5.38	<p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context. The normal expectation for open space provision is at least 10% of the total site area. Furthermore, complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development. Planning permission will only be granted for proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.</p>
5.39	<p>In this case, the open space proposed within the site is greater than the recommended 10%. The total site area is 11580 sqm; 10% of which equals 1158 sqm. The provision of open space equates to 1593 sqm, accounting for approximately 13.7% of the overall site. This figure for open space is higher than the total amenity space, as noted in para 5.36, as this figure includes areas of open space which are unlikely to be used for amenity, e.g. areas of landscaping around parking spaces.</p>
5.40	<p>BCC Landscape Planning and Development team have provided comments on the proposed landscaping plans, advising of no objection. Proposed tree species are acceptable, with planting of semi-mature trees helping create an immediate landscape impact, in terms of softening and screening.</p> <p><u>Access and transport</u></p>
5.41	<p>The site is a highly accessible location within the city having direct access to the road network and public transport. It is within short walking and cycling distance of shops, services, leisure and employment opportunities. Provision is made for sheltered and secure cycle parking within the site. The proposal accords with Policy TRAN1.</p>
5.42	<p>The green travel plan provided with the application will further promote active and sustainable travel. Travel cards will be offered to each residential unit for three years. The developer will also provide the tenants with promotional material advising of sustainable travel measures. This, together with the travel plan and green travel measures, need to be secured by means of a Section 76 planning agreement.</p>
5.43	<p>In regard to on-site parking, the housing will be provided with in-curtilage parking and the apartments will have communal parking facilities, both on and off street. The proposal includes provision of 5 no. disabled parking spaces, three within the on-street parking at a rate of one bay per apartment block and one space for each house</p>

	designed for as wheelchair accessible. The disabled parking provision is less than the number of wheelchair accessible units (5 spaces to 7 units), however it is noted this is not a policy requirement.
5.44	DFI Roads have no objection to the proposed development, subject to conditions.
5.45	Subject to resolution of these issues, the proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6 and TRAN 8.
	<u>Health impacts</u>
5.46	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.47	The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city and public amenity. Active travel will be further encouraged through the travel plan and green measures proposed as part of the application. The site is within short walking distance of leisure amenities, playing pitches and a public park. An outdoor gym is proposed to provide further opportunities for exercise and fitness. The proposal is considered to satisfy the requirements of Policy HC1.
	<u>Environmental protection</u>
5.48	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.
	<u>Contaminated land</u>
5.49	Environmental Health (EH) and NIEA Regulation Unit (RU) has reviewed the information within the Preliminary Risk Assessment and Generic Quantitative Risk Assessment. EH and RU recommend conditions in the event that planning permission is granted. The proposal is therefore considered to accord with Policy ENV1 in this respect.
	<u>Air quality</u>
5.50	EH has referred to air quality and has offered a condition, should a centralised combustion source be utilised for heating. The proposal is for independent dwelling units and a separate children centre; there is no proposal for a centralised heating system to serve the proposal.
5.51	Additionally, EH have also confirmed the proposed development is not located within any Air Quality Management Areas and the number of vehicle movements associated with the proposal are anticipated to be below the threshold that could lead to a significant adverse affect on local air quality.

	<u>Noise</u>
5.52	A Noise Impact Assessment was submitted in support of the proposal. Following review of the NIA, EH have advised of no objections in relation to noise, subject to conditions.
	<u>Lighting</u>
5.53	A Lighting Impact Assessment (LIA) has been submitted assessing the impact of the existing MUGA floodlights to the north of the site on the proposed development, particularly the 14 semi detached dwellings along this boundary of the site. The LIA indicated that light impact on these dwellings will be significantly in excess of the ILP vertical lux limits guidance. The LIA provides an assessment of the situation in the event that the existing floodlights are upgraded, concluding that the predicted vertical lux light levels on the nearest residential properties will comply with the ILP guidance.
5.54	The upgrade to the floodlighting on the MUGA is necessary to ensure that the obtrusive light levels on the windows of the proposed development do not exceed the values in the ILP guidance. EH have confirmed that failure to complete the upgrade will result in adverse impact on a number of future occupants of the proposal.
5.55	A letter from the Board of Governors of Bunscoil an tSléibhe Dhuibh has been submitted, indicating they are content for the applicant to carry out the agreed upgrade to the MUGA floodlighting. It is understood that the MUGA floodlights were upgraded in November 2024. A letter from the Principal of the school confirmed that the works were completed on 20th November.
	<u>Flood risk and drainage</u>
5.56	Policy ENV4 states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions. The proposed development can be considered an exception to policy ENV4, as the overall proposal includes replacement of existing buildings.
5.57	The western boundary of the site is located within a floodplain, specifically the area to the west of the existing boxing club. The proposed development includes an area of open space and car parking spaces within this area. It was recommended within the FRA that those buildings closest to the flood risk area have finished floor levels of 42.4m AOD to the north of the boxing club and 41.43m to the south of the club. These figures are achieved, with the housing to the north being 42.4m and apartment block B to the south having a floor level of 41.75m. A schedule 6 agreement has been confirmed to allow the discharge of surface water in the Ballymurphy stream as currently exists. It has also been expressed that the use of the flood plain as open space grass area can have a positive impact, compared to the current arrangement, with the area in use as a hard surface parking area.
	<u>Waste-water infrastructure</u>
5.58	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has offered no objection to the proposal. It advises that existing public waste-water infrastructure is available to support the proposal without significant risk of environmental harm, potential pollution, flood risk and harm to local amenity. It is proposed that surface water can be discharged into the Ballymurphy

	<p>stream. The proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.</p> <p><u>Section 76 planning agreement</u></p>
5.59	<p>If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable.</p> <ul style="list-style-type: none"> <li>• Social housing – to ensure delivery of the 62 residential units as social rented.</li> <li>• Green travel measures – travel plan; promotional material for tenants and tenancy packs</li> <li>• Floodlighting upgrade – verification to confirm no detrimental impact on the proposed dwellings following upgrade.</li> </ul>
5.60	<p>A draft Section 76 planning agreement has been provided with the application and will need to be finalised before planning permission is granted.</p> <p><u>Pre-application Community Consultation</u></p>
5.61	<p>The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.</p>
5.62	<p>The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> <li>• Distribution of an information leaflet containing the details of the proposals and the avenues through which recipients could provide their comments and feedback;</li> <li>• Hosted a public exhibition event with members of the project team to assist in any questions and to allow for further feedback;</li> <li>• Issued a press notice to highlight information about the proposals and provide notification of the public information event;</li> </ul>
5.63	<p>The feedback was reviewed, and the matters were considered within the PACC report, detailing how the feedback was gathered, analysed, assessed and considered.</p>
5.63	<p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
<b>6.0</b>	<b>Recommendation</b>
6.1	<p>The proposal is providing new homes in a highly sustainable location and in an area of high housing need. The proposal would make very effective use of land, a finite resource. The scale, height, massing and design of the building are considered appropriate to the site's context. The approach to green travel is acceptable. The proposal would not have a harmful impact in respect of other land-use planning considerations.</p>

6.2	It is recommended that planning permission is granted subject to conditions.
6.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, provided the issues are not substantive.
7.0	<p><b>DRAFT CONDITIONS</b></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. Prior to occupation of the development, the noise mitigation measures for the proposed windows as per the sound reduction specified within table 9 of the Irwin Carr Consulting Ltd report entitled: 'Noise Impact Assessment, at: Whiterock Road, Mixed Use', Ref: Rp001n 2023112 (Whiterock Road, Mixed Use), Dated: 5 January 2024 shall be installed within habitable rooms of the development and retained at all times.</p> <p>Reason: To safeguard the amenity of occupants of the hereby approved development.</p> <p>3. Prior to installation within the hereby permitted development, the applicant shall submit to the planning service for review and approval, the final details of the ventilation strategy to habitable rooms. The final details shall confirm that any passive vents (when open) have a sound reduction equivalent to or greater to the sound reduction achieved by the glazing. Where any element of mechanical or active means of ventilation is proposed, the final details shall include a Noise Impact Assessment that confirms that the noise associated with its operation will not exceed internal target levels for habitable rooms in line with BS 8233:2014 <i>Guidance on sound insulation and noise reduction for buildings</i>.</p> <p>Reason: To safeguard the amenity of occupants of the hereby approved development.</p> <p>4. Prior to the occupation of the development the approved ventilation strategy to habitable rooms (in addition to that provided by open windows) shall be installed as approved and retained at all times.</p> <p>Reason: To safeguard the amenity of occupants of the hereby approved development.</p> <p>5. Prior to occupation of the development, a 2.7m high acoustic barrier with a minimum surface mass density of at least 15kg/m<sup>2</sup> should be installed along the northern extent of the site, as deemed necessary in section 3.0 and as depicted in Appendix C of the Irwin Carr Consulting Ltd letter entitled : Proposed Mixed Use Development Comprising Of 62no. Social Housing Units (Mix Of Dwellings And Apartments) And A New Children's Centre, Car Parking, Landscaping, Open Space And All Associated Site And Access Works At The Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PG, Planning Ref: La04/2024/0122/F Dated: 10 May 2024 and retained thereafter.</p> <p>Reason: To safeguard the amenity of occupants of the hereby approved development.</p>

6. The existing retaining walls (red & yellow) as depicted on drawing titled: 'Proposed Site Layout Plan', drawing no. L02, Rev C dated Jan 22 shall be retained at all times.

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

7. Prior to the occupation or operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the RSK report entitled - Newpark Developments (NW) Ltd. Preliminary Risk Assessment and Generic Quantitative Risk Assessment Lands at Whiterock Road, Belfast 604227– R1 (01). Dated: 21st December 2023 have been implemented.

The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use (residential with plant uptake). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards. In particular, the Verification Report must demonstrate that:

a) The soil source removal excavation is to a proven depth of 0.8 mbgl. All remaining soils or base and sidewalls of all excavations are to be proven suitable for the proposed end-use (Residential with Plant Uptake).

b) A capping layer of a minimum depth of 800mm has been emplaced in private garden areas as outlined in figure 4 'Capping Layer Extent' presented in the RSK Ltd report titled: 'Preliminary Risk Assessment and Generic Quantitative Risk Assessment - Lands at Whiterock Road, Belfast', Newpark Developments (NW) Ltd, report reference: 604227– R1 (01)), dated December 2023. The capping layer shall be formed from material that is demonstrably suitable for use, by sampling every 100m<sup>3</sup> for the suite of analysis as outlined in Appendix M of the RSK Ltd report titled: 'Preliminary Risk Assessment and Generic Quantitative Risk Assessment - Lands at Whiterock Road, Belfast', report reference: 604227– R1 (01)), dated December 2023. Soil sample results shall be compared to the GAC's outlined in Table 5. of the report RSK Ltd report titled: 'Preliminary Risk Assessment and Generic Quantitative Risk Assessment - Lands at Whiterock Road, Belfast', report reference: 604227– R1 (01)), dated December 2023 ( that is, residential with plant uptake).

c) The final site layout is as per drawing presented in Fig 4, 'Capping Layer Extent' presented in the RSK Ltd report titled: 'Preliminary Risk Assessment and Generic Quantitative Risk Assessment - Lands at Whiterock Road, Belfast', Newpark Developments (NW) Ltd, report reference: 604227– R1 (01)), dated December 2023.

