

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



**Belfast
City Council**

19th June, 2023

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room - City Hall and remotely, via Microsoft Teams, on Tuesday, 20th June, 2023 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. **Abandonments and Extinguishments (Pages 1 - 12)**
3. **Appeals (Pages 13 - 20)**
4. **Planning Decisions Issued (Pages 21 - 56)**
5. **Miscellaneous Reports**
 - (a) Updates to the Planning Application Checklist (Pages 57 - 96)
 - (b) DfI Consultation on Revised Regional Strategic Planning Policy for Renewable and Low Carbon Energy (Pages 97 - 126)

6. **Live Appeals (Pages 127 - 132)**

7. **Major Applications reported back following adoption of the LDP Plan Strategy**

- (a) LA04/2022/0129/F - (Reconsidered item) Amended Proposal: 2.4m wall to rear of all proposed properties backing onto Dermot Hill Housing Development.
Proposed social housing led mixed tenure residential development comprising 122 residential dwellings, pedestrian and cycle ways, public open space, children's play area, landscaping (including 8 metre landscaped buffer to western boundary), boundary treatments, parking, access (provision of a right turn lane) and ancillary site works. Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor
(Pages 133 - 176)
- (b) LA04/2022/1280/F - (Reconsidered item) Proposed social housing led, mixed tenure residential development comprising of 52 no. dwellinghouses and 87 no. apartments with public open space, children's play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Blackstaff Road (139 no. units in total). Former Kennedy Enterprise Centre (north of Westwood Shopping Centre)
Blackstaff Road.
(Pages 177 - 232)

8. **Local Applications reported back following adoption of LDP Plan Strategy**

- (a) LA04/2019/0081/F - (Reconsidered item) - S.76 - 12 affordable housing apartments, on former site of Maple Leaf at Park Avenue. (Pages 233 - 266)
- (b) LA04/2020/2325/F - (Reconsidered item) - 21 dwellings (affordable housing), on former site of Maple Leaf at Park Avenue (Pages 267 - 296)

9. **Planning Applications**

- (a) LA04/2023/2891/F - Replacement of existing natural grass rugby pitch with new 3G surface and associated under pitch drainage and site works
(Additional Information Received. Kingspan Stadium 134 Mount Merrion Avenue, Belfast, BT6 0DG (Pages 297 - 308)
- (b) LA04/2022/0742/F - Proposed new two storey/split level community hub building (including changing rooms) and a single storey modular changing room building with associated car parking; paths and landscape site-works.
Paisley Park Sportsplex - West Circular Road (Pages 309 - 320)
- (c) LA04/2022/1841/F and LA04/2022/1840/A-Proposed new boundary treatment to Newtownards Road and Harland Drive and Floodlighting to Existing MUGA (Full) and Relocation of existing signage at Memorial Garden and Yardmen Sculpture and new Corten Totum signage with park information board (Ad). Dr Pitt Memorial Park- Newtownards Road (Pages 321 - 332)
- (d) LA04/2023/3166/F - Change of roof profile from a hipped roof to a pitched roof with rear dormer and rooflights to front, 28 Wynchurch Road (Pages 333 - 338)

10. **Issue raised in advance by a Member**

- (a) Community Places Funding - Councillor Groogan

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Subject:	Notifications from statutory bodies
Date:	20 th June 2023
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Keith Sutherland, Planning Manager (Plans & Policy)

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"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	To bring to the attention of the Planning Committee three notifications that have been received from the Department for Infrastructure (DfI) and the Northern Ireland Housing Executive (NIHE) (see Appendices 1-3). The notifications relate to the proposed abandonment of an alleyway to the rear of 92-199 Royal Avenue, the abandonment of a public right of way at Seymour Lane and the extinguishment of a public right of way at the Bullring.
2.0	Recommendation
2.1	The received consultations do not require a response and it is therefore suggested that the Committee notes this report and the background documentation set out in the appendices.
3.0	Main Report
3.1	Since the last Planning Committee the Council has received three notifications from statutory bodies, two of which are from DfI and one from NIHE. The summary of the consultation and conclusion are set out below:
3.2	Proposed abandonment of alleyway to rear of 92-199 Royal Avenue, Belfast, BT1 1DL Received on 2 nd May 2023 this notification from DfI relates to the proposed abandonment under The Roads (NI) Order 1993 of land between Royal Avenue and Kent Street. The abandonment is necessary to facilitate redevelopment of the site identified for the Belfast Stories project, the flagship project within the tourism and regeneration strand of the Belfast Region City Deal.
3.3	Abandonment of Public Rights of Way at Seymour Lane, Belfast Received on 6 th June 2023 this notification from DfI concerns the proposed abandonment under The Roads (NI) Order 1993 of land at Seymour Lane. The area of land to be abandoned forms part of the "Paper Exchange" mixed use, office/retail development approved by the Council in November 2019 (LA04/2019/0909/F). DfI consider that the land to be abandoned is not necessary for road traffic and as such is considered to be surplus to the adopted road network.

3.4	<p>Extinguishment of Public Right of Way – Bullring Pathway</p> <p>Received on 11th May 2023 this notification from NIHE relates to the proposed extinguishment of a public right of way under Article 88D of the Housing (Northern Ireland) Order 1981. The extinguishment will apply to the section of the Bullring path owned by NIHE which runs parallel to the Westlink and is located between Regent Street and the rear of properties at Sherbrook Street.</p>
3.5	<p>The purpose of this extinguishment is to facilitate the disposal of land owned by NIHE and enable environmental improvement works to be undertaken by the Department for Communities. The associated planning application was approved by the Council in May 2021 (LA04/2020/0673/F). The environmental improvement works will enhance access and movement within the site with the existing asphalt pathway, which is the subject of the extinguishment, being improved to provide a shared pathway for pedestrians and cyclists. Connectivity within the site will be further enhanced by the wider environmental scheme that will include the addition of new pedestrian pathways.</p>
3.6	<p>In considering these three notifications consultations were carried out with other services within the Council – City & Neighbourhood Services, Physical Programmes and City Regeneration & Development and there were no concerns raised in relation to any of the three proposals. There is no requirement to respond to the consultation and it is therefore suggested that the Committee notes this report and the background to the proposals.</p>
3.7	<p><u>Financial & Resource Implications</u></p> <p>There are no resource implications associated with this report.</p>
3.8	<p><u>Equality implications or Good Relations implications / Rural needs assessment</u></p> <p>None.</p>
4.0	<p>Appendices – Documents Attached</p>
	<p>Appendix 1: Proposed abandonment of alleyway to rear of 92-199 Royal Avenue, Belfast, BT1 1DL</p> <p>Appendix 2: Abandonment of Public Rights of Way at Seymour Lane, Belfast</p> <p>Appendix 3: Extinguishment of Public Right of Way – Bullring Pathway</p>

Appendix 1: Planning Committee 20 June 2023 - Notifications from statutory bodies

Eastern Division



Belfast Planning Service
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
BELFAST
BT2 8BP

Annexe 7, Block 2
Castle Buildings
Stormont Estate
Upper Newtownards Road
BELFAST
BT4 3SQ

Telephone: 0300 200 7899

Textphone number: 028 9054 0022

Being Dealt With By: Victor Clegg

Email: Victor.clegg@infrastructure-ni.gov.uk

Direct Line: 02890 526193

Our Ref: MD2/Z/03/1112

Date: 26 April 2023

Dear Sir/ Madam

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT OF ALLEYWAY TO REAR OF 92-122 ROYAL AVENUE,
BELFAST BT1 1DL.**

An application has been received from Belfast City Council for the abandonment of a length of alleyway to the rear of Royal Avenue, Belfast, as shown hatched red on the attached plan.

The abandonment is necessary to facilitate redevelopment of the area under the Belfast Stories project.

Could you please advise if you would have any objections to this abandonment.

A prompt response would be appreciated, and I look forward to hearing from you.
If I do not receive your reply, I shall assume you have no objection and shall proceed accordingly.

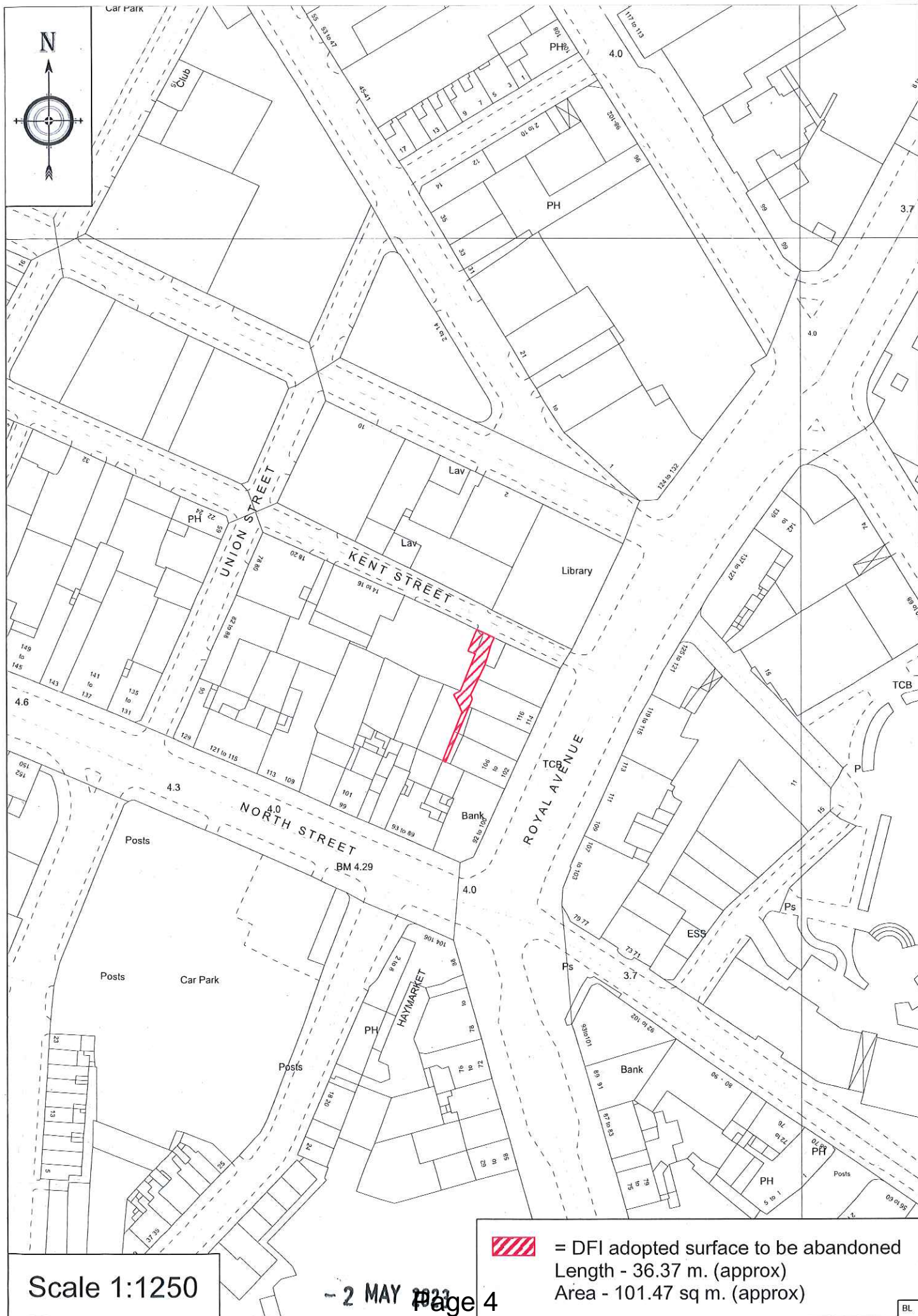
Yours faithfully

VICTOR CLEGG
Lands Section

ENCS



BSC S 04 L71



EASTERN DIVISION

Local Planning Office
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
BELFAST
BT2 8BP



Annexe 7, Block 2
Castle Buildings
Stormont Estate
Upper Newtownards Road
BELFAST
BT4 3SQ

Telephone: 0300 200 7893

Textphone number: 028 9054 0022

Email: victor.clegg@infrastructure-ni.gov.uk

Being Dealt With By: Victor Clegg

Direct Line: 02890 526193

Your Ref:

Our Ref: MD2/Z/03/1091

Date: 31 May 2023

Dear Sir/ Madam,

**ROADS (NI) ORDER 1993
ABANDONMENT OF PUBLIC RIGHTS-OF-WAY AT SEYMOUR LANE, BELFAST**

Further to previous correspondence in respect of the proposed abandonment indicated above. I enclose for your information a copy of the draft order, a location map and the Statutory Notice of Intention which will be published in the Belfast Gazette on 2nd June 2023, and in the Belfast Telegraph, News Letter and Irish News on 31st May and 7th June 2023.

This is for information purposes only, a response is not necessary.

If/when the Department make the order, I will forward a copy when it comes into operation.

Yours faithfully

A handwritten signature in blue ink, appearing to read "VC".

Victor Clegg
Lands Branch
ENC

2023 No.

ROADS

**The Seymour Lane, Belfast (Abandonment) Order (Northern
Ireland) 2023**

Made - - - - 2023

Coming into operation 2023

The Department for Infrastructure^(a) makes the following Order in exercise of the powers conferred by Article 68(1) and (5) of the Roads (Northern Ireland) Order 1993^(b) and now vested in it^(c).

The Department in accordance with Article 68(4) of that Order proposes to abandon the area of road described in the Schedule as it is not necessary for road traffic.

Notice has been published, served and displayed in compliance with paragraphs 1, 2 and 3 of Schedule 8 to that Order.

(Here will follow, where appropriate, recitals of the fact of any objection received or inquiry held and the outcome thereof).

Citation and commencement

1. This Order may be cited as the Seymour Lane, Belfast (Abandonment) Order (Northern Ireland) 2023 and shall come into operation on 2023.

Application

2. The area of road described in the Schedule is abandoned.

3.—(1) All existing cables, wires, mains, pipes or other apparatus placed along, across, over or under the abandoned area of road shall be retained.

(2) All existing rights as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

-
- (a) Formerly the Department for Regional Development; see section 1(6) and (11) of, and Schedule 1 to the Departmental Transfer Act (Northern Ireland) 2016 (2016 c. 5 (N.I.))
(b) S.I. 1993/3160 (N.I. 15)
(c) S.R. 1999 No. 481 Article 6(d) and Schedule 4 Part IV



Sealed with the Official Seal of the Department for Infrastructure on 2023

(L.S.)

A senior officer of the Department for Infrastructure

SCHEDULE

Article 2

AREA OF ROAD TO BE ABANDONED

An area of 85.75 square metres of road known as Seymour Lane, Belfast, more particularly delineated and shown hatched and coloured green on map IN1/23/26154.

A copy of the map has been deposited at the Department's Headquarters, Room 309, Clarence Court, 10-18 Adelaide Street, Belfast and at DfI Roads Eastern Division, Annexe 7, Block 2, Castle Buildings, Stormont Estate, Upper Newtownards Road, Belfast.

EXPLANATORY NOTE

(This note is not part of the Order)

This Order abandons the area of road described in the Schedule.

Abandonment – Seymour Lane, Belfast

The Department for Infrastructure (DfI), being of the opinion that the road is not necessary for road traffic, gives notice of its intention to make an Order under Article 68 of the Roads (Northern Ireland) Order 1993, the effect of which would be to abandon an area of 85.75 square metres of road known as Seymour Lane, Belfast. The area of road proposed to be abandoned is delineated on a map which, together with a copy of a draft order, may be inspected free of charge during office hours within the period 31st May 2023 to 10th July 2023 at DfI Roads Eastern Division, Annexe 7, Block 2, Castle Buildings, Stormont Estate, Upper Newtownards Road, Belfast, BT4 3SQ.

Inspection of the draft Order and map is by appointment only which can be arranged either by email using lands.eastern@infrastructure-ni.gov.uk or by telephone during office hours (Monday to Friday 9.00 a.m. to 5.00 p.m.) on 0300 200 7899.

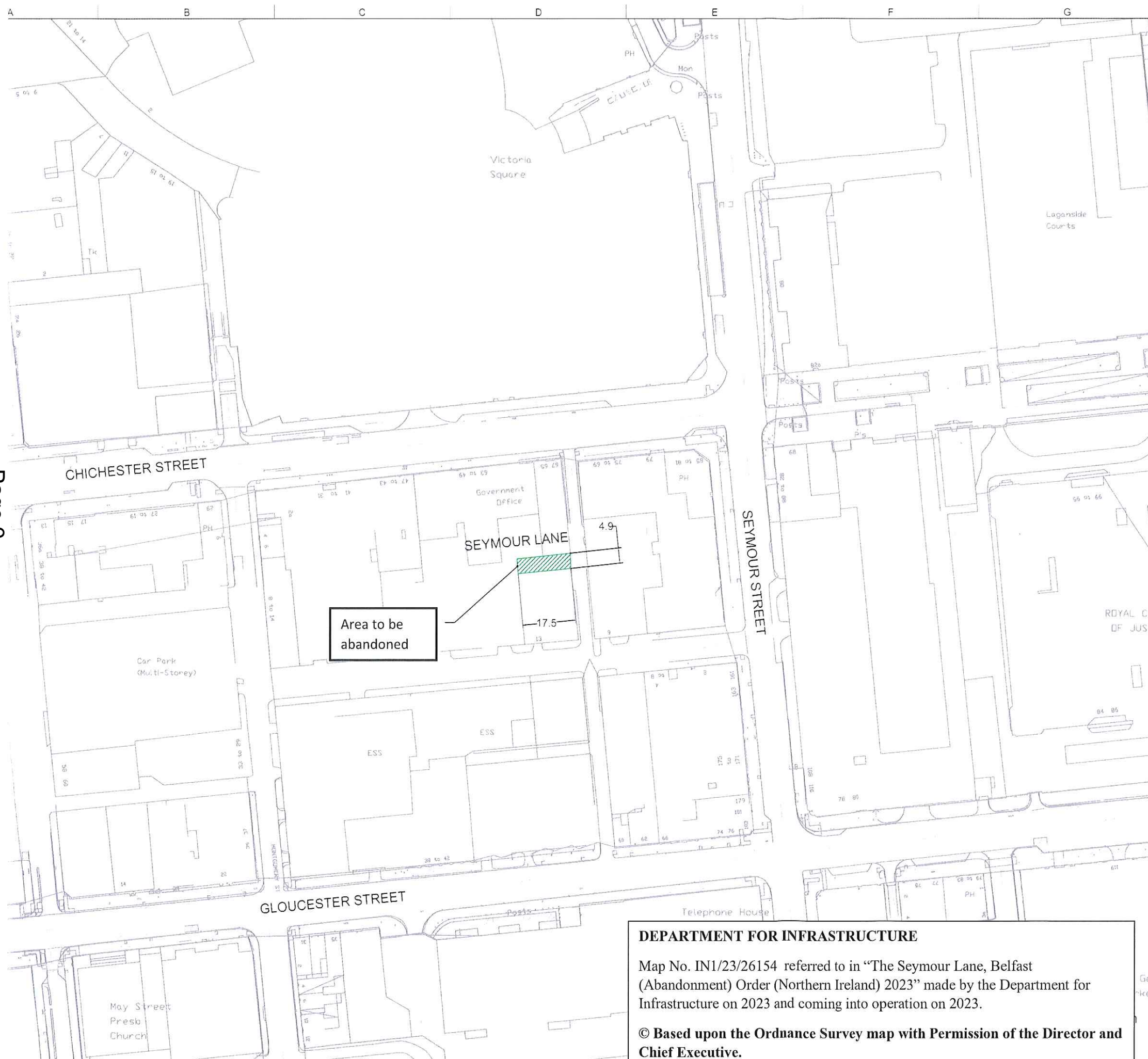
Details may also be viewed online at www.infrastructure-ni.gov.uk/consultations

Any person may, within the period above, object to the proposal by writing to the Department at the address above or by emailing lands.eastern@infrastructure-ni.gov.uk stating the grounds of the objection.