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

	<p>8. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease, and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance. In the event of unacceptable risks being identified, a Remediation Strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. This strategy should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <a href="https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</a>.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>9. After completing any required remediation works, and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance. The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the development wastes and risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>10. As part of the site clearance works, all fuel storage tanks (and associated infrastructure) should be fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP2 and GPP27). The quality of surrounding soils should be verified through suitable sampling and assessment. Should any additional contamination be identified during this process, conditions relating to new contamination or risks, as detailed, will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>11. In the event that piling is required, no development or piling work should commence on this site until a piling risk assessment, undertaken in full accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been Regulation Unit submitted in writing and agreed with the Planning Authority. The methodology is available at: <a href="https://webarchive.nationalarchives.gov.uk/ukgwa/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf">https://webarchive.nationalarchives.gov.uk/ukgwa/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf</a></p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>12. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No PSD 1D published on the Planning Portal on 25 October 2024, prior to the commencement of any other works or other development hereby permitted.</p>
--	--

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

13. No dwelling shall be occupied until related hard surfaced areas have been constructed in accordance with the approved Drawing No. PSD 1D published on the Planning Portal on 25 October 2024, to provide adequate facilities for parking. These spaces shall be permanently retained.

Reason: To ensure adequate parking in the interests of road safety and the convenience of road users.

14. No apartment shall be occupied until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.

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

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

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

16. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

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

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

18. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.  
The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No PSD 1D bearing the Department for Infrastructure determination date stamp 07 November 2024.

Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

19. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

No part of the development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No PSD 1D bearing The Department for Infrastructure determination date stamp 07 November 2024. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

20. No part of the development hereby approved shall be occupied or operated unless all redundant access/es from the site to the public road have been stopped up and closed in accordance with the approved plans. The redundant access/es shall be permanently retained as such.

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

21. The development hereby permitted shall not be commenced until any retaining wall / inspection chamber requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with CG 300 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with CG 300 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

22. No dwelling(s) shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of (each phase / the development.)

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling

23. In the event that any substantial centralised combustion sources (generators, boilers, CHP or biomass) are proposed as part of this development and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), this Service may request that an Air Quality Impact Assessment be submitted to and approved in writing by the Planning Authority prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed

	<p>combustion systems and it must demonstrate that there will be no exceedances of Air Quality Strategy objectives at relevant human receptor locations.</p> <p>Reason: Protection against adverse health effects.</p> <p>24. All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>25. The residential unit/s and Children's Centre hereby approved shall not be occupied until their respective boundary treatment has been implemented in accordance with the approved plans. The boundary treatment shall be retained in accordance with the approved details.</p> <p>Reason: In the interests of amenity.</p>
--	---

This page is intentionally left blank

## Committee Application

Development Management Officer Report	
<b>Committee Meeting Date:</b> 10th December 2024	
<b>Application ID:</b> LA04/2024/0475/F	
<b>Proposal:</b> Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School. Existing site entrances to be retained and used for site access with proposed car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas.	<b>Location:</b> Ulidia Resource Centre, Somerset Street, Ballynafoy, Belfast, BT7 2GS
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Claire Donnelly Scoil an Droichid 4 Cooke Street Belfast BT7 2EP	<b>Agent Name and Address:</b> Todd Architects Titanic House 6 Queens Road Belfast BT3 9DT
<b>Date Valid:</b> 18 <sup>th</sup> April 2024	
<b>Target Date:</b> 14 <sup>th</sup> November 2024	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b> This application seeks the renewal of planning permission LA04/2018/1755/F for a 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School.  The key issues are: <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Visual impact of the proposed redevelopment</li> <li>• Impact on residential amenity</li> <li>• Impact on character of the area</li> <li>• Impact on transport infrastructure and road safety</li> <li>• Flood risk / Drainage</li> <li>• Health Impacts</li> <li>• Environmental Impact</li> <li>• Climate Change</li> <li>• Community Infrastructure</li> </ul> The site is located within 'Lands reserved for Landscape, Amenity or Recreation Use' in the Belfast Urban Area Plan (BUAP) and whiteland within undesignated whiteland in the Draft Belfast Metropolitan Area Plan 2015 (versions 2004 and 2014).  There are no objections from statutory or non-statutory consultees.	

A 1no. petition has been received with 18 no. signatories, objecting to the proposal raising the impact of increased traffic and congestion

All concerns are addressed in the report.

## 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 conditions and deal with any other matters that may arise, provided that they are not substantive.

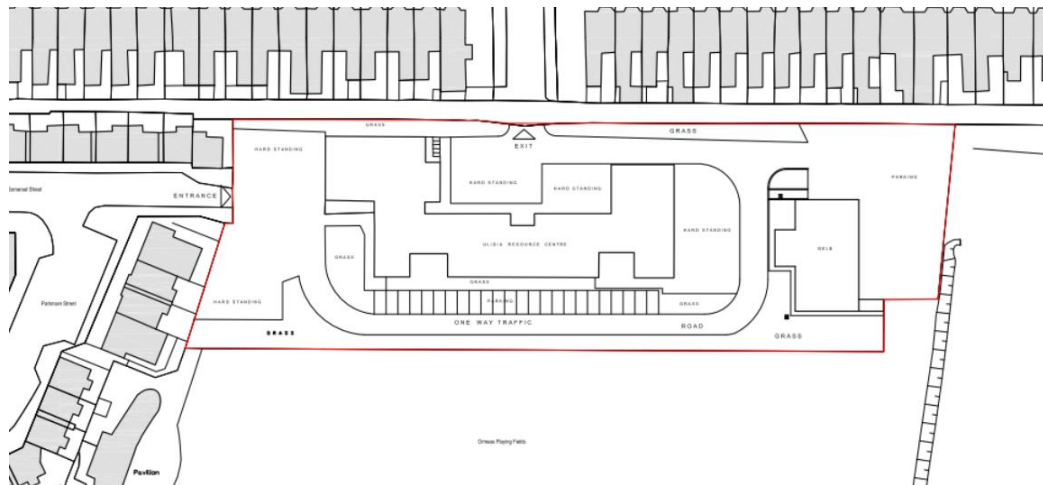
# Officer Report

## 1.0

## Drawings

## 1.1

### Fig 1.Site Location Plan



### Fig 2. Proposed site Layout

## 1.2



<b>2.0</b>	<b>Characteristics of the Site and Area</b>
2.1	The site is located in South Belfast with two existing vehicle entrances from Cross Street (accessed off South Parade) and Somerset Street (accessed off the Ormeau Road). To the south and east of the site are playing pitches. The north and west of the site are characterised by established housing, mostly terraced.
2.2	The current site is vacant, previously the site of the Ulidia Resource Centre which was previously Ulidia Primary School. These have been demolished which was consented in the previous planning application. The site is relatively flat and contains metal railings along the Cross Parade elevation and railings and landscaping along the other elevations.
<b>3.0</b>	<b>Description of Proposal</b>
3.1	Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School. Existing site entrances to be retained and used for site access with proposed car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas.
<b>4.0</b>	<b>Planning Policy and Other Material Considerations</b>
4.1	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan: Plan Strategy 2035</u></p> <p>Policy DES1 – Principles of urban design  Policy CI1 - Community Infrastructure  Policy TRAN1 – Active Travel  Policy TRAN2 – Creating an accessible environment  Policy TRAN6 – Access to public roads  Policy TRAN8 – Car parking and servicing arrangements  Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV4 - Flood Risk  Policy ENV5 – Sustainable Drainage  Policy BH3 – Area of townscape character  Policy OS1 – Protection of Open Space  Policy TRE1 – Trees</p>
4.2	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p><b>Regional Planning Policy</b></p> <p>Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.4	<p><b>Other Material Considerations</b></p> <p>Developer Contribution Framework (BCC)  Belfast Agenda (Community Plan)  Creating Places (DfI)</p>

4.5	<b>Relevant Planning History</b> <ul style="list-style-type: none"> <li>LA04/2018/1755/F - Greenfield site with the former Ulidia Primary School to be demolished to allow for a new 7 classroom primary school, with two classroom LSU and single unit nursery. The existing site entrances to the west and north of the site are to be retained and used for site access, with all support accommodation to be contained within the boundary of site. The proposal includes a new road through the site, car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas. Permission granted 12/06/2019</li> </ul>
5.0	<b>Consultations and Representations</b>
5.1	<b>Statutory Consultations</b> DfI Roads – Content subject to conditions DfI Rivers – a condition requesting submission of a final drainage assessment to be imposed. NI Water – Approval NIEA – Content subject to conditions
5.2	<b>Non-Statutory Consultations</b> BCC Environmental Health – Content subject to conditions Trees – Content subject to conditions
5.3	<b>Representations</b> The application has been advertised and neighbours notified. The Council has received a petition of objection signed by 18 addresses. The petition raises the following issues: <ul style="list-style-type: none"> <li>Increased traffic volume and impact on congestion in Parkmore and Somerset Street.</li> <li>Impact of increased traffic and congestion on road safety.</li> </ul> <p>This issue raised has been fully assessed within the planning assessment section of the report, however the application is considered acceptable for the reasons set out in the below assessment.</p>
6.0	<b>PLANNING ASSESSMENT</b>
6.1	<b>Key Issues</b> The key issues relevant to consideration of this application are: <ul style="list-style-type: none"> <li>Principle of development</li> <li>Visual impact of the proposed redevelopment</li> <li>Impact on residential amenity</li> <li>Impact on character of the area</li> <li>Impact on transport infrastructure and road safety</li> <li>Flood risk / Drainage</li> <li>Environmental Impact</li> <li>Climate Change</li> </ul>
6.2	<b>Development Plan Context</b> 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.
6.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.

6.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy (PS), 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 ('Department Development Plan') remain part of the statutory local development plan until the Local Policies Plan is adopted.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at para 6.1.
6.6	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.
6.7	<b>Belfast Urban Area Plan (BUAP)</b> - The site is located within 'Lands reserved for Landscape, Amenity or Recreation Use'.
6.8	<b>Draft Belfast Metropolitan Area Plan 2015 (versions 2004 and 2014)</b> – The site is located within undesignated whiteland.
6.9	<u><b>Principle of development</b></u> The proposed development lies within the development limit for Belfast, adjacent to the North Parade and South Parade Area of Townscape Character (CC061). The principle of development has previously been established through the previous application ref: LA04/2018/1755/F. This is a renewal and the proposal has not changed from the previous application. However, the Council has adopted the PS since the previous approval on the site. There is a presumption in favour of Community infrastructure development, such as this, in accordance with policy C11.
6.10	As noted above, the application site is located within 'Lands reserved for Landscape, Amenity or Recreation Use', in accordance with the BUAP, however the site is undesignated whiteland, within dBMAP. Owing to the historic use of the site for community infrastructure alongside the planning history of the site and the undesignated 'whiteland' status of dBMAP, it is considered the proposal is acceptable, having regard to policy OS1. Consequently, the principle of the proposed use is considered acceptable.
6.11	<u><b>The impact of the proposal on the Area of Townscape Character and Urban Design</b></u> The site abuts the adopted North Parade and South Parade Area of Townscape Character (ATC) (BT061 in the draft BMAP).
6.12	Whilst the proposal abuts and is not within the ATC, nevertheless, its potential impact on the ATC is a material consideration. The site abuts on one side – that of the parallel South Parade. The terraced dwellings of South Parade, notable for their terraced, Victorian architecture, back onto the site. The proposed building is similar in floorspace to that of the previous existing building and its location on the site will result in the built form being a similar distance from the boundaries and houses. The part of the building to the west of the site is further back from the boundary than the present building.
6.13	The materials proposed draw on local characteristics, using material which reflect the

	context of red clay facing brick, grey roof slates and contrasting recess render with predominantly pitched roofs. In terms of visual impact, the proposal will enhance the character of the area in comparison to the previous buildings on site. It is considered that the proposal is a betterment to the area as opposed to the vacant empty site that currently exists. A number of CGI images of been provided showing the context of the buildings in the wider street scene.
6.14	With regards to Policy BH3 – Areas of Townscape Character criteria (b), there will be no detrimental impact on the setting of the area and there is no significant loss of key views within, into and out of the ATC. The proposal further complies with DES 1 and the building is of a high quality sustainable design and will make a contribution to lacemaking.
6.15	<p><b><u>The impact on the amenity of adjacent land users</u></b></p> <p>The proposed development is two storeys in height (max height – approx. 7.4 m) and there are separation distances from the back yard walls of the houses on South Parade to the school building of 11.6, 16 and 26 metres in varying locations. The closest part of the proposed building to the rear of the existing dwellings is single storey, therefore there is no impact on these neighbours in terms of overlooking, overshadowing and loss of light. Overall, the building is further from these boundaries than the previous resource centre. It is considered that the proposal would not result in any unacceptable overlooking, loss of light, overshadowing, loss of outlook or other harmful impacts on adjacent land users.</p>
6.16	<p><b><u>Access, movement, and parking</u></b></p> <p>The application site has good links to existing cycling, walking and public transport infrastructure. Cycle parking facilities are not provided on the site layout, however in the event of approval, details of the cycle parking can be conditioned. The proposal incorporates features which are designed to take account of the specific needs of people with disabilities and others whose mobility is impaired, including convenient movement along pathways, level access arrangements and provision of disabled parking.</p>
6.17	Access to the school is via the one-way Somerset Street, located off the Ormeau Road. This is a residential street which accommodates parking on either side. The proposal will incorporate a one way system with a layby for drop offs and egress onto Cross Parade. A car park is also included for staff parking.
6.18	DFI Roads have been consulted and have provided no objection to the proposal subject to recommended conditions. A Travel Plan and Service Management Plan were provided to the satisfaction of DFI Roads and adherence to both documents will be conditioned.
6.19	It is considered the proposal complies with Policies TRAN1 (Active Travel), TRAN2 (Creating an Accessible environment), TRAN6 (Access to public roads) and TRAN8 (Car parking and Servicing Arrangements).
6.20	<p><b><u>Health impacts</u></b></p> <p>Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
6.21	The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city and public amenity. Active travel will be further encouraged through the travel plan and green measures proposed as part of the application. The site is within short walking distance of leisure

	amenities, playing pitches and a public park. The proposal is considered to satisfy the requirements of Policy HC1.
6.22	<p><b><u>Community Infrastructure</u></b></p> <p>There is a presumption in favour of providing community infrastructure, in accordance with policy CI1. Scoil an Droichid currently occupy a site on Cooke Road, which is 57% below the recommended area, with deficiencies in all spaces. The current site is unable to accommodate the expansion of the school. Supporting information has been provided to indicate the local need for the facility.</p> <p>Policy CI1 states that all proposals shall ensure there is no unacceptable impact on residential amenity or natural / built heritage and satisfactory arrangements are provided for access for all, including pedestrians, cyclists and public transport, as confirmed in paras 6.11 – 6.19.</p>
6.23	<p><b><u>Climate change</u></b></p> <p>The previous application had considered the demolition of the existing buildings onsite acceptable. These have already been demolished leaving a vacant site. With regard to policies ENV3 (Adapting to environmental change) and ENV5 (Sustainable drainage systems (SuDS)), the submitted plan strategy statement states that materials have been selected to reduce overheating and therefore reducing the reliance on air conditioning systems along with the inclusion of an indirect rainwater harvesting system in order to supply recycled water to the WC systems. Rainwater will be collected in an underground storage tank via a leaf filter. It will then be pumped to a break tank in order to supply WCs.</p>
6.24	Proposed Landscape design has been assessed by the BCC Tree and Landscaping Officer and is deemed acceptable. The proposal includes the retention of existing trees along with additional planting and landscaped gardens within the scheme. Complying with TRE1.
6.25	With regards to environmental and tree policies, it is considered that the proposal is compliant with policies ENV2, ENV3 and ENV5.
6.26	<p><b><u>Drainage</u></b></p> <p>A Drainage Assessment was submitted in accordance with policy ENV4. DFI Rivers are content with the submitted drainage calculations and the proposed drainage layout, however they still require an updated and appropriate consent to discharge correspondence from NI Water. In the event of approval, a condition requesting submission of a final drainage assessment can be imposed.</p>
6.27	<p><b><u>Sewage Infrastructure</u></b></p> <p>NI Water (NIW) provided comment on the proposal in relation to wastewater capacity, advising of no objections. Given NIW did not object, NIEA Water Management Unit (WMU) also provided confirmation of no objection.</p>
6.28	<p><b><u>Noise, air quality and other environmental impacts including Contamination</u></b></p> <p>A Noise Impact Assessment (NIA) has been submitted in support of the proposed development. BCC Environmental Health (EHO) have been consulted and are content with the findings of the NIA that the proposal will have no negative impact on nearby residential premises. The agent also confirmed there are no plans to cook food on the premises and the proposed kitchen will be used for hot holding and service of already cooked meals.</p>
6.29	A Contaminated Land Assessment and Remediation Strategy has been submitted. Both EHO and NIEA Regulation Unit (RU) have considered the information and advised of no objection, subject to conditions.

6.30	NIEA Natural Environment Division (NED) initially requested confirmation from the consultant ecologist that there are no material changes on site since the submission of the previous Bat Roost Potential survey. Confirmation was received from the ecologist and NED were reconsulted. NED acknowledged the response, advising of no further objections.
6.31	<p><b><u>Pre Application Community Consultation</u></b></p> <p>For applications for major development there is a legislative requirement for applicants to consult the community in advance of submitting the application.</p>
6.32	Applicants are required to submit to the council a Proposal of Application Notice (PAN) in advance of making the application, which sets out the proposal for community consultation. As there is no change to the proposal as originally granted and the application is for a renewal, the original PAN and PACC remains applicable.
<b>7.0</b>	<b>Recommendation</b>
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	Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any other matters that may arise, provided that they are not substantive.

**DRAFT CONDITIONS:**

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 hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

*Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.*

3. The development hereby approved shall not be occupied or operated unless details of covered bicycle storage have been submitted to and approved in writing by the Council. The development shall not be occupied or operated unless the covered bicycle storage has been provided in accordance with the approved details and shall thereafter be retained in accordance with the approved details.

*Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable travel.*

4. The development hereby permitted shall operate in accordance with the approved Travel Plan. This must include provision of the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures to encourage sustainable travel by staff and visitors.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

5. The development hereby permitted shall operate generally in accordance with the approved Service Management Plan.

Reason: In the interests of road safety and traffic progression.

6. The rating level (dBLAr,T) from the operation of all combined plant and equipment must not exceed the existing daytime and night-time background sound levels at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: Protection of residential amenity.

7. Prior to the operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the Pentland Macdonald Ltd report entitled 'Updated Contamination Assessment and Remediation Strategy, Scoil an Droichid, South Parade/Somerset Street, Belfast, for GES Ltd / SP Magowan Ltd / TODD Architects' (dated October 2024 and referenced PM24-1025, Rev no. 02) have been implemented.

The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use (residential with/without homegrown produce). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards. In particular, the Verification Report must demonstrate that:

- a) A minimum 1000mm capping layer has been emplaced across the grow garden and ecology zone (shown in orange on Figure 4 of the Pentland Macdonald report) formed from material that is demonstrably suitable for use (residential with homegrown produce).
- b) A minimum 600mm capping layer has been emplaced across the standard area of landscaping/grassed play areas shown in yellow on Figure 4 of the Pentland Macdonald report, formed from material that is demonstrably suitable for use (residential without homegrown produce).

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

8. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.

In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in

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

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

9. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall

be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

10. After completing the remediation works under Condition 9; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed

by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

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

11. All landscaping works and boundary treatments shall be carried out in accordance with the approved details on Drawing No. 03, uploaded to the Planning Portal on 23<sup>rd</sup> April 2024. The works shall be carried out prior to the completion of the scheme unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

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

12. 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 Belfast City Council.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

13. 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.

14. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root Protection Areas (RPAs) of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA

15. No site works of any nature or development shall take place until a Drainage assessment has been submitted by the applicant and approved in writing by the Council. The assessment shall include appropriate 'consent to discharge' correspondence from NI Water.

Reason: To ensure satisfactory drainage to the site.

#### **DRAFT INFORMATIVES:**

1. This decision relates to the following approved drawing numbers:
  - 01 – Site location plan
  - 03 – Proposed Site Plan
  - 04 – Proposed Ground Floor Plan
  - 05 – Proposed First Floor Plan
  - 06 - Proposed Roof Layout
  - 07 – Proposed Elevations
  - 08 – Proposed Elevations
  - 09 – Proposed Elevations
  - 10 – Proposed Elevations
  - 11 – Floor Plans Elevations Nursery Unit
  - 12 – Floor Plan Roof Plan Nursery Unit
  - 13 – Proposed Sections
2. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to the contact the Planning Service at Belfast City Council at [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk).
3. 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.

4. 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.

ANNEX	
Date Valid	18/04/2024
Date First Advertised	03/05/2024
Date Last Advertised	03/05/2024
EIA Required	Yes
ES Received	No Not required

## Development Management Report

Summary	
<b>Committee Date:</b> 10 <sup>th</sup> December 2024	
<b>Application ID:</b> LA04/2024/1591/F and LA04/2024/1593/DCA	
<b>Proposal:</b> 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.	<b>Location:</b> 20 Deramore Park Belfast BT9 5JU
<b>Referral Route:</b> 3.8.2 (i) of the Scheme of Delegation as the application includes full demolition of a main building in a conservation area.	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Ashley Elliott 12a Malone Park Gardens Belfast BT9 6WH	<b>Agent Name and Address:</b> Des Ewing Residential Architects The Studio 13 Bangor Road Holywood BT18 0NU
<b>Date Valid:</b> 17 <sup>th</sup> September 2024	
<b>Target Date</b>	31 <sup>st</sup> December 2024
<b>Contact Officer</b>	Matthew McBride, Planning Officer
<b>Executive Summary:</b>  <p>This application is located at 20 Deramore Park.</p> <p>The site is a large plot sloping west to east containing a two storey red brick dwelling with a single storey flat roof side extension and a conservatory. The site contains a large garden to the rear bounded by a hedgerow and a smaller garden to the front bounded by a plinth wall with a timber fence above. Parking is provided to the front of the property.</p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of Demolition within the Conservation Area</li> <li>• Layout, Design, Scale, Massing and Impact on Conservation Area</li> <li>• Impact on Conservation Area</li> <li>• Impact on amenity</li> <li>• Climate change</li> <li>• Proposed Access</li> <li>• Landscaping and Trees</li> <li>• Environmental Protection</li> <li>• Waste Water Infrastructure</li> </ul> <p>The existing dwelling makes no material contribution to the Conservation Area and therefore the proposed demolition is considered acceptable. The proposed dwelling is of a traditional design</p>	

which is considered to enhance the character of the surrounding area. Conservation Advice had no objections to the demolition but raised concerns with the proposed replacement, these are considered within the report.