Information you provide in your response to this consultation, excluding personal information, may be published or disclosed under the Freedom of Information Act 2000 (FOIA) or the Environmental Information Regulations (EIR). If you want the information that you provide to be treated as confidential, please tell us why, but be aware that, under FOIA/EIR, we cannot guarantee confidentiality.

For information regarding the Department Privacy Notice following the introduction of GDPR please go the following link <https://www.infrastructure-ni.gov.uk/dfi-privacy> or phone the Data Protection Office on 028 90540540. For further details on confidentiality, the FOIA and the EIR please refer to www.ico.org.uk





NOTES

1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
2. FOLIO BOUNDARIES SHOWN BASED ON ORDNANCE SURVEY MAPPING AND THE LAND REGISTRY.

KEY

AREA TO BE ABANDONED 

P02	14 /02/20	PSC	PSC	ES
Revisions as per DFI Comments				
P01	09 /12/19	PSC	PSC	ES
Rev.	Date	By	Chkd	Appd

ARUP

Bedford House 3rd Floor 16-22 Bedford Street
Belfast BT2 7FD
Tel: +44 (0)28 9069 0900 Fax: +44 (0)28 9069 0901
www.arup.com

Client
Chichester Street
Properties Limited

Project Title
The Paper Exchange

Drawing Title
Proposed Area for Abandonment

Scale at A3	1:1250
Role	Consulting - Transport Planning
Suitability	- For Information
Arup Job No	263484-04
Rev	P01
Name	263484-SRU-ZZ-GF-DR-TR-2101

DEPARTMENT FOR INFRASTRUCTURE

Map No. IN1/23/26154 referred to in "The Seymour Lane, Belfast (Abandonment) Order (Northern Ireland) 2023" made by the Department for Infrastructure on 2023 and coming into operation on 2023.

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SCALE 1:1250

Appendix 3: Planning Committee 20 June 2023 - Notifications from statutory bodies

**Housing
Executive**

REGIONAL SERVICES
Land and Regeneration
Place Shaping Team, South Region

Marlborough House
Central Way
Craigavon
BT64 1AJ
T 03448 920 900
W nihe.gov.uk
@nihecommunity

Belfast Planning Department
The Cecil Ward Building
4-10 Linenhall Street,
Belfast
BT2 8BP

Date: 9th of May 2023

Our Ref: Bullring Pathway Extinguishment

Dear Sirs,

Re: Extinguishment of Public Right of Way – Bullring Pathway

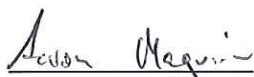
The Northern Ireland Housing Executive made an Order No 1 on the 25th of April 2023 certain Public Rights of Way be extinguished. Approval for the extinguishment is presently being sought from the NIHE Sponsor Team (Housing Division), Department for Communities, Housing Investment Branch, 1-7 Bedford Street, Belfast, BT2 7EG.

The press notice regarding the making of this order is enclosed together with a map showing the area affected.

If you wish to make comments, could you please let me have them by 30th May 2023.

I shall write to you again when the result of the submission is known.

Yours faithfully,



Aaron Maguire
Land and Regeneration Officer
Belfast Area



**FORM OF NOTICE OF MAKING OF ORDER
THE HOUSING (NORTHERN IRELAND) ORDER 1981
EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY**

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 25th of April 2023 made an Order ("an extinguishment order"), which will be submitted to the Department for Communities for approval, to extinguish the public rights of way over land described in the schedule hereto.

A copy of the extinguishment order and associated map dated 25th of April 2023 referred to therein may be inspected at the West Belfast Local Office with offices at the Public Counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an extinguishment order shall not have effect until approved by the Department and that an extinguishment order to which any objection is made and not withdrawn shall not be approved in circumstances where the Department exercises its discretion to cause a public local inquiry to be held to hear objections to the extinguishment order.

Objections to the extinguishment order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 30th May 2023.

SCHEDULE

Bullring Pathway Belfast- Extinguishment of Public Rights of Way Order No1 2023

Hard-core pathway running parallel to the Westlink Wall, approximately 28 metres east of the rear of NIHE properties at Sherbrook Terrace (off Denmark Street). The pathway tapers from DFI ownership at the southern end to NIHE ownership at the northern end. The NIHE portion of the pathway is approximately 180 metres long (terminating at the northern point of Regent Street adjacent to the Orange Hall) and is consistently circa 2.5 metres wide for the full length.

DATED THIS – 9th May 2023

Grainia Long
Chief Executive
Northern Ireland Housing Executive
2 Adelaide Street
Belfast BT2 8PB



BELFAST, BULLRING, LOWER SHANKILL
Extinguishment of Public Right-of-Way
Order No. 1, 2023
Map Dated 25/4/2023

NORTHERN IRELAND HOUSING EXECUTIVE,
 THE HOUSING CENTRE,
 2 ADELAIDE STREET, BELFAST, BT1 8PB

OSM Reference: LG 130 EDW274111

Scale: 1:1250

Your Reference:

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Agenda Item 3

PLANNING COMMITTEE – 20 JUNE 2023

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO 1 PAC REF: 2022/E0058

PLANNING REF: LA04/2022/1839/F

APPLICANT: Mr Donal O'Kane

LOCATION: Land at 4 Malone Park Central, Belfast, BT9 6NP

PROPOSAL: Alleged erection of a fence, without the benefit of planning permission, between 4 and 4b Malone Park Central

PROCEDURE:

ITEM NO 2 PAC REF: 2023/A0001

PLANNING REF: LA04/2022/0715/O

APPLICANT: Mr Joseph Higgins

LOCATION: 30m SE of 45 Old Colin Glen Road, Lagmore, Dunmurry,
BT17 0NS

PROPOSAL: Erection of 2 No detached 2 storey houses

PROCEDURE:

ITEM NO 3 PAC REF: 2023/A0002

PLANNING REF: LA04/2022/0956/F

APPLICANT: Smart Parking Ltd

LOCATION: Site at junction of Academy Street, Exchange Street and Hector Street, Belfast

PROPOSAL: Retention of temporary car park

PROCEDURE:

APPEALS NOTIFIED (CONTINUED)

ITEM NO 4 PAC REF: 2022/A0218

PLANNING REF: LA04/2022/1284/F

APPLICANT: Mandeville Developments Ltd

LOCATION: Lands bounded by Library Street (to south) Stephen Street (to west) Little Donegall Street (to north) and Union Street (to east), Belfast, BT1 2JE

PROPOSAL: Erection of PBMSA development comprising 795 units with additional use of accommodation by further or higher education institutions outside term time, communal facilities including café and retail, associated bin store and plant and public realm improvements to surrounding footpaths

PROCEDURE:

ITEM NO 5 PAC REF: 2023/E0003

PLANNING REF: LA04/2021/0201/CA

APPLICANT: Mr Glenn Leech

LOCATION: Land at 7 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

PROCEDURE:

ITEM NO 6 PAC REF: 2023/E0005

PLANNING REF: LA04/2021/0202/CA

APPLICANT: Mr Glenn Leech

LOCATION: 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

PROCEDURE:

APPEALS NOTIFIED (CONTINUED)

ITEM NO	7	PAC REF:	
PLANNING REF:	LA04/2021/2571/F		
APPLICANT:	Cornerstone c/o Agent		
LOCATION:	On the public footpath, approximately 10m west to the entrance of Arches Care Home at 144 Upper Newtownards Road, Belfast, BT4 3EQ		
PROPOSAL:	Installation of a 17.5m pole with 6 No antenna, 2 No ground based cabinets, 1 No electrical meter cabinet and ancillary equipment		
PROCEDURE:			
ITEM NO	8	PAC REF:	2022/A0206
PLANNING REF:	LA04/2022/1139/A		
APPLICANT:	JC Decaux		
LOCATION:	Gable end wall of 326 Ormeau Road, Belfast		
PROPOSAL:	LED Digital Display (amended site description)		
PROCEDURE:			
ITEM NO	9	PAC REF:	2023/A0015
PLANNING REF:	LA04/2022/1821/F		
APPLICANT:	Ms Toni Rooney		
LOCATION:	31 Castle Gardens, Belfast, BT15 4GB		
PROPOSAL:	Appeal against condition 2 of LA04/2022/1821/F. The wall on the northern boundary of the balcony and frosted privacy screen at the rear shown on drawing 04A shall be erected within 3 months from the date of this permission.		
PROCEDURE:			

APPEALS NOTIFIED (CONTINUED)

ITEM NO 10 PAC REF: 2023/A0014

PLANNING REF: LA04/2022/0464/F

APPLICANT: Cornerstone Telecommunications Infrastructure Ltd

LOCATION: On the public footpath directly adjacent to and approximately 7m from 101 Bloomfield Road, Belfast, BT5 5LS

PROPOSAL: The installation of a 17.5m Apollo Street works column, 6 No antenna (3 No enclosed within a shroud), 2 No equipment cabinets, 1 No meter cabinet and ancillary development

PROCEDURE:

APPEAL DECISIONS NOTIFIED

12 JUNE 2023

ITEM NO 1 PAC REF: 2021/A0056

PLANNING REF: LA04/2016/0559/F

RESULT OF APPEAL: WITHDRAWN

APPLICANT: Mr Patrick Kearney – Kilmona Property Ltd

LOCATION: Site at the junction of Stewart Street/East Bridge Street and West of Central Station, East Bridge Street, Belfast

PROPOSAL: Proposed construction of 4 No separate blocks of office development (block A 10 No storey, block B 14 No storeys, blocks C & D 3 No storeys). Proposal also includes 4 No retail units, plant and car parking at lower ground floor level with external plaza and associated landscaping.