The application was advertised and neighbour notified and two objections were received from GIA Surveyors on behalf of the residents of no. 18 Deramore Park citing concerns in relation to a lack of overshadowing assessment and that the scale and massing of the proposal would have an adverse impact on the levels of natural daylight and sunlight to windows and rooms on the eastern gable of no. 18 and the amenity spaces at ground level. An overshadowing analysis was subsequently submitted and considered. A further objection was received citing a lack of detail within the analysis. Both representations are considered within the report.

No objections were raised from statutory and non-statutory consultees.

### **Recommendation**

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

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

## DRAWINGS AND IMAGERY

### Site Location Plan:



### Proposed Site Layout:



## Proposed Elevations:



SOUTH ELEVATION



EAST ELEVATION

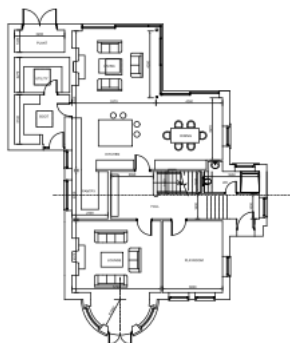


NORTH ELEVATION

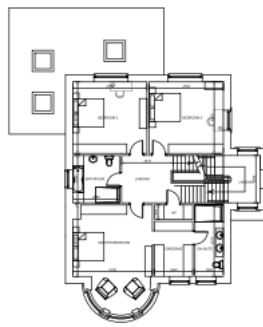


WEST ELEVATION

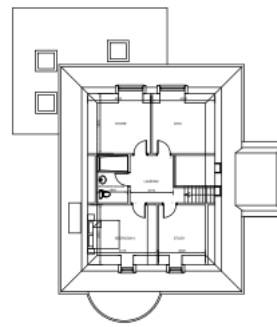
## Proposed Floorplans



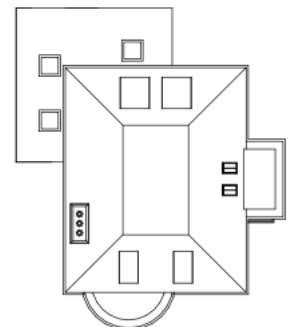
GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR



ROOF PLAN



SECTION A-A

### Gross Internal Area

Ground Floor	1,802 sq ft	166.1 sqm
First Floor	1,447 sq ft	134.4 sqm
Attic Floor	452 sq ft	41.8 sqm
Total Floor Area	4,101 sq ft	382.3 sqm

Scale = 1 : 100

NO.	REVISION
1	ISSUED FOR TENDERS
des ewing	
ARCHITECTS	
des ewing architects ltd	
100, ACADAMY CREATING	
25 GERRARDS PARK	
BOSTON	
TEL: 01203 611111	
WWW.DES-ewing.COM	
PROPOSED LAYOUTS	

<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	This application is located at 20 Deramore Park.
1.2	The site is a large plot sloping west to east containing a two storey red brick dwelling with a single storey flat roof side extension and a sunroom. The site contains a large garden to the rear bounded by a hedgerow and a smaller garden to the front bounded by a plinth wall with timber above. Parking is provided to the front of the property.
1.3	The site is located within the Malone Conservation Area – Sub Area M: Baldon/Deramore/Newforge and within the development limit in the Belfast Urban Area Plan and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014). The surrounding area is residential comprised of a mix of large semi-detached and detached dwellings on generous plots. A number of dwellings have been sub-divided to apartments. The dwellings are a mix of designs and materials are primarily red brick and render.
	<b>Description of Proposed Development</b>
1.4	The proposal seeks full planning permission for the 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. A DCA has been submitted for demolition of the existing dwelling under the reference LA04/2024/1593/DCA.
<b>2.0</b>	<b>RELEVANT PLANNING HISTORY</b>
2.1	There is no relevant planning history for the site.
<b>3.0</b>	<b>PLANNING POLICY</b>
3.1	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery  Policy SP2 – sustainable development  Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience  Policy SP7 – connectivity  Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy DES1 – Principles of urban design  Policy RD1 – New residential developments  Policy BH2- Conservation Areas</p> <p>Policy TRAN6 – Access to public roads  Policy TRAN8 – Car parking and servicing arrangements</p>

3.2	<p>Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV5 – Sustainable drainage systems (SuDS)  Policy OS3 – Ancillary open space  Policy TRE1 – Trees  Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Residential Design</p> <p>Malone Conservation Area Guide</p> <p><b>Development Plan – zoning, designations and proposals maps</b>  Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other Material Considerations</b>  Belfast Agenda (Community Plan)</p>
4.0	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p><b>DfI Roads</b> – No objections</p> <p><b>NI Water</b> – No objections</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p><b>Conservation Advice</b>- No objection to demolition, concerns raised to proposed replacement.</p> <p><b>Tree Officer</b>- No objections with conditions</p>
4.3	<p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified, no representations were received.</p>
5.0	<b>PLANNING ASSESSMENT</b>
5.1	<p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of Demolition within the Conservation Area</li> <li>• Layout, Design, Scale, Massing and Impact on Conservation Area</li> </ul>

	<ul style="list-style-type: none"> <li>• Impact on Neighbouring Amenity</li> <li>• Climate Change</li> <li>• Proposed Access</li> <li>• Landscaping and Trees</li> <li>• Environmental Protection</li> <li>• Waste Water Infrastructure</li> </ul>
	<p><b>Development Plan Context</b></p>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
	<p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.</p>
	<p><u>Proposals Maps</u></p>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.7	<p><b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land” within the Development Limit.</p>
5.8	<p><b>Draft Belfast Metropolitan Area Plan 2015 (2004 &amp; 2014)</b> – the site is within the Malone Conservation Area</p>
5.9	<p>With regards to development in Conservation Areas, Section 104(11) states that special regard must be had to the desirability of; (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.</p>

5.10	<p>The SPPS states that “in managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance when an opportunity to do so exists, or preserve its character or appearance where an opportunity to enhance does not exist”.</p> <p><b><u>Principle of Demolition within the Conservation Area</u></b></p>
5.11	<p>The full application is accompanied by a Demolition Consent to demolish the existing dwelling under the reference LA04/2024/1593/DCA.</p>
5.12	<p>Policy BH2 states there will be a presumption in favour of retaining listed buildings and non-listed buildings in conservation areas. Total demolition of a building will only be permitted where:</p> <p>j. It makes either a negative or no material contribution to the character and appearance of the area; and</p> <p>k. The design quality of the proposed building is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.</p>
5.13	<p>In regards to criteria j the existing building on site is a two storey red brick dwelling with a single storey side extension containing a flat roof and a conservatory. The existing dwelling is considered out of character with the surrounding Conservation Area and has no architectural merit. Conservation Advice has been sought and states that <i>the building to be demolished is outwith the period character of this section of the Conservation Area</i>. The response agrees that the existing dwelling does not make a contribution to the character and appearance of the area.</p>
5.14	<p>The replacement of the dwelling is therefore considered acceptable in principle subject to being of a quality which enhances the overall character of the conservation area.</p> <p><b><u>Layout, Design, Scale, Massing and Impact on the Conservation Area</u></b></p>
5.15	<p>The proposed dwelling is of a traditional design. It is two storeys in height with dormer windows in the hipped roof to provide an attic conversion, features a bay window to the front with windows of a vertical emphasis. To the rear is a single storey off shoot with a flat roof and to the side is a single storey store.</p>
5.16	<p>The proposal is of a high quality design which is sympathetic and in keeping with the surrounding area when compared to the previous dwelling to be replaced. The height of the proposed dwelling steps down with the slope and sits below the neighbouring apartment building at no. 18. The building line of the dwelling is stepped slightly further back when compared to the previous dwelling to tie in with the established building line. The dwelling is set down to single storey at the rear and towards the western boundary to ensure there is sufficient separation distances between dwellings allowing an appreciation of views through the site.</p>
5.17	<p>The proposed materials are to be white render walls with hardwood sash windows and hardwood doors. White render is common within the surrounding area while the hardwood sash windows and doors utilises traditional materials which is welcome.</p>
5.18	<p>Conservation Advice was sought and has concerns with the design of the replacement dwelling.</p>

5.19	Concerns are raised regarding the two storey side projection and the single storey rear/side offshoot containing a flat roof. Further concerns were raised with the single storey rear/side offshoot in that subservient blocks should be located to the rear and not project beyond the side elevation, neither should there be large elements of glazing which draw the eye disproportionately.
5.20	The two storey side projection while containing a flat roof is of a modest scale which is designed as an entrance to the dwelling. It is set back from the front elevation ensuring there it will not draw the eye disproportionately, similarly the single storey side and rear offshoot is set behind the building line and given the boundary treatments there will be limited views. Consideration is given to the previous dwelling which contained a single storey side attached garage with a flat roof that was flush with the front building line. In terms of the large area of glazing this is limited to the rear of the dwelling and there will be no public views and therefore no impact on the conservation area.
5.21	The Conservation Advice also stated concerns with the store which generally should be located to the rear of the building. The proposed store is located behind the building line and is of a scale which will minimise public views. Stores and garages are common within the surrounding area to be located to the side and therefore it is not considered to be out of character.
5.22	<p>Given the traditional design of the building and appropriate scale and massing it is considered that the proposal successfully enhances the overall character of the Conservation Area. Due regard to viability of retention or restoration of the existing building is considered but not deemed necessary given the existing dwelling makes no material contribution to the conservation area. It is not deemed necessary to condition appropriate recording of the existing building given it is not of architectural or historic merit.</p> <p><b><u>Impact on Amenity</u></b></p>
5.23	The proposed dwelling neighbours an apartment building at no. 18 and a two storey dwelling which unusually sits to the rear of the site at no. 20A. No windows of habitable rooms face onto the private amenity space of either of the neighbouring dwellings/apartments and therefore there are no concerns of overlooking.
5.24	In terms of overshadowing/loss of light and in relation to no. 20A, the proposed dwelling extends deeper into the site than the existing dwelling and therefore closer to the front of no. 20A. It is considered that the front of the neighbouring dwelling would have been overshadowed by the existing dwelling in Spring/Autumn evenings and that the proposed dwelling would not exacerbate this impact to an unacceptable degree. Likewise any overshadowing to the rear would not be exacerbated by this proposal given the existing location of the existing dwelling.
5.25	In relation to no. 18 a representation was received from GIA Surveyors on behalf of the residents of no. 18 Deramore Park citing concerns in relation to a lack of an overshadowing assessment and that the scale and massing of the proposal would have an adverse impact on the levels of natural daylight and sunlight to windows and rooms on the eastern gable of no. 18 and the amenity spaces at ground level.
5.26	In response the applicant has submitted an overshadowing analysis and it is noted that given the orientation of the proposed dwelling there will be no impact past midday or during the winter months. The overshadowing analysis demonstrates there will not be an adverse impact on the residents of no.18. Any additional shadow caused by the

	proposed dwelling is limited to early mornings in the summer, (no impact over the existing dwelling from 10am) while in Spring/Autumn any additional impact is limited to the amenity space by 10am and no further impact over the existing dwelling by 12pm.
5.27	While it is accepted the proposal will cause some additional overshadowing to the eastern elevation of no. 18 and the associated amenity space, the impact is limited to the morning with no impact during winter months. It is not considered that the level of overshadowing would not be considered adverse or to an unacceptable degree. It is acknowledged in paragraph 3.1.40 of the residential SPG that some overshadowing of garden areas will rarely constitute sufficient grounds to justify a refusal of permission and this where the main impact lies.
5.28	A further representation was submitted from GIA surveyors providing comments on the submitted overshadowing analysis. The representation states the study is devoid of any detail and not what was recommended in the first representation. It states that:
5.29	<i>The study plots a transient shadow path at its most basic level. It does not consider the appropriate BRE metrics for assessing the impact of a new development to neighbouring buildings. There should be a detailed assessment of the Vertical Sky Component to windows, the No Sky Line test to rooms, and the Annual Probable Sunlight Hours test to windows.</i>
5.30	The representation is noted and it is recognised that paragraph 3.1.43 of the Residential SPG states the Council will generally apply guidance targets within the latest edition of the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR 209)"
5.31	While the overshadowing analysis is basic in its detail, given the scale of the proposal it is not deemed necessary for further detail to be provided to allow officers to conclude for the reasons set out that the proposed development would not cause overshadowing to an adverse or unacceptable degree.
5.32	The proposal is not considered to impact no. 18 by way of dominance. The existing bay window to the eastern side elevation currently faces the gable wall of the existing dwelling and the proposed dwelling maintains this relationship. The projecting rear bay has two windows which will directly face the single storey rear element of the proposal. The single storey portion of the proposal is to be 3.8m in height and with consideration to the 0.6m difference in levels and existing boundary treatments between the proposed site and the neighbouring site, it is not considered to dominate any outward views.
5.33	The proposal is not considered to unduly affect the privacy or amenity of neighbouring residents in accordance with policy RD1.  <i>Private Amenity Provision</i>
5.34	In terms of the prospective occupants the dwelling contains a rear garden of 178sqm which complies with the guidance contained within Creating Places which advocates for a minimum of 70sqm in lower density areas.  <b><u>Climate Change</u></b>  <i>Proposed Demolition</i>
5.35	In terms of the proposed demolition of the existing dwelling Policy ENV 2 states:

	<p><i>Development proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. Development proposals that include the demolition of existing buildings should demonstrate that reuse is not appropriate or feasible. Where demolition is proposed, measures should be included to minimise any waste through the reuse of as much building material as possible.</i></p>
5.36	<p>A Demolition Justification Statement has been submitted and states that the existing dwelling does not meet modern building regulations and has a poor energy rating meaning it is a more sustainable option to replace the dwelling. Given the reasons put forward within the statement along with the consideration that the dwelling has no architectural merit the demolition is considered acceptable. A condition will be attached to ensure the re-use of materials.</p>
5.37	<p>Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.</p>
5.38	<p>A Climate Change Statement has been submitted and includes measures to adapt to environmental change such as orientating the dwelling for thermal gain, use of solar panels, an electric charging point, use of water saving devices and high quality insulation.</p>
5.39	<p>Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The application proposes SuDS features such as the provision of permeable paving, permeable resin bound aggregate driveway and new tree and shrub planting.</p>
	<p><b><u>Proposed Access</u></b></p>
5.40	<p>The proposal includes a widened access with proposed pillars and gates, the proposed gates allow views to the proposed dwelling and are considered acceptable within the Conservation Area. DFI Roads were consulted in terms of the proposed access and had no objections.</p>
	<p><b><u>Landscaping and Trees</u></b></p>
5.41	<p>The existing site contains mature hedgerows and trees. The proposal includes 3x trees to be planted within the rear garden and 2x in the front garden which is welcomed. The Tree Officer was consulted and had no objections to the proposal but advised officers to seek clarification on the species of trees proposed. A soft landscaping plan will be conditioned to be submitted and agreed to ensure the proposed planting is appropriate.</p>
	<p><b><u>Environmental protection</u></b></p>
5.42	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development.</p>
5.43	<p>Given the proposal is a replacement dwelling largely on the footprint of the existing dwelling there are no concerns in terms of contaminated land or noise and therefore Environmental Health have not been consulted.</p>

5.44	<p><b><u>Waste-water infrastructure</u></b></p> <p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has been consulted and have no objections.</p>
	<p><b>Recommendation</b></p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, provided that the issues are not substantive.</p>
7.0	<p><b>DRAFT CONDITIONS</b></p> <p><b>LA04/2024/1591/F</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. The vehicular access width shall not exceed 5m.  Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</li> <li>3. 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</li> <li>4. 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 &amp; on along the public streetscape 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.</li> <li>5. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the RPA of trees within the site during the construction period.</li> </ol>

	<p>Reason: To avoid compaction within the RPA.</p> <p>6. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include all trees, hedgerows and other planting which are to be retained; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.</p> <p>All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area. Approval is required upfront because the soft landscaping is critical to the acceptability of the proposal.</p> <p>7. The development hereby approved shall not be occupied unless measures contained within the Climate Change Statement uploaded to the portal on the 17<sup>th</sup> September have been implemented. The climate change measures shall be retained in accordance with the approved details at all times.</p> <p>Reason: To mitigate and/or adapt to climate change.</p> <p><b>LA04/2024/1593/DCA</b></p> <p>1. No demolition shall commence on site unless a contract has been let for the redevelopment of the site in accordance with planning permission LA04/2024/1591/F dated (Insert) and evidence of that contract has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with planning permission [LA04/2024/1591/F].</p> <p>Reason: As required by Sections 91(6) and 105 of the Planning Act (Northern Ireland) 2011, to preserve or enhance the character or appearance of the Conservation Area. Approval is required upfront because if redevelopment of the site does not take place it could leave the vacant site unsightly and harmful to the Conservation Area.</p>

This page is intentionally left blank

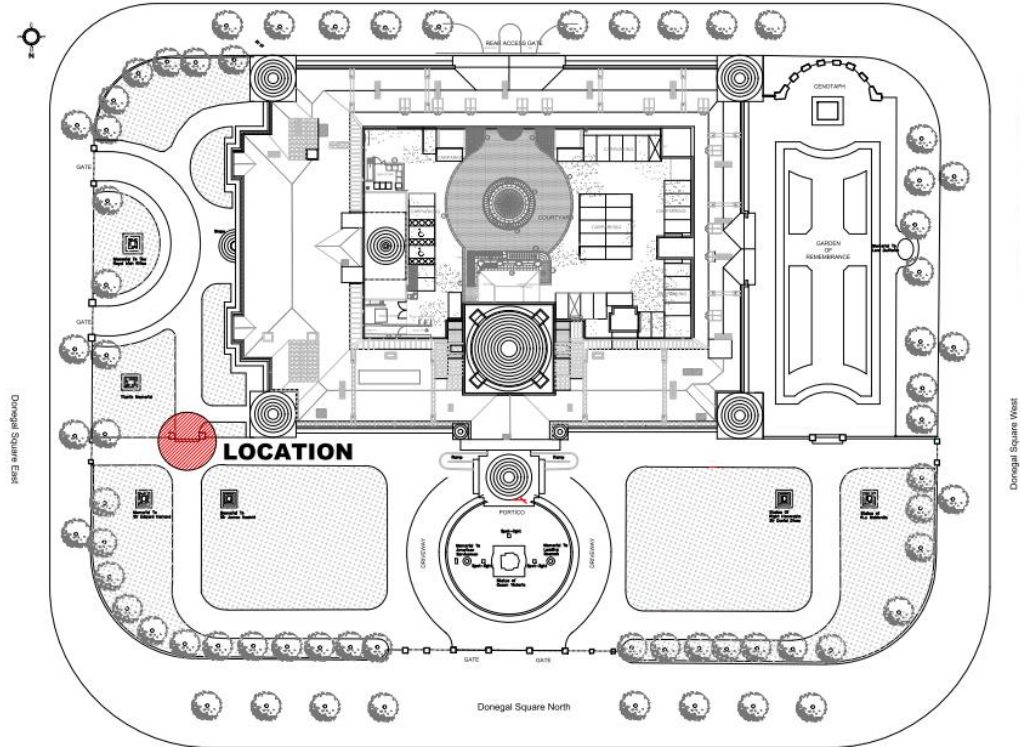
## Committee Report

Development Management Report	
<b>Application ID:</b> LA04/2024/1744/LBC	<b>Date of Committee:</b>
<b>Proposal:</b> Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall	<b>Location:</b> Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS
<b>Referral Route:</b> Referral to the Planning Committee under Section 3.8.5 (C) Those made by the Council	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Sharon Leeanne Wilson Belfast City Council Duncrue Complex Belfast BT3 9BP	<b>Agent Name and Address:</b> Sharon Leeanne Wilson Belfast City Council Duncrue Complex Belfast BT3 9BP
<b>Date Valid:</b> 16 <sup>th</sup> October 2024	
<b>Target Date:</b> 29 <sup>th</sup> January 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer	
<p><b>Executive Summary:</b></p> <p>The application seeks Listed Building Consent to install metal gates at the Titanic Memorial Garden within the grounds of City Hall (Grade A listed).</p> <p>The proposed metal gates will be workshop fabricated to complete the symmetry with those already installed to the remembrance Gardens located to the east side of City Hall</p> <p>Belfast City Hall is a Grade A listed building of special architectural or historic interest.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• The principle of the development at this location</li> <li>• Impact on the curtilage of a listed building</li> </ul> <p>The proposed development is sympathetic to the essential characteristic, scale, height, massing and alignment of nearby listed building/s by way of its scale, form, materials and detailing.</p> <p>Historic Environment Division were consulted in relation to the proposal and are content. The advertised in the local press and no representations have been received.</p> <p><b>Recommendation</b></p> <p>Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the variation of condition should be approved.</p> <p>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 so long as they are not substantive.</p>	