ITEM NO 2 PAC REF: 2022/A00131

PLANNING REF: LA04/2021/2023/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Barry Hughes

LOCATION: Apartment No 65, Floor 9, Victoria Place, 20 Wellwood Street, Belfast

PROPOSAL: Proposed change of use from residential to short term holiday let (retrospective)

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	3	PAC REF:	2020/A0062
PLANNING REF:	LA04/2019/1722/F		
RESULT OF APPEAL:	DISMISSED (amended decision report also received)		
APPLICANT:	Miss Nicola Bull		
LOCATION:	116 Donegall Pass, Belfast		
PROPOSAL:	Construction of 11 No apartments, ancillary accommodation and one retail unit		
ITEM NO	4	PAC REF:	2021/A0117
PLANNING REF:	LA04/2021/1086/F		
RESULT OF APPEAL:	COSTS – Full Costs Awarded to Appellant		
APPLICANT:	Mr Brian McKenna		
LOCATION:	Land south of McKenna's Bar, 29 Garmoyle Street, Belfast		
PROPOSAL:	External beer garden to include toilets and bar servery		
ITEM NO	5	PAC REF:	2021/A0199
PLANNING REF:	LA04/2020/1980/F		
RESULT OF APPEAL:	COSTS – Full Costs Awarded to Appellant		
APPLICANT:	Miss Kate McKay		
LOCATION:	70 Rugby Avenue, Belfast, BT7 1RG		
PROPOSAL:	Change of use of existing dwelling to ground floor flat and a maisonette on upper floors		
ITEM NO	6	PAC REF:	2022/A0039
PLANNING REF:	LA04/2021/1682/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	C K Hutchinson Networks (UK) Ltd		
LOCATION:	A small area of existing footpath (adopted) located off Ardoyne Road - site situated close to one of the entrances of the Everton Complex, 39 Ardoyne Road, BT14 7HX		
PROPOSAL:	Installation of a 15m high street pole c/w wraparound cabinet with integrated antenna and 3 No additional equipment cabinets and ancillary equipment		

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	7	PAC REF:	2021/A0221
PLANNING REF:	LA04/2021/2198/A		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	JC Decaux		
LOCATION:	Gable end wall of 326 Ormeau Road, Belfast		
PROPOSAL:	Retrospective application to retain 48 sheet internally illuminated advertising display		
ITEM NO	8	PAC REF:	2021/A0057 and 2021/A0080
PLANNING REF:	LA04/2020/2200/F and LA04/2020/2201/DCA		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Mr Ian Layford, Dumos UL Ltd		
LOCATION:	8-10 Clarence Street, 27-37 Linenhall Street and existing car park at the corner of Linenhall Street and Clarence Street, Belfast		
PROPOSAL:	Demolition of Nos 27 to 37 Linenhall Street and Nos 80-10 Clarence Street and erection of 7 storey office building		
ITEM NO	9	PAC REF:	2021/A0202
PLANNING REF:	LA04/2020/2628/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mr Robert Bell		
LOCATION:	14 Edenvale Crescent, Belfast, BT4 2BH		
PROPOSAL:	Demolition of existing conservatory and alterations to existing dwelling at 14 Edenvale Crescent and the erection of 2 apartments, new access and all associated works adjacent to No 14 Edenvale Crescent		

APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	10	PAC REF:	2021/A0241
PLANNING REF:	LA04/2020/1665/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Huxley Group Ltd		
LOCATION:	8 Lands NW of apartments 1-23 Fortwilliam Grange		
PROPOSAL:	1 No 4 storey apartment building (12 apartments) with associated landscaping, pedestrian access, internal road and car parking areas located within the grounds of existing apartment complex		
ITEM NO	11	PAC REF:	2021/A0064
PLANNING REF:	LA04/2020/1836/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Mr Ian Hawthorne		
LOCATION:	Rear of 160 Barnetts Road, Belfast		
PROPOSAL:	Proposed amendment to previously approved application LA04/2016/2034/RM (one and a half storey dwelling) to include new domestic garage		
ITEM NO	12	PAC REF:	2021/E0036
PLANNING REF:	LA04/2020/0180/CA and EN/2021/0185		
RESULT OF APPEAL:	UPHELD		
APPLICANT:	Mr Ian Hawthorne		
LOCATION:	Lands to the rear of 160 Barnetts Road, Belfast		
PROPOSAL:	Unauthorised building		

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<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2020/1208/DCA	LOC	25-29 University Road Belfast BT7 1NA.	Demolition of 25-29 University Road with retention of front facade and alterations to the ground floor facade (Amended Description & Drawings)	Consent Granted
LA04/2020/2370/F	LOC	356 -358 Lisburn Road Belfast BT9 6GJ.	Proposed change of use from guest house plus refurbishment, alterations and extensions to form 9no apartments and associated site works. (amended plans & information)	Permission Granted
LA04/2020/2596/DCA	LOC	356-358 Lisburn Road Belfast BT9 6GJ	Proposed part demolition for change of use from guest house plus refurbishment, alterations and extensions to form 9no apartments and associated site works.	Consent Granted
LA04/2021/0516/F	MAJ	140 Donegall Street Belfast BT1 2FJ.	Erection of a Purpose Built Managed Student Accommodation development comprising 724 no. units, courtyards, ancillary accommodation and facilities, cycle and car parking and all other associated site and access works. (Amendment to planning approval LA04/2015/0609/F).	Permission Granted
LA04/2021/0634/DCA	LOC	22-28 University Street Belfast BT7 1FY	Demolition of two storey returns and part interior - phased demolition	Consent Granted
LA04/2021/0787/F	LOC	346-350 Newtownards Road Belfast BT4 1HE	Demolition of existing building and erection of a proposed retail unit to ground floor with total of 8no. apartments to first, second and third floor. Renewal of existing approval Z/2013/0932/F	Permission Granted
LA04/2021/1406/O	LOC	3 Lord Street Ballymacarret Belfast BT5 4QG.	Demolition of the existing building and the erection of a 3 storey apartment building and all associated works.	Permission Granted
LA04/2021/1964/F	LOC	Carlton House 1-6 Shaftesbury Square Belfast BT2 7DA.	Proposed re-cladding of and front extension to existing Carlton House office building, erection of four additional floors of office accommodation and public realm enhancement works extending along site frontage and Fulton Street. (amended description and Plans)	Permission Granted

LA04/2021/2074/F	LOC	186 Upper Knockbreda Road Belfast BT6 ONB.	Renewal of planning approval for new dwelling and garage, ref: LA04/2015/0058/F. (Additional Information)	Permission Granted
LA04/2021/2219/F	LOC	162 North Queen Street BELFAST BT15 1HQ	Change of use of ground floor from residential to retail unit with new shopfront; 2no. 1 bed apartments on the 1st and 2nd floor; 3 storey rear extension with first floor rear terrace and roof alterations	Permission Granted
LA04/2021/2429/F	LOC	18 Malone Park Belfast BT9 6NH.	Single storey rear extension with internal alterations and an attic conversion with rear dormer window and rooflights to front and rear. Elevational changes including new French doors to the side and rear, replacement of side oriel window with a flat window, other fenestration changes and external alterations. (Amended description to include reference to other fenestration changes and external alterations).	Permission Granted
LA04/2021/2430/DCA	LOC	18 Malone Park Belfast BT9 6NH.	Demolition of non-original side oriel window, flat-roofed single storey rear return, chimney at rear, part removal of roof (to facilitate new dormer and rooflights), removal of windows and downpipe (to be relocated) (amended description to clarify extent of demolition proposals as shown in Drawing Number 03B).	Consent Granted
LA04/2021/2544/F	LOC	41-49 Tates Avenue Belfast BT9 7BY	Demolition of existing buildings and structures; and construction of 47 no. social housing apartments (31 no. 'Category 1' & 16 'General Needs' apartments) with associated landscaping and car parking	Permission Granted
LA04/2021/2801/F	LOC	514 Antrim Road Belfast BT15 5GG	Demolition of existing dwelling and construction of 2 no. New detached dwellings, associated detached garages and landscaping.	Permission Granted
LA04/2021/2846/F	LOC	22/23 Shaftesbury Square Belfast BT2 7DB.	Change of use of ground floor of No. 23 to amusement arcade including extension and frontage alterations to allow for amalgamation with No22.	Permission Granted
LA04/2022/0023/O	MAJ	Lands at Holmes Street to the rear of 15-21 Bruce Street Belfast.	Site for 15 storey residential development, 32no. 1 bedroom apartments, 35no. 2 bedroom apartments and 1no. studio apartment.	Permission Granted

LA04/2022/0286/DC	LOC	Lands on McClure Street to include land south of Railway and north of Powerscourt Place between 10 Cameron Street and 85 Ormeau Road Belfast.	Discharge of condition 15 LA04/2018/2659/F.	Non Material Change Granted
LA04/2022/0311/F	LOC	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.	Erection of 40 no. residential units and 2 no. commercial units with associated car parking, cycle storage servicing, landscaping with access off Balmoral Avenue. (Further information received).	Permission Granted
LA04/2022/0694/DC	LOC	Lands at 159-165 Holywood Road Belfast BT4 3BE.	Discharge of condition 8 LA04/2019/2778/F relating to hard and soft landscaping	Condition Not Discharged
LA04/2022/1136/F	LOC	Lands to the East of 36 Oakhurst Avenue and 1 Manor Mews Belfast BT10 0PE.	Proposed new Detached Dwelling including new driveway access. (amended description & site plan)	Permission Granted
LA04/2022/1218/DC	LOC	Former Visteon Factory Blacks Road Belfast BT10	Discharge of conditions 21 & 22 - Z/2013/1434/F	Condition Discharged
LA04/2022/1359/F	LOC	Lands at 277 Lower Braniel Road Belfast BT5 7NR.	Demolition of existing and replacement with 1No. detached and 2No. semi-detached dwellings with individual accesses for each unit.	Permission Granted
LA04/2022/1361/F	LOC	Existing Telecommunications Base Station at Glentoran FC Park Gate Drive Belfast BT4 1EW.	The removal of existing 12m high stainton phase 2 monopole and 6No. antennas and the installation of propose demise extension with 17.5M high CU phosco phase 6 monopole with 4.9 XL headframe on new deep concrete base, 9No. proposed antennas, 2No. 300mm dishes, 1No. proposed GPS module, 1No. proposed cable tray and 2No. proposed gantry poles and the relocation of 3No. existing antennas to new tower and th upgrade and re-use of existing meter cabinet and equipment cabin and all other ancillary development.	Permission Granted
LA04/2022/1397/F	LOC	410 Ormeau Road Belfast BT7 3HY.	Three-storey extension to rear with side dormers (Amended site description)	Permission Granted

LA04/2022/1452/F	LOC	93 Cliftonville Road Belfast BT14 6JQ	Proposed pedestrian gates at Cliftonville Road entrance and Chestnut Garden entrance; new automated vehicle barrier at Chestnut Garden entrance; and 3 additional car parking spaces at rear car park.	Permission Granted
LA04/2022/1479/F	MAJ	Former NI Water Ltd Sewage Treatment Works Blackstaff Road Belfast BT11 9DT	Partial redevelopment of former Kennedy Way Waste Water Treatment Works to include the development of new Mechanical & Electrical (M&E) workshops, storage, changing facilities and ancillary offices (development to include three new buildings 1) the main hub building; 2) a store to hold an alternative bottled water supply; and 3) a generator store), access improvements, parking, service yards, storage areas, contractors compound, boundary fencing, cesspool, solar PV panels and landscaping.	Permission Granted
LA04/2022/1595/F	LOC	5A Massey Avenue Belfast BT4 2JT	Single Storey Extension to the Rear to include Balcony and Safety Glazing.	Permission Granted
LA04/2022/1619/F	LOC	106 Malone Avenue Belfast BT9 6ES.	Change of use from offices to 3No. apartments.	Permission Granted
LA04/2022/1669/DC	LOC	Land adjacent to former Ford Visteon Plant Finaghy Road North Belfast BT11.	Discharge of condition 4 Z/2013/0120/F,	Condition Not Discharged
LA04/2022/1680/F	LOC	LLoyds Banking Group 24 Cromac Place Belfast Gasworks Belfast BT7 2JB	Installation of 1no. New Daikin RZA-NV1 external air conditioning unit to existing external roof plant area.	Permission Granted
LA04/2022/1705/DC	LOC	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast.	Discharge of condition Clause 13.1 LA04/2021/2280/F.	Condition Discharged
LA04/2022/1722/F	LOC	1 Boucher Road Belfast BT12 6HR	Erection of new switchgear building and NIE substation with GRP enclosure.	Permission Granted

LA04/2022/1792/F	LOC	Apartment 94 (3rd Floor) Victoria Place Apartments N0.20 Wellwood Street Belfast BT12 5GE.	Change of use from residential apartment to short term holiday let accommodation.	Permission Granted
LA04/2022/1908/F	LOC	765 Antrim Road Belfast BT15 4EP.	Erection of detached dwelling (renewal of LA04/2017/2189/F)	Permission Granted
LA04/2022/1928/DC	LOC	Lands immediately north and south of existing film studios north of Dargan Road Belfast (within wider Belfast City Council lands known as North Foreshore/Giants Park).	Discharge of condition 14 of LA04/2021/1358/F.	Condition Discharged
LA04/2022/1946/F	LOC	Rear of 60 Wellington Park Belfast BT9 6DP.	Demolition of rear storage room and roofing. New garage/storage side extension to match existing garage.	Permission Granted
LA04/2022/1952/F	LOC	9 Dundela Gardens Ballyhackamore Belfast BT4 3DH.	Single Storey Side / Rear Extension. Addition of Roof over Internal Yard.	Permission Granted
LA04/2022/1961/F	LOC	219 Upper Lisburn Road Belfast BT10 0LL	Proposed first floor rear infill extension to extend existing bedroom.	Permission Granted
LA04/2022/1962/F	MAJ	No 8-10 Boucher Road Boucher Plaza Belfast BT12 6HR	Proposed Change of Use to Retail Use to Allow for the Sale of Mixed Convenience and Comparison Goods. Minor Amendments to Elevations, Car Parking and Services and General Site Works.	Permission Granted
LA04/2022/1980/F	LOC	16 Rugby Road Belfast BT7 1PU	Change of use from House of multiple occupancy to serviced accommodation.	Permission Granted
LA04/2022/2012/F	LOC	787 Crumlin Road Belfast BT14 8AA.	Conversion of existing dwelling to HMO.	Permission Granted
LA04/2022/2017/F	LOC	494 Antrim Road Belfast BT15 5GF.	Change of use from HMO & Garage to 3no. 2 bed apartments & detached maisonette and associated elevation changes.	Permission Granted
LA04/2022/2041/LDE	LOC	55 Haypark Avenue Belfast BT7 3FE.	House in multiple occupancy (HMO).	Permitted Development

LA04/2022/2050/NMC	LOC	Lands at Lacefield Campbell College Lands to the rear of Cabin Hill Court Upper Newtownards Road Belfast.	Non material change LA04/2017/1682/F.	Non Material Change Granted
LA04/2022/2064/F	LOC	151 & 153 Belmont Church Road Belfast BT4 2DA	Erection of hoarding and access gates (retrospective).	Permission Refused
LA04/2022/2089/F	LOC	42 Lomond Avenue Belfast BT4 3AJ.	Change of use from Dwelling to HMO	Permission Granted
LA04/2020/0847/F	LOC	25-29 University Road and lands to the rear of 3 -17 Claremont Street Belfast BT7 1NA	Partial demolition and redevelopment of existing buildings to provide 15 apartments (social housing units), communal bin store and external amenity space (Amended Description and Drawings)	Permission Granted
LA04/2020/1360/F	LOC	491-495 Lisburn Road Belfast BT9 7EZ	Proposed demolition of existing church hall building and construction of 9.no apartments and 1no. retail unit.(amended description & plans)	Permission Granted
LA04/2020/2071/F	MAJ	41-49 Tate's Avenue Belfast BT9 7BY.	Demolition of existing buildings and structures; and construction of 57 no. apartments with associated landscaping and car parking	Application Withdrawn
LA04/2021/0244/F	LOC	52-54 Dublin Road Belfast BT2 7HN.	Demolition of existing building and erection of 8-storey building with retail/coffee shop at ground floor and 45No serviced apartments for both long and short term occupancy on the floors above.	Permission Granted
LA04/2021/0319/F	LOC	115 Blacks Road Belfast BT10 0NF - Lands to north of square golf training area east of the 3G Dome south of 45 and 46 Garnock Hill.	Proposed use of hard standing area as overflow car park with a free draining surface and soft landscaping scheme, to serve existing approved uses on- site.	Permission Granted
LA04/2021/0472/F	LOC	22-28 University Street Belfast BT7 1FY.	Renewal of planning application LA04/2015/0494/F. Demolition of two storey returns and part interior, Change of use from one HMO house and four flats (two in HMO use) to eighteen (1 Bed) flats including alterations and new three and a half storey extension.	Permission Granted

LA04/2021/1519/F	LOC	Devenish Complex 33-37 Finaghy Road North Belfast BT10 0JB	Alterations to Ballroom entrance and extension of existing outdoor landscaped terrace / seating area (Part retrospective) (Amended Description)	Permission Granted
LA04/2021/1702/F	MAJ	807 - 809 Lisburn Road Belfast BT9 and incorporating part of Kingsbridge Private Hospital at Nos 811- 815 Lisburn Road Belfast BT9	Alterations and 3 storey extension to existing private hospital including vehicular access and car parking (amendment to previously approved two storey permission granted under LA04/2017/0005/F). (Amended address and further information received.)	Permission Granted
LA04/2021/2229/O	LOC	Site at the corner of Hill Street and Talbot Street to the north and east of 51 Hill Street.	6 no. storey development with commercial units at ground floor and residential above (amended description)	Permission Granted
LA04/2021/2464/F	LOC	38 and 40 Holland Crescent Belfast BT5 6EF.	Demolition of 2no. existing, semi-detached dwellings with basement, associated outbuildings and landscaping. Construction of 2no. proposed, detached dwellings with lower ground floors and associated landscaping.	Permission Granted
LA04/2021/2809/F	LOC	13 Knockdene Park North Belfast BT5 7AA	Proposed first floor extension above existing garage leading to balcony. Roofspace conversion to provide bedroom/ storage with dormer windows to rear.(Amended Plans)	Permission Granted
LA04/2021/2868/DCA	LOC	13 Knockdene Park North Belfast BT5 7AA	Partial demolition of walls to accommodate extension	Consent Granted
LA04/2022/0002/F	MAJ	100-116 Stewartstown Road (Lidl) and land to the immediate south and southeast bounded by Kells Avenue Oranmore Drive 37-55 Suffolk Crescent (odds) & 28 Suffolk Drive Belfast	Demolition of existing discount supermarket, erection of replacement discount supermarket, car parking, landscaping and associated site works. Improvements to green space to enhance its usability and amenity involving new landscaping and the creation of pedestrian walkway and sitting areas.	Permission Granted
LA04/2022/0821/NMC	LOC	9 Cultra Street Belfast BT15 1GT.	Non material change LA04/2021/1400/F.	Application Withdrawn
LA04/2022/0988/F	LOC	634 - 636 Antrim Road Belfast BT15 5GP	Change of use to cafe including awning, screening and seating to external area at front and installation of extract ductwork at rear. (amended plans)	Permission Granted