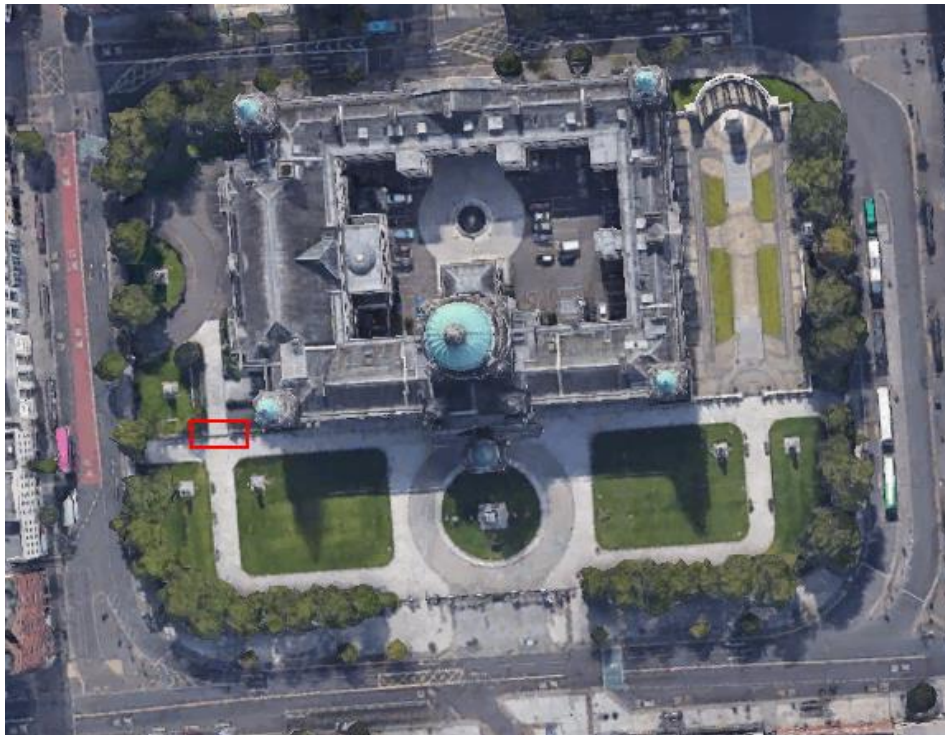
# Case Officer Report

## Site Location Plan and Site Layout

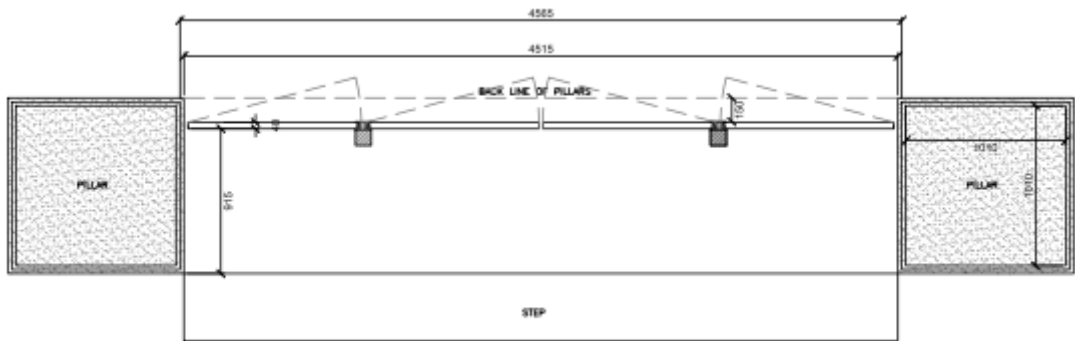
### Site Location Map



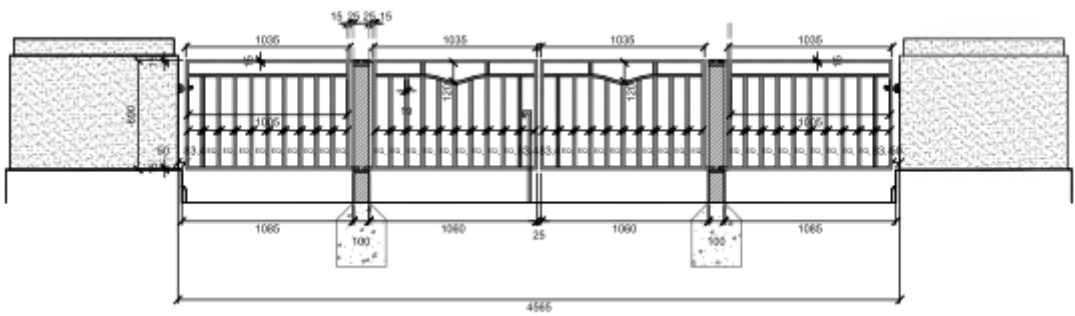
### Aerial View



Existing Entrance



Proposed gates



## Gates in situ at Remembrance Garden



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The application seeks Listed Building Consent to install metal gates at the Titanic Memorial Garden within the grounds of City Hall (Grade A listed).
<b>2.0</b>	<b>Description of Site</b>
	<p>The site is located within the grounds of City Hall, a Grade A listed building which is of special architectural or historic interest located in Donegall Square. The lawns surrounding City Hall host a number of memorials to the history, people and events associated with the city.</p> <p>The surrounding area is predominantly commercial to the north of the site and business use to the south of City Hall.</p> <p>The site is located within the City Centre in BUAP and within the City Centre Conservation Area in both versions of dBMAP.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
3.1	None relevant to proposal
<b>4.0</b>	<b>Policy Framework</b>
4.1	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035. Policies BH1 and BH2
4.2	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Belfast Local Development Plan, Plan Strategy 2035
4.3	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS).
4.4	<b>Other Relevant Policies</b> Belfast Agenda
<b>5.0</b>	<b>Statutory Consultees Responses</b>
	DfC HED were consulted and had no objection.
<b>7.0</b>	<b>Publicity and Representations</b>
7.1	The application was advertised on the 11 <sup>th</sup> of October 2024. No representations have been received in relation to this proposal.
<b>8.0</b>	<b>Development Plan Context</b>
8.1	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.

8.2	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.
8.3	<p>The local development plan is now the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP comprises 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, is not yet published. 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>
8.4	<p><b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies currently provided by the Departmental Planning Policy Statements (PPSs). Those policies will 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>
8.5	<p><b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
	<p><b>Relevant Planning Policies</b></p> <p>Policies in the Plan Strategy relevant to the application include the following:</p> <p>Policy BH1 – Listed Buildings</p>
8.6	<p><b>Key Issues</b></p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• The principle of the development at this location</li> <li>• Visual Impact on the Setting of a Listed Building</li> </ul>
8.7	<p><b>The Principle of the Development at this Location</b></p> <p>The grounds of City Hall currently have a similar gate in situ at the entrance of the Remembrance Garden, therefore setting a precedent for similar.</p> <p>The proposed works will preserve and complement the Listed Building's features of special architectural or historical importance to ensure the existing building remains intact and unimpaired. The design respects the essential character of the Listed Building and its setting. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building.</p>

	<p>In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council has had special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.</p> <p>The proposal is acceptable having regard to Policies BH1 (Listed Buildings) and BH4 of the Belfast Local Development Plan: Plan Strategy 2035; paragraph 6.12 and 6.13 of the Strategic Planning Policy Statement for Northern Ireland 2015; and taking account of all relevant material considerations.</p> <p>Impact on the architectural and historic qualities of the Listed Building Section 91 (2) of the Planning Act (Northern Ireland) 2011 applies which states 'the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'</p> <p>Policy BH1 of the Plan Strategy provides policy for the extension or alteration of a listed building and four criteria are to be met which are:</p> <p>f. The works preserve, restore and complement the building's features of special architectural or historical importance to ensure the existing building remains intact and unimpaired; g. The design respects the essential character of the existing building and/or setting; h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and i. In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment.</p> <p>Policy BH1 goes on to state that there will be a presumption in favour of retaining listed buildings. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it. The Strategic Planning Policy Statement essentially repeats this policy approach.</p> <p>The proposal is deemed to comply with the SPPS and Policy BH1 of the Plan Strategy. The proposed is metal workshop fabricated gates coated, black in colour, matching the design of the Remembrance Garden Gates to the East of City Hall. There will be minimal impact on the existing listed building and the grounds of City Hall. The essential character of the building will be retained. DfC HED were consulted and were content with the proposal.</p>
9.14	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
<b>10.0</b>	<b>Summary of Recommendation:</b>
10.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Listed Building Consent is granted.
10.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions.
<b>11.0</b>	<p><b>DRAFT Conditions:</b></p> <p>1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.</p> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p>

	<p>Informative</p> <p>1. This Decision relates to the following approved drawing numbers:</p> <p>01 and 03</p> <p>:</p>
--	---

ANNEX	
<b>Date Valid</b>	16/10/2024
<b>Date First Advertised</b>	1/11/2024
<b>Date Last Advertised</b>	15/11/2024
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	N/A
<b>Drawing Numbers and Title</b> 01 – Site Location Plan 02 – Existing Gate 03 – Proposed Gate Plan	

## Development Management Committee Report

Summary	
<b>Committee Date:</b> 10 <sup>th</sup> December 2024	
<b>Application ID:</b> LA04/2023/3691/F	
<b>Proposal:</b> Public realm scheme: Reconfiguration of Little Patrick Street to single lane carriageway, including localised shared space, traffic calming and restricted access to enable servicing / emergency access. Traffic calming measures provided to Little York Street. Other works to include installation of planters with integrated seating, tree planting, rain gardens, bespoke lighting pillars, catenary lighting, and surface improvements.	<b>Location:</b> Little Patrick Street and Little York Street, Belfast, BT15 1BH
<b>Referral Route:</b> Section 3.8.5 (c) of the Scheme of Delegation. Belfast City Council is the applicant.	
<b>Recommendation:</b> Approval subject to conditions.	
<b>Applicant Name and Address:</b> Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	<b>Agent Name and Address:</b> Resolve Planning Alice Murdock Pearl Assurance House 1 Donegall Square East Belfast BT1 5HB
<b>Date Valid:</b> 13.07.2023	
<b>Target Date:</b> 26.10.2023	
<b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer, Development Management.	
<b>Executive Summary:</b> <p>The application seeks full planning permission for the public realm scheme on Little Patrick Street and Little York Street. The proposal seeks the reconfiguration of Little Patrick Street to single lane carriageway, including localised shared space, traffic calming and restricted access to enable servicing / emergency access. Traffic calming measures provided to Little York Street. Other works to include installation of planters with integrated seating, tree planting, rain gardens, bespoke lighting pillars, catenary lighting, and surface improvements.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Design, character and appearance.</li> <li>• Community infrastructure</li> </ul>	

- Health and wellbeing
- Access, movement, and transport
- Environmental considerations
- Landscaping, green infrastructure and trees
- Built heritage.
- Amenity

The site is within the settlement limits and zoned within the city centre as detailed in the BUAP and within the draft Belfast Metropolitan Area Plan 2015 (v2004) and dBMAP (2014v).

The proposed public realm scheme is considered acceptable within this sustainable city centre location and follows design, environmental, transportation, built and natural heritage and community infrastructure policies contained within the LDP Plan Strategy.

The proposal would reduce street parking and minimise through traffic in the area. It would enhance active travel measures and provide a foundation for better interaction within the space. This is considered acceptable given the highly sustainable location of the site.

The application is a placemaking led approach to deliver a purpose designed space to meet the needs of the growing population in this expanding part of the city.

The planning service has received 2 third party objections and 2 third party letters of support.

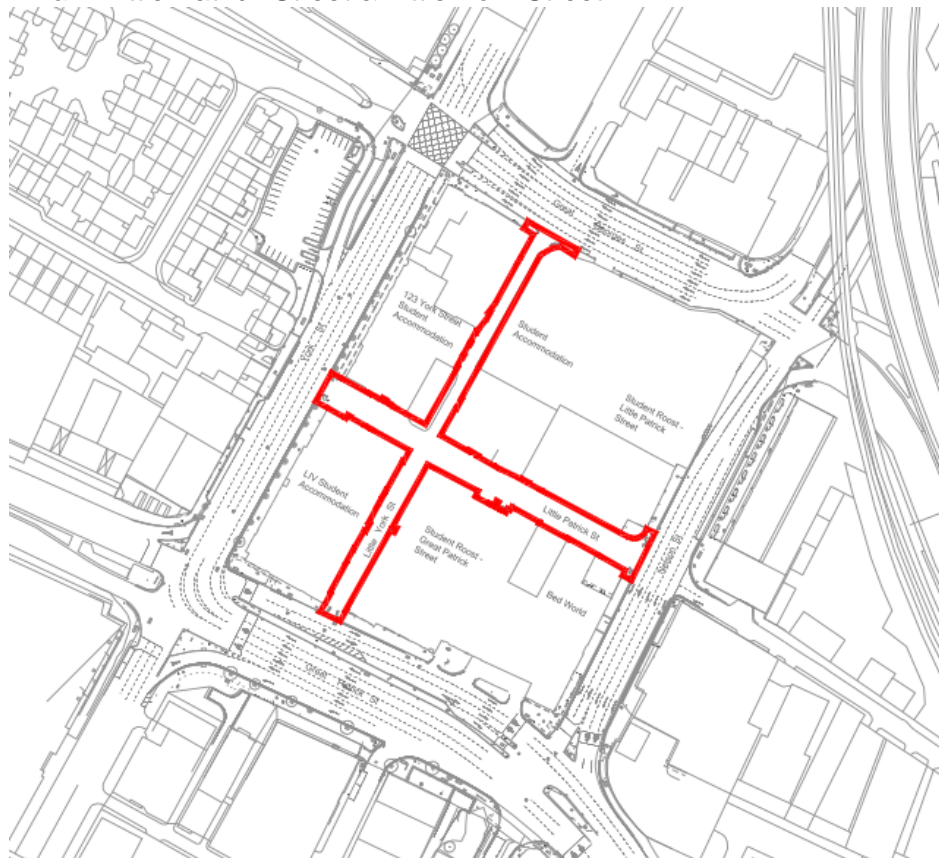
DFI Roads, DFI Rivers, BCC Environmental Health, BCC Landscape Planning and Development and Historic Environment Division have been consulted and provided feedback on the proposal. All consultees have returned no objections, subject to conditions and informatives.