LA04/2022/1224/DC	LOC	Former Visteon Factory Blacks Road Belfast BT10	Discharge of condition 3 - Z/2013/1434/F	Condition Discharged
LA04/2022/1247/F	LOC	Stormont Hotel Upper Newtownards Road Belfast Co. Antrim. BT4 3LP.	Upgrade works of 9 no antennas (6no. VF and 3no. TEF), relocation of 3.no TEF antennas on new free-standing frames, proposed 2 no cabinets with ancillary upgrades thereto.	Permission Granted
LA04/2022/1377/F	LOC	30 Ravensdene Crescent Belfast BT6 0DB.	Single Storey Extension to the Rear. Addition of Roof Dormer Window at the Rear of Dwelling.	Permission Granted
LA04/2022/1530/DC	LOC	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ.	Discharge of condition 29 LA04/2021/2280/F.	Condition Discharged
LA04/2022/1531/DC	LOC	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ.	Discharge of condition 31 LA04/2021/2280/F.	Condition Discharged
LA04/2022/1537/F	LOC	98 Knockvale Park Belfast BT5 6HJ.	Demolition of existing dwelling and erection of two new proposed dwellings with new driveway access to each, and associated site works.	Permission Granted
LA04/2022/1562/F	LOC	8 Harberton Avenue Belfast BT9 6PH.	Single storey side and rear extension and two storey rear extension and new entrance pillars with widened access. (Amended Plans)	Permission Granted
LA04/2022/1564/DCA	LOC	8 Harberton Avenue Belfast BT9 6PH.	Demolition of existing single storey rear extension and existing entrance & wall pillars.	Consent Granted
LA04/2022/1569/LDE	LOC	Apt 80 Bass Buildings 32 Alfred Street Belfast BT2 8EA	Holiday let.	Permitted Development
LA04/2022/1597/F	LOC	3 Hillsborough Parade Belfast BT6 9DU.	Loft Conversion with New Rear Dormer	Permission Granted
LA04/2022/1614/F	LOC	70 Grand Parade Ballyrushboy Belfast BT5 5HH.	Single Storey Side and Rear Extension. Roofspace Conversion to include Side and Rear Dormer Window.	Permission Granted

LA04/2022/1706/DC	LOC	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast.	Discharge of condition 02 LA04/2021/2280/F.	Condition Discharged
LA04/2022/1741/F	LOC	72 Wynchurch Park Belfast BT6 0JN	First Floor Extension to Rear. Creation of First Floor Side Elevation Window.	Permission Granted
LA04/2022/1767/F	LOC	10 Norwood Drive Belfast.	Single Storey and Two Storey Extension to Side Elevation and Single Storey and Two Storey Extension to the Rear.	Permission Granted
LA04/2022/1770/F	LOC	10 Garranard Manor Belfast BT4 2RL.	Installation of an air source heat pump at the rear of the dwelling.	Permission Granted
LA04/2022/1796/DC	LOC	31-39 Queen Street Belfast BT1 6EA.	Discharge of Condition 22 LA04/2021/0303/F.	Condition Discharged
LA04/2022/1855/F	LOC	15 Knockhill Park Belfast BT5 6HX	Single and Two Storey Side and Rear Extension	Permission Granted
LA04/2022/1858/F	LOC	Public footpath off Alanbrooke Road approx. 16m East of no.38 Montgomery Road Business Park Cregagh Belfast BT6 9HL	Installation of a 20m streetpole to host integrated antenna and 2no. 600mm dishes plus all associated ancillary equipment, feeder cables and equipment cabinets.	Permission Granted
LA04/2022/1889/DCA	LOC	8 Malone Court Mews Belfast. BT9 6PQ.	Demolition of an existing conservatory to allow new sunroom to be constructed. Demolition of rear yard wall and removal of garage door leading to rear yard area to allow new wall and exterior pedestrian door to be constructed. Wall demolition to allow for a new window/rear door and side window to be installed. Demolition of walls to allow patio doors to be installed. Demolition of walls to allow front door and sidelights to be extended. Demolition/removal of bay window to allow new flat window to be installed. Demolition of first floor wall to allow for extension of roof. Demolition of roof to allow for dormer construction. Demolition of chimney.	Application Invalid

LA04/2022/1925/F	LOC	40 Malone Meadows Belfast BT9 5BG.	Single storey flat roof rear extension.	Permission Granted
LA04/2022/1964/F	LOC	24 Squires View Ballysillan Lower Belfast BT14 8FT	Proposed two storey side kitchen / dining extension with first floor bedrooms / ensuite and side extension / alterations to provide first floor bedroom over playroom (Amended Proposal Description)	Permission Granted
LA04/2022/1976/DCA	LOC	11 Shrewsbury Park Belfast BT9 6PN	Partial demolition in rear elevation to create openings	Consent Granted
LA04/2022/1977/F	LOC	11 Shrewsbury Park Belfast BT9 6PN	Single storey extension to rear of existing property. Loft conversion. Installation of conservation style rooflights.	Permission Granted
LA04/2022/1982/F	LOC	23 Finaghy Park Central Belfast BT10 0HP	Attic conversion with front and rear dormers.	Permission Granted
LA04/2022/1985/F	LOC	12 Dermott Hill Park Belfast	Single Storey rear extension.	Permission Granted
LA04/2022/1995/F	LOC	22 Galwally Park Belfast BT8 6AH.	Two Storey Side and Rear Extension.	Permission Granted
LA04/2022/1998/F	LOC	Belfast Metropolitan College Tower Street Belfast BT5 4FH.	Demolition of existing buildings and erection of social-led, mixed tenure residential development comprising of 20 no. dwelling houses and 10 no. apartments with car parking; provision of public open space and community hub; and associated site works and access arrangements from Tower Street.	Permission Granted
LA04/2022/2010/DC	LOC	East Pitch Downey House Pirrie Park Gardens Belfast.	Discharge of condition 7 LA04/2018/1411/F relating to lighting verification	Condition Discharged
LA04/2022/2024/F	LOC	1a Derryvolgie Avenue Belfast BT9 6FL.	Change of use from church to community and cultural use in connection with a Musical Theatre academy, with provision for education and amateur dramatics theatre under use classes D1 (community and cultural uses) and D2 (assembly and leisure).	Application Withdrawn
LA04/2022/2037/F	LOC	24 Waterloo Park Belfast BT15 5HU.	Proposed new single storey kitchen/living room and study extension to rear of existing dwelling. Including new flat roof over existing sunroom.	Permission Granted

LA04/2022/2046/F	LOC	21 Ravenhill Park Belfast BT6 0DE.	Single & Two Storey Extension to the Rear. Addition of Dormer on Rear Roof. Erection of Single Storey Garage to the Rear of Dwelling and Additional Site Works.	Permission Granted
LA04/2022/2055/F	LOC	17 Cherry Gardens Dunmurry. BT17 0EB.	Single storey extension to side and rear of dwelling with raised patio and screening fence, external alterations and level access to front of the dwelling.	Permission Granted
LA04/2022/2069/F	LOC	27 Osborne Drive Belfast BT9 6LG.	Single storey rear extension, removal of existing 2-storey bay window, alterations and replacement of windows and new double doors to front for proposed bike store.	Permission Granted
LA04/2022/2070/DCA	LOC	27 Osborne Drive Belfast BT9 6LG.	Removal of non-original bay window to rear, widening of window to Southwest elevation, alterations to window to stair, dropped cill to window in front elevation.	Consent Granted
LA04/2022/2105/A	LOC	58 Bradbury Place Malone Lower Belfast BT7 1RU	A metal 330mm commemorative surface fixed plaque.	Application Invalid
LA04/2022/2220/F	LOC	10-14 YORK ROAD TOWN PARKS BELFAST ANTRIM BT15 3HE	It is proposed to erect an art installation of 10 no. printed diabond panels of 2400mm x 1200mm, which will be attached to the existing metal boundary fence of the premises using appropriate fixings. The work is to be undertaken as part of a Business Cluster Support Project funded by Belfast City Council.	Permission Granted
LA04/2022/2123/F	LOC	6 WATERLOO PARK NORTH LOW-WOOD BELFAST ANTRIM BT15 5HW	Proposed two storey extension to rear of dwelling and loft conversion with alterations to the roof and structure.	Permission Granted
LA04/2022/2127/F	LOC	166 Upper Dunmurry Lane Belfast BT17 0HE	Demolition of existing conservatory with replacement two storey side extension and single storey rear extension	Permission Granted
LA04/2022/2129/F	LOC	60 HAMPTON PARK GALWALLY BELFAST DOWN BT7 3JP	Proposed singled storey rear extension, internal & external alterations.	Permission Granted
LA04/2022/2225/F	LOC	Lands between the Windsor Park football stadium and Apollo Road, Belfast, BT12 6RW	Proposed pedestrian footpath including boundary fence and lighting, providing controlled access between Windsor Park football stadium, Apollo road and Adelaide train halt	Permission Granted

LA04/2022/2137/F	LOC	GLOR NA MONA 4 WHITEROCK CLOSE BALLYMURPHY BELFAST ANTRIM BT12 7RG	Proposed detached modular temporary classroom and toilet unit with ramp for access at Gael-Ionad Mhic Goiland. Relocation of existing temporary classroom (ref LA04/2021/2577/F) and existing palisade fencing on boundary moved 10.5m south to facilitate the new temporary unit.	Permission Granted
LA04/2022/2269/A	LOC	Unit 8, Boucher Road Retail Park, Boucher Road, Belfast, BT12 6HR	Shop signage - 6 no. total.	Consent Granted
LA04/2022/2270/F	LOC	20 Metres West of No. 169 Belvoir Drive, Belfast BT8 7DR	Proposed replacement Bus Shelter	Permission Granted
LA04/2022/2141/A	LOC	Tessuti MSU2 Victoria Square Belfast BT1 4QG	Proposed signage	Consent Granted
LA04/2022/2146/F	LOC	13 GORTLAND PARK GILNAHIRK BELFAST DOWN BT5 7NU	Change of roof profile from hipped to pitched to facilitate roofspace conversion with rear dormer.	Permission Granted
LA04/2022/2152/NMC	LOC	Memorial junction of Crumlin Road and Glenbank Drive Belfast	New monument feature to existing memorial garden	Non Material Change Granted
LA04/2022/2278/F	LOC	2 RIVERDALE PARK EAST BALLYDOWNFINE BELFAST ANTRIM BT11 9DA	Proposed 2 storey extension to side and rear of dwelling with associated dormer to rear of hipped roof.	Permission Granted
LA04/2022/2160/F	LOC	Kennedy Centre Falls Road Belfast BT11 9EA	Alterations to existing car park and construction of EV charging area	Permission Granted
LA04/2023/2315/F	LOC	9 CLARA PARK BALLYCLOGHAN BELFAST DOWN BT5 6FD	Single storey rear extension	Permission Granted
LA04/2022/2191/DCA	LOC	REAR OF 60 WELLINGTON PARK MALONE LOWER BELFAST ANTRIM BT9 6DP	Demolition of rear storage room and roofing	Consent Granted
LA04/2023/2334/F	LOC	7 PIRRIE PARK GARDENS BALLYNAFOY BELFAST DOWN BT6 0AG	2 STOREY EXTENSION TO REAR AND SIDE OF EXISTING SEMI-DETACHED 2 STOREY DWELLING AND DORMER TO REAR	Permission Granted

LA04/2023/2335/F	LOC	186 LIGONIEL ROAD LEGONIEL BELFAST ANTRIM BT14 8DT	NEW SINGLE STOREY KEG STORE EXTENSION TO SIDE OF EXISTING PREMISES	Permission Granted
LA04/2023/2349/F	LOC	83 UNIVERSITY AVENUE MALONE LOWER BELFAST ANTRIM BT7 1GX	Change of Use from HMO to Short- Term Stay Accommodation	Permission Granted
LA04/2023/2350/CLOPU D	LOC	Lands directly adjacent to Tillysburn Park, bounded by the A2 Sydenham Bypass to the north west and the A55 Holywood Road to the east, approximately 80m west of 20 Glendhu Manor, Belfast, BT4 2RJ	Pit excavation works and investigation methods (percolation tests, soil sampling and water and gas monitoring of existing boreholes). Site to be restored to original state post works.	Permitted Development
LA04/2023/2799/O	LOC	Site to rear and side of 17 The Cottages Upper Springfield Road Belfast BT17 0NB	Erection of new retirement bungalow	Permission Granted
LA04/2023/2382/F	LOC	24 Castle Gardens, Belfast, BT15 4GB	Proposed single storey rear extension with associated minor internal alterations. Proposed single store rear garage/ store extension.	Permission Granted
LA04/2023/2458/F	LOC	61 BELMONT PARK STRANDTOWN BELFAST DOWN BT4 3DU	Demolition of existing garage and conservatory and erection of single storey extension to side and rear of dwelling.	Permission Granted
LA04/2022/2231/F	LOC	1 VICTORIA SQUARE TOWN PARKS BELFAST ANTRIM BT1 4QG	Proposed alterations to shopfront	Permission Granted
LA04/2022/2235/F	LOC	4 MARCHIONESS GREEN TOWN PARKS BELFAST ANTRIM BT12 4LQ	Proposed new dg. UPVC window to right hand side gable wall serving first floor bedroom.	Permission Granted
LA04/2023/2469/F	LOC	28 CLIFTON CRESCENT TOWN PARKS BELFAST ANTRIM BT14 6LF	Change of use from dwelling house to House in Multiple Occupancy (HMO)	Permission Granted
LA04/2023/2421/F	LOC	18 BELMONT CHURCH ROAD BALLYCLOGHAN BELFAST DOWN BT4 3FF	Two storey extension to the rear and side of the dwelling and new solar panel on the existing roof of the dwelling.	Permission Granted
LA04/2023/2423/F	LOC	5 UPPER KNOCKBREDIA ROAD CREGAGH BELFAST DOWN BT6 9QH	Demolition of existing single storey garage and replacement with single storey rear and side extension with extended raised patio and associated landscaping works.	Permission Granted

LA04/2023/2425/A	LOC	18 metres North of No. 55 GARNERVILLE ROAD, BELFAST, BT4 2QQ	Ad Panel on end of Bus Shelter.	Consent Granted
LA04/2023/2379/PAN	MAJ	Site bounded by Glenalpin Street, Wellwood Street and Norwood Street, Belfast	Erection of purpose built managed student accommodation development comprising of c. 410 units with communal facilities and associated ancillary accommodation	Proposal of Application Notice is Acceptable
LA04/2023/2428/F	LOC	326 BEERSBRIDGE ROAD BALLYHACKAMORE BELFAST DOWN BT5 5DY	Change of Use from Butchers Shop with butchery and prep areas (retail) to Bakery/Patisserie kitchen (light industrial). Flue to rear.	Permission Granted
LA04/2023/2436/F	LOC	5 ROSEBERY STREET BALLYHACKAMORE BELFAST DOWN BT5 5BU	Proposed change of use to HMO with two storey extension and alterations.	Permission Granted
LA04/2023/2478/F	LOC	20 BEECH HEIGHTS BALLYNAFOY BELFAST DOWN BT7 3LQ	Single story side extension	Permission Granted
LA04/2023/2479/F	LOC	11 ROCKY ROAD CREGAGH BELFAST DOWN BT6 9QL	DEMOLITION OF SINGLE STOREY REAR ANNEX, PROPOSED SINGLE STOREY REAR EXTENSION OF KITCHEN AND DINING AREA, ALTERATION OF EXISTING SIDE GARAGE AND UTILITY ROOM TO ACCOMMODATE NEW SHOWER ROOM AND LAUNDRY, NEW HIP ROOF TO FRONT BAY WINDOW.	Permission Granted
LA04/2023/2403/F	LOC	10 Metres West of 21 Inverary Drive Belfast BT4 1RD	Proposed replacement and relocation of existing bus shelter	Permission Granted
LA04/2023/2357/F	LOC	28 metres South West of No. 2 ESPIE WAY, BELFAST, BT6 9NQ	Upgrade of existing bus shelter.	Permission Granted
LA04/2022/2294/F	LOC	6 KNOCKBREDA DRIVE GALWALLY BELFAST DOWN BT6 0HJ	Single storey extension to rear.	Permission Granted
LA04/2023/2406/DC	LOC	28 Malone Park, Belfast, BT9 6NJ	Annotated survey drawings, analysis and schedule of photographs.	Condition Discharged
LA04/2023/2503/F	LOC	4 CRIMEA STREET TOWN PARKS BELFAST ANTRIM BT13 1LT	Change of use from residential to short- term stay accommodation (Retrospective)	Permission Granted

LA04/2022/2313/F	LOC	107 SPRINGFIELD ROAD EDENDERRY BELFAST ANTRIM BT12 7AE	Retrospective change of use to bookmakers (Sui-Generis) from vacant restaurant (Sui-Generis) (temporary permission)	Permission Granted
LA04/2022/2315/F	LOC	10 Dorchester Park Belfast BT9 6RH	Two storey rear extension and outdoor covered area	Permission Granted
LA04/2022/2318/F	LOC	37 Knockbracken Park Belfast BT6 OHL	2 storey extension to side and rear	Permission Granted
LA04/2023/2504/F	LOC	28 Rutland Street, Belfast, BT7 2FJ	Change of use from residential to short-term stay accommodation (Retrospective)	Permission Granted
LA04/2022/2333/F	LOC	Adjacent to 2 Fruithill Park Belfast BT11 8GD	Variation of conditions 6 (Landscaping Works) of LA04/2019/0732/F for 3 No. new 2.5 storey dwelling	Permission Granted
LA04/2023/2371/F	LOC	Flat 1, Mill Manor 28 Lime Court Peters Hill Belfast BT13 1BA	Remove existing living room window to ground floor flat and install external door, sidelight and steps.	Permission Granted
LA04/2022/2399/F	LOC	1 KINGSBERRY PARK BALLYNAFOY BELFAST DOWN BT6 0HT	Single storey extension to side and rear of existing semi-detached dwelling, together with proposed attic conversion.	Permission Granted
LA04/2023/2508/NMC	LOC	30 Bladon Park, Belfast, BT9 5LG	Non material change - LA04/2021/2097/F Design changes and chimneys relocated	Non Material Change Granted
LA04/2023/2513/F	LOC	32-40 MALONE ROAD MALONE LOWER BELFAST ANTRIM BT9 5BQ	Internal and external alterations to public house to include removal of 1st floor glazed structure and new: Glass canopy and guard for 1st floor terrace; slate roofing to front; timber cladding and glazed sliding doors to entrance; brick finish to front; timber cladding to gable; windows and cills; chimney; and concrete parapet moulding.	Permission Granted
LA04/2023/2517/F	LOC	21 KNOCKBURN PARK BALLYCLOGHAN BELFAST DOWN BT5 7AY	Alterations & extension to dwelling comprising single storey side and rear extensions; increase of eaves and ridge to provide first floor accommodation with front and rear dormers, raised patio to rear and new front boundary wall with pillars with widening of existing driveway.	Permission Granted

LA04/2023/2522/F	LOC	110 YORK ROAD SKEGONEILL BELFAST ANTRIM BT15 3HF	Proposed ground floor alterations to front facade to form a separate entrance	Permission Granted
LA04/2022/2480/F	LOC	99 FALLS ROAD EDENDERRY BELFAST ANTRIM BT12 4PE	Retention of existing cooking facilities to existing cafe through the installation of new vertical extraction duct to rear.	Permission Granted
LA04/2022/2488/S54	LOC	99 FALLS ROAD EDENDERRY BELFAST ANTRIM BT12 4PE	Remove condition 2 of planning permission LA04/2021/1202/F relating to the cooking of hot food	Permission Granted
LA04/2023/2507/F	LOC	194 ORMEAU ROAD MALONE LOWER BELFAST ANTRIM BT7 2ED	Change of use from dwelling to HMO.	Permission Granted
LA04/2023/2543/F	LOC	1B CATHERINE STREET TOWN PARKS BELFAST ANTRIM BT2 8LX	Retention of Change of use from Residential Dwelling to Short Term Holiday Let Accommodation	Permission Granted
LA04/2023/2526/F	LOC	9 GLENGOLAND AVENUE BALLYCULLO TOM OF THE TAE- END DUNMURRY ANTRIM BT17 0HY	Re-modelling of bungalow to provide new first floor with new bedrooms, en-suite and bathroom. Including raising wall-plate height, new roof with dormer windows, single storey rear living room extension and two storey rear kitchen and bedroom extension. Rendering of entire dwelling and fenestration alterations.	Permission Granted
LA04/2023/2545/F	LOC	34 OLD COACH AVENUE MALONE UPPER (MAIN PORTION) BELFAST ANTRIM BT9 5PY	Proposed single storey kitchen and living room extension to rear of existing dwelling. Including fenestration changes to existing garage on front elevation	Permission Granted
LA04/2023/2553/F	LOC	45 NORWOOD DRIVE BALLYMISERT BELFAST DOWN BT4 2EB	Dormer window to hip roof to side elevation of existing dwelling.	Permission Granted
LA04/2023/2561/F	LOC	51 GREENAN BALLYMONEY BELFAST ANTRIM BT11 8LX	Single story rear extension.	Permission Granted
LA04/2023/2581/F	LOC	18 GIBSON STREET TOWN PARKS BELFAST ANTRIM BT12 4LW	Single story rear extension	Permission Granted

LA04/2023/2562/F	LOC	9 UPTON PARK BALLYFINAGHY BELFAST ANTRIM BT10 0LZ	Addition of a single-storey rear extension and a two-storey rear extension	Permission Granted
LA04/2023/2601/F	LOC	213 TEMPLEMORE AVENUE BALLYMACARRET BELFAST DOWN BT5 4FS	Change of use from Domestic one bed room apartment to a Short term holiday lettings (Airbnb).	Permission Granted
LA04/2023/2605/F	LOC	ROYAL VICTORIA HOSPITAL GROSVENOR ROAD TOWN PARKS BELFAST ANTRIM BT12 6BA	Proposed brick substation to house HV switchgear, two transformers and various control panels.	Permission Granted
LA04/2023/2606/F	LOC	103 BELMONT ROAD STRANDTOWN BELFAST DOWN BT4 2AD	PROPOSED SINGLE STOREY REAR EXTENSION TO PROVIDE UTILITY ROOM	Permission Granted
LA04/2023/2597/F	LOC	6 CASTLEHILL DRIVE BALLYCLOGHAN BELFAST DOWN BT4 3GS	Erection of single storey rear house extension to accommodate new kitchen and dining area.	Permission Granted
LA04/2023/2598/F	LOC	46 THORNDAL AVE TOWN PARKS BELFAST ANTRIM BT14 6BL	Change of use from residential to short-term stay accommodation (Retrospective)	Permission Granted
LA04/2023/2588/F	LOC	191 HOLYWOOD ROAD STRANDTOWN BELFAST DOWN BT4 2DG	Creation of new vehicular access to the front of dwelling with new boundary, replacing the rear access with a pedestrian access.	Permission Granted
LA04/2023/2644/F	LOC	34 AILES BURY ROAD BALLYNAFOY BELFAST DOWN BT7 3FH	Proposed single storey rear and side extension.	Permission Granted
LA04/2023/2657/F	LOC	7 HADDINGTON GARDENS BALLYMACONAGHY BELFAST DOWN BT6 0AN	Single Storey extension to side & rear of dwelling	Permission Granted
LA04/2023/2658/PAN	LOC	. Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PH	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.	Proposal of Application Notice is Acceptable

LA04/2023/2663/F	LOC	220 ORMEAU ROAD BALLYNAFOY BELFAST DOWN BT7 2FY	Change of use of the premises from office to a dwelling. No changes to the structure of the building.	Permission Granted
LA04/2023/2671/F	LOC	59 Castlecoole Park, Ballylenaghan Upper, Belvoir, Belfast, BT8 7BG	Two storey extension to rear of existing dwelling.	Permission Granted
LA04/2023/2698/F	LOC	139 Sliabh Dubh View, Belfast, BT12 7RS	Proposed extension to rear of the property to include hallway and ground floor bedroom. Reconfiguration of kitchen and rear hallway to accommodate works. External fencing to be rearranged to enable access along the extension.	Permission Granted
LA04/2023/2710/F	LOC	41 WARREN GROVE BRANIEL BELFAST DOWN BT5 7PW	Single storey extension to rear of property, internal alterations and level access to front of property.	Permission Granted
LA04/2023/2690/WPT	LOC	92 Marmont Park, Belfast, BT4 2GS	Works to 2-3 trees.	Works to TPO Granted
LA04/2023/2736/F	LOC	24 Lyndhurst Park, Belfast, BT13 3PG	Addition of a single-storey rear and side extension	Permission Granted
LA04/2023/2721/F	LOC	40 Onslow Parade, Belfast, BT6 0AS	Single storey rear extension to kitchen.	Permission Granted
LA04/2023/2723/F	LOC	15 MOUNT MERRION DRIVE BALLYMACONAGHY BELFAST DOWN BT6 0FX	Change of roof profile from hipped to pitched to facilitate attic conversion with dormer to rear and external changes.	Permission Granted
LA04/2023/2759/F	LOC	23 BALLYMURPHY ROAD BALLYMURPHY BELFAST ANTRIM BT12 7JL	Single story rear shower room extension	Permission Granted
LA04/2023/2733/F	LOC	5 Grays Park, Belfast, BT8 7QH	Single storey extension to side of property with some internal alterations, including door widening. Chimney to be removed and level access provided to front.	Permission Granted
LA04/2023/2739/F	LOC	1 Shaws Park, Belfast, BT11 9QQ	Accessibility Modification to 1 Shaw's Park to create a level access to the property	Permission Granted
LA04/2023/2756/F	LOC	293 Belmont Road, Belfast, BT4 2LB	Alterations to dwelling to include external cladding to rear + side elevations, new window/door openings, new roof to rear return, partial removal of chimney and internal works.	Permission Granted
LA04/2023/2765/F	LOC	14 GLEN ROAD CARNAMUCK CASTLEREAGH DOWN BT5 7JH	Single storey extension to the rear of the property.	Permission Granted

LA04/2023/2775/F	LOC	85 University Street, Belfast, BT7 1HP	retrospective change of use from 6no apartments to 6no apartments of serviced accommodation.	Permission Granted
LA04/2023/2782/F	LOC	23 Ormiston Crescent, Belfast, BT4 3JP	Demolition of existing conservatory and garage. Construction a new single storey rear extension and a new single storey store and studio/office to the rear/side. Decking area to rear.	Permission Granted
LA04/2023/2793/F	LOC	48 Elaine Street, Belfast, BT9 5AR	Change of use from Residential Use Class C1 to Short-term Stay Use	Permission Granted
LA04/2023/2795/F	LOC	181 FALLS ROAD TOWN PARKS BELFAST ANTRIM BT12 6AF	Single storey extension to the rear of the property	Permission Granted
LA04/2023/2796/F	LOC	67 Martinez Avenue, Belfast, BT5 5LY	Single-storey rear extension to infill existing yard and first floor rear extension above existing rear return, with internal alterations.	Permission Granted
LA04/2023/2837/LBC	LOC	St Finnian's Church (c Of I) Upper Knockbreda Road, Belfast, BT6 9QH	Removal of an existing set of steps into the church to be replaced with a new permanent access ramp, additional pedestrian gates and paths.	Application Withdrawn
LA04/2023/2923/F	LOC	3a Westrock Grove, Belfast, BT12 