### **Recommendation**

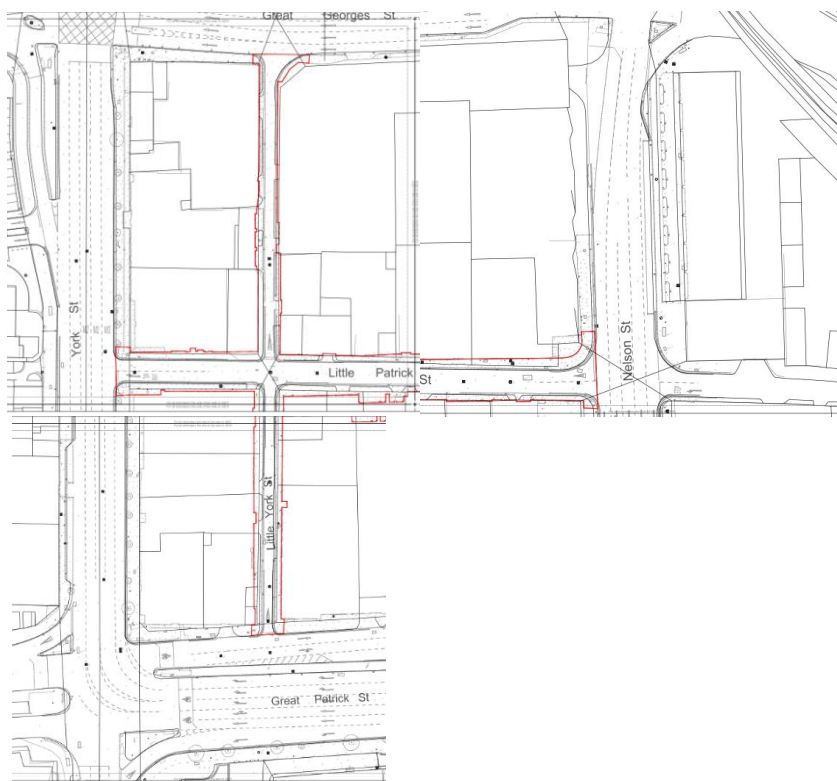
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

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

### Site Location Plan: Little Patrick Street & Little York Street



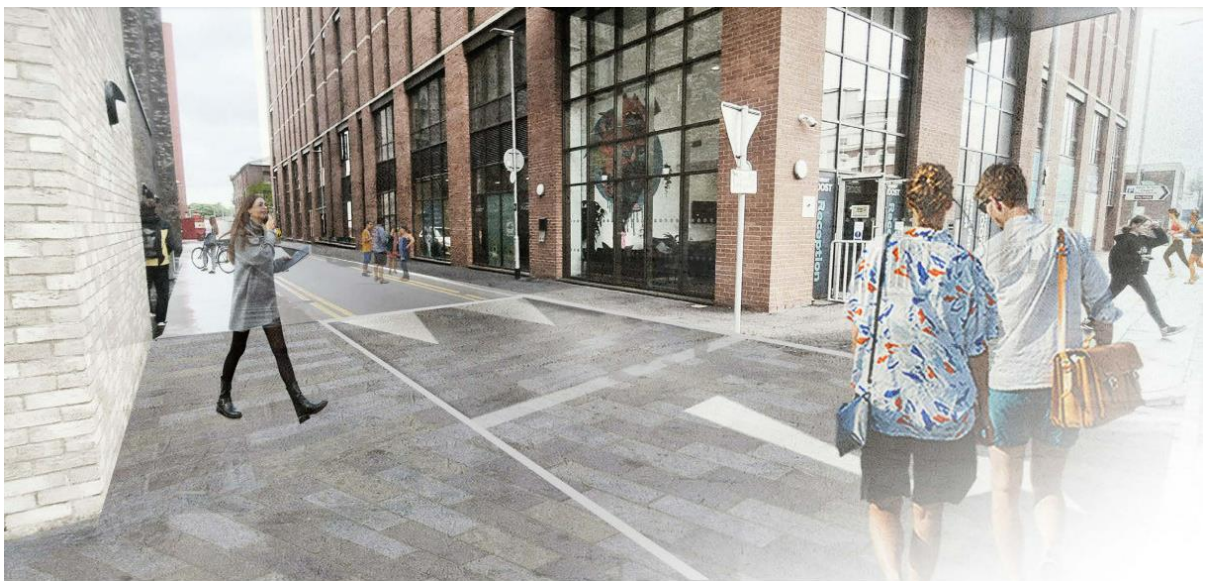
### Existing Site Layout



## Proposed Site Layout



## CGI Impressions





1.0	<p><b>Characteristics of the Site and Area</b></p> <p>The site comprises the two interconnected streets of Little Patrick Street and Little York Street, located in the north of Belfast City Centre, opposite the new Ulster University Campus and neighbouring Lancaster Street. It is bounded to the north and south by the A2 (Great Patrick Street) and the A12 (Great George Street) respectively, and to the east and west by the wide, 5 carriageway roads of York Street and Nelson Street.</p> <p>Little Patrick Street is currently a two-lane, two-way street for vehicular traffic with little York Street comprising a single lane, one way street connecting Great George Street with Great Patrick Street. Both streets have pedestrian footpaths to both sides and contain no street trees or soft landscaping. The immediate context of the site is a mixture of high density, private student accommodation blocks, retail and warehousing, surface car parking, and derelict sites including the former Hendron Brothers Building.</p> <p>The wider context includes the Ulster University campus buildings as well as the MAC contemporary art gallery and St Annes Square, St Anne's Cathedral, and the Cathedral Gardens Park.</p>
2.0	<p><b>PLANNING HISTORY</b></p> <p>LA04/2022/2063/PAD – Little Patrick Street and Little York Street – Public Realm Scheme – PAD Concluded: 31/08/2023.</p>
3.0	<p><b>PLANNING POLICY</b></p>
3.1	<p><b>Development Plan – operational policies:</b>  <u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy SP3 – Improving health and wellbeing  Policy SP5 – Positive Placemaking</p>

	<p>Policy DES1 – Principles of urban design</p> <p>Policy BH1 – Listed buildings</p> <p>Policy BH4 – Works to grounds affecting built heritage assets</p> <p>Policy HC1 – Promoting healthy communities</p> <p>Policy CI1 – Community Infrastructure</p> <p>Policy CC1 – Development opportunity sites</p> <p>Policy TRAN1 – Active travel – walking and cycling</p> <p>Policy TRAN2 – Creating an accessible environment</p> <p>Policy TRAN8 – Car parking and servicing arrangements</p> <p>Policy ENV1 – Environmental quality</p> <p>Policy ENV2 – Mitigating environmental change</p> <p>Policy ENV4 – Flood risk</p> <p>Policy ENV5 - Sustainable drainage systems (SuDS)</p> <p>Policy OS2 – New open space within settlements</p> <p>Policy TRE1 - Trees</p>
3.2	<p><b>Development Plan – zoning, designations, and proposals maps:</b></p> <p>Belfast Urban Area Plan (2001) BUAP</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2004)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
3.3	<p><b>Regional Planning Policy:</b></p> <p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.4	<p><b>Supplementary Planning Guidance:</b></p> <p>Creating Places</p> <p>Living Places - An Urban Stewardship and Design Guide for Northern Ireland</p>
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p><b>DFI Roads</b> – no objection with conditions &amp; informatives.</p> <p><b>DFI Rivers</b> – no objection (exception site).</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p><b>Historic Environment Division (HED)</b> – no objection</p> <p><b>BCC Environmental Health</b> – no objection</p>
4.3	<p><u>Internal Advice</u></p> <p><b>BCC Landscape Planning and Development</b> – supportive of proposal</p>
4.4	<p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>Two objection/comments have been received. The concerns are summarised below:</p> <ul style="list-style-type: none"> <li>- Obstruction of warehouse retail store for deliveries and customer parking which need removed.</li> <li>- Issues with lighting to be attached to student building as it will restrain access / maintenance to the building windows etc.</li> <li>- No long-term plan presented for maintenance and upkeep. Will not be providing financial assistance to trees, planting, lighting etc as it's not their responsibility or desire to attain these elements.</li> </ul>

	<ul style="list-style-type: none"> <li>- Insufficient bin collection consideration.</li> <li>- Proposal will disrupt and obstruct parking and movement.</li> </ul> <p>The Council has also received 2 letters of support for this proposal from the Ulster University and the Student Roost accommodation block whom welcome the proposals and deem that they would have a positive impact on the area.</p> <p>All issues highlighted by third parties will be considered within the relevant sections of the planning assessment / report below.</p>
<b>5.0</b>	<b>PLANNING ASSESSMENT</b>
<b>5.1</b>	<p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Design, character and appearance.</li> <li>• Community infrastructure</li> <li>• Health and wellbeing</li> <li>• Access, movement, and transport</li> <li>• Environmental considerations</li> <li>• Landscaping, green infrastructure and trees</li> <li>• Built heritage.</li> <li>• Amenity</li> </ul>
<b>5.2</b>	<p><b>Development Plan Context</b></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>
<b>5.3</b>	<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>
<b>5.4</b>	<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>
<b>5.5</b>	<p><b><u>Operational Policies</u></b></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at section 3.1.</p>
<b>5.6</b>	<p><b><u>Proposals Maps</u></b></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</p>

5.7	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, except for retail policies that relate to Sprucefield which remain contentious.
5.8	<b>Belfast Urban Area Plan 2001</b> – identified as whiteland.
5.9	<b>Belfast Metropolitan Area Plan 2015 (2004)</b> – identified as development opportunity site.
5.10	<b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – identified as development opportunity site.
5.11	<p><b><u>Principle of development</u></b></p> <p>The SPPS advises that planning permission should be granted for sustainable development that accords with the area plan and causes no harm to areas of acknowledged importance.</p>
5.12	<p>The proposals seek to make alterations to the streetscape, public footpaths, and existing street network to prioritise pedestrians and cyclists over motorised vehicles. The overarching aims of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- Create a welcoming and permeable streetscape.</li> <li>- Create a human scale space to influence interaction.</li> <li>- Adaptable + multifunctional spaces.</li> <li>- Innovative approaches to soft landscaping.</li> <li>- Traffic calming measures which prioritise people over vehicles.</li> <li>- Useable, vibrant, and safe space.</li> </ul>
5.13	The proposal is designated as whiteland within the BUAP and is zoned as a 'development opportunity site' (zoning CC 077) dBMAP v2004. The site is within the development limits of Belfast and the city centre boundary.
5.14	The concept focuses on Little Patrick Street as the main area for alterations by reducing the carriageway from a two-lane, two-way street to a single lane. This seeks to create space for seating at selected locations, tree planting, and rain gardens. Caithness slabs will be used for pedestrian footways along the length of Little Patrick Street with granite setts in areas which are to be stopped up / prioritised for pedestrians. Flush kerbs will also be used in these areas to create a continuous level surface, prioritising pedestrians whilst still enabling cycle access.
5.15	Little York Street focuses on discouraging the road to through-traffic between Great Patrick Street and Great George Street whilst retaining existing access to the accommodation blocks. This is sought to be achieved by changing the surface material from tarmac to natural stone paving by the Great Patrick Street end to encourage pedestrians to use it as a walking route.
5.16	The concept seeks to activate Little Patrick Street and Little York Street by introducing new high quality public realm and opportunities for activities within these streets. It also seeks to activate entrances from the surrounding major streets to entice people into these quieter streets and reduce the existing 'island' effect. This will be achieved through a combination of introducing planting and seating, restricting traffic, creating flexible spaces for new or changing activities, upgrading functional lighting, and layering historic

	narratives through the scheme. In addition, space is created for a shared active travel route connection between York Street and Nelson Street.
5.17	The principle of this public realm scheme is aligned with overarching policy direction set out in the RDS 2035, SPPS, Belfast Agenda and the Belfast Local Development Plan – Plan Strategy 2035.
5.18	<p><b>Design, character and appearance.</b></p> <p>Little Patrick Street comprises a two-carriageway street with a pavement on both sides and a typical width of 11m between building lines. Little York Street is a single carriageway, one way street with a pavement on both sides and a typical width of 8m between building lines. Both streets currently have an enclosed feel dictated by a combination of their linear nature and flanking by 12+ storey buildings. This is exacerbated along Little York Street due to its narrow width. Active frontages are limited to the corner of Little Patrick Street and York Street although both streets are passively overlooked by upper floor windows of student accommodation blocks. There is no soft landscaping or trees on either street. Both streets currently act as a back of house to student accommodation with servicing entrances, plant rooms and bin stores at ground level. There are several vacant units for sale including the former Hendron Brothers Building. There is access for businesses at the eastern end of Little Patrick Street.</p>
5.19	The Design and Planning Statement submitted to the Council refers to the history of the area, and once known as ‘Little Italy’ with the concept seeking to re-imagine the former streetscapes of ‘Little Italy’ as a new public space.
5.20	Policy DES1 of the LDP states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking. The below sections will detail the proposed design changes on each street.
5.21	<p><u>Little Patrick Street</u></p> <p>The carriageway will be reduced to a single lane and stopped up to traffic in the western half of the street. There will be recessed bays designated for bins which will remove them from public views along the street. The street will be broken up with public seating areas which include raingardens and planting. Street trees will be introduced to enhance the biodiversity and aesthetics of the area.</p>
5.22	Caithness slabs will be used for pedestrian footways along the length of Little Patrick Street with granite setts in areas which are to be stopped up / prioritised for pedestrians. Flush kerbs will also be used in these areas to create a continuous level surface, prioritising pedestrians whilst still enabling cycle access. The choice of materials has been guided by the Belfast City Centre Public Realm Materials Palette. Use of these materials ensures high quality materials and finishes will be implemented, responding positively to the local context and wider character and finishes within the city centre.,
5.23	<p><u>Little York Street</u></p> <p>Little York Street has been recently resurfaced and is in good condition. Design proposals for this street focus on discouraging vehicular through traffic between Great Patrick Street and Great George Street whilst retaining existing access to the accommodation blocks where required. This is achieved by changing the surface material from tarmac to natural stone paving by the Great Patrick Street end to encourage use as a pedestrians walking route.</p>

5.24	Street lighting is also proposed. The proposals state that lighting will be designed in accordance with the “Luminous City: A Lighting Strategy for Belfast” and seek to minimise light spillage. The lighting aims to achieve a balance in the street feeling safe and attractive but seeking to limit instances of antisocial or noisy behaviour within a largely residential setting.
5.25	BCC Landscape Planning and Development team have no objections stating that the proposal will create an accessible, high quality public realm, valuable pockets of urban green space that will improve the amenity value of the proposed public realm.
5.26	The proposed development aligns with the key principles of Policy SP5 of the LDP and design criteria (a-k) of Policy DES1. The proposal is deemed acceptable with regards to design, character, and appearance.
5.27	<p><b>Health and wellbeing</b></p> <p>Policy SP3 – Improving health and wellbeing and Policy HC1 – Promoting healthy communities. require proposals to promote healthy and active lifestyles. The public realm scheme enhancements will assist active travel i.e. walking and cycling are easily achieved and that the surface area caters for people with mobility issues. The proposal will improve accessibility to/within the locality and city centre, reducing the use of private car travel, and improve provision of public open space The proposal is acceptable in relation to these policies.</p>
5.28	<p><b>Access, movement, and transport</b></p> <p>The applicant has provided a Traffic Statement, Road Safety Audit, Bin Collection Plan and a DFI Roads consultation report to demonstrate a safe and usable streetscape for all members of the public.</p>
5.29	A local business had initially made a representation regarding proposed planters blocking access to their delivery warehouse entrance and car parking area. Revisions have been received to the satisfaction of DFI Roads which adequately address the representation received. The neighbours and objector were notified of the amendments and no further representations were received.
5.30	DFI Roads have no objections to the proposal, subject to conditions. The proposal is situated in a highly accessible location with public transport links. The proposal will create an accessible environment for residents and members of the public, enhancing active travel via walking and cycling. The proposal is compliant with Policy TRAN 1 of the LDP.
5.31	The proposal also seeks to reduce on-street parking and includes provision for cycle parking. Appropriate servicing arrangements have been demonstrated to the satisfaction of DFI Roads and therefore the proposal is in compliance with Policies TRAN 1, TRAN 2, and TRAN 8 of the LDP.
5.32	<p><b>Environmental considerations</b></p> <p>The application site is situated within the 1 in 100-year climate change floodplain. The Council confirmed the site as being an exception as there is currently hard standing and the proposed scheme will introduce drainage, planting and SuDs.</p>
5.33	The existing landscape and topography of the site does not include any soft landscaping or street trees. The surfacing is not permeable and largely consists of asphalt with concrete kerbs. The proposal seeks to enhance the permeability of the site by introducing

	sustainable urban drainage systems, methods, and materials. The drainage strategy directs surface runoff from impermeable surfaces including roads and footpaths to proposed rain gardens. reducing pressure on the existing drainage system capacity by attenuating and slowing water flows.
5.34	DFI Rivers have appraised the flood risk and drainage assessment provided by the applicant and have no objections based on the supporting information.
5.35	Belfast City Council Environmental Health Service have considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations. They have no objections to the proposal based on the plans and information provided, subject to conditions and informatives.
5.36	The proposal is considered acceptable in relation to Policies ENV1, ENV2, ENV4 and ENV5 of the LDP.
5.37	<p><b>Landscaping, green infrastructure and trees</b></p> <p>As mentioned above in this report, both Little Patrick Street and Little York Street currently have no landscaping or street trees within the application site. Large-scale purpose-built student accommodation blocks being erected adjacent to the site. Currently the public realm is poor quality and is dominated by hard landscaping.</p>
5.38	The proposal seeks to introduce visual breaks in the street scene along Little Patrick Street introducing green spaces and pockets of new public open space which will improve visual amenity and public realm in the area.
5.39	The proposal seeks to introduce pockets of new public open space within the urban context of Little Patrick Street and Little York Street. These proposals reflect criteria as set out within of the LDP. The introduction of rain gardens support biodiversity within the area. Rain gardens including tree planting using species which have a light canopy are proposed. Tree planting plans have been provided to the council and are deemed acceptable. The proposal is compliant with Policy OS2 and TRE1 of the LDP as it will result in net gain of open space trees within Policy and. The proposal is also acceptable regarding landscaping, green infrastructure, and trees in that the materials and landscaping proposed are compliant with Supplementary Guidance as set out in Creating Places and Living Places.
5.40	<p><b>Built Heritage</b></p> <p>Little Patrick Street and Little York Street are located within an Area of Archaeological Potential and Investigations. The streets are also on the boundary of adjacent listed buildings. Historic Environment Division have no objections to the proposal and are satisfied listed buildings, their settings and archaeological assets will not be adversely affected. The proposal is considered compliant with Policies BH1 and BH4 of the LDP, taking account of the response from HED.</p>
5.41	<p><b>Amenity</b></p> <p>The site is surrounded by student accommodation blocks and established residential areas such as Lancaster Street, Thomas Street, Great Georges Street. There are also businesses in close proximity to the site.</p> <p>The Council have received an objection from the head of operations of one of the student blocks adjacent the site. The main concerns include issues with the lighting that is to be attached to the student building. The objection states that the proposal will restrict access</p>

	and maintenance to the building windows above ground floor levels. The objection states that no long-term plan has been presented for maintenance. This representation also states that financial assistance will not be provided for maintenance of trees, planting, lighting, and other features associated with the proposal. In addition, it states that the proposal will impact on bin collection arrangements, and that the proposal would disrupt and obstruct parking and movement within the area.
5.42	These points have been considered by the applicant. The applicant has provided supporting information relating to the traffic and bin collection which has been considered by DfI Roads. DfI Roads have no objections to the proposal and on this basis the proposal will not adversely impact on access, traffic, road safety, servicing of adjacent properties including and that bin storage and collection arrangements. They have also confirmed that no lighting is proposed to nearby buildings.
5.43	The Council has also received 2 letters of support for this proposal from the Ulster University and the Student Roost accommodation block whom welcome the proposals and deem that they would have a positive impact on the area.
5.44	<p><b>Developer Contributions</b></p> <p>Para 5.69 of the SPPS states that 'Planning authorities can require developers to bear the costs of work required to facilitate their development proposals'. No developer contributions are required however, due to the nature of the development, which is providing public realm improvements in the public interest.</p>
<b>6.0</b>	<b>Recommendation</b>
6.1	It is considered that the proposal will have no significant impact on residential amenity or the character of the surrounding area and will provide community benefits through enhanced public realm and open space improvements. The proposal is compliant with relevant policy provisions in the LDP, and approval is recommended.
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.
<b>7.0</b>	<p><b>DRAFT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission.</li> </ol> <p><b>Reason:</b> As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> <li>2. Prior to commencement, the Applicant is required to provide DfI Roads with an additional 5% of each of the public realm surfacing materials used in the Public Realm works to the public road network to cover future maintenance interventions, unless otherwise agreed in writing with the Council.</li> </ol> <p><b>Reason:</b> To ensure adequate future maintenance.</p> <ol style="list-style-type: none"> <li>3. The materials used on footways, on pedestrianised road surfaces and pedestrianised public realm, shall be carried out in accordance with the Streets Ahead 3 Palette of Materials or such other materials as first agreed in writing with the Council in consultation with the DfI Section Engineer. All materials must satisfy DMRB regarding materials performance and confirm PSV value in</li> </ol>

	<p>accordance with CS 228 Skidding Resistance. All materials must be installed, retained and maintained thereafter in accordance with the approved details.</p> <p><b>Reason:</b> In the interests of road and pedestrian safety.</p> <p>4. Prior to completion and operation, pedestrian crossing points including tactile paving must be provided at all road junctions in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces". All pedestrian crossing points must be retained and maintained in accordance with the above guidance.</p> <p><b>Reason:</b> In the interests of pedestrian safety.</p> <p>5. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted becomes operational and such splays shall be retained and kept clear thereafter.</p> <p><b>Reason:</b> To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.</p> <p>6. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for use.</p> <p><b>Reason:</b> To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>7. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.</p> <p><b>Reason:</b> In the interests of the character and appearance of the area</p>
--	---

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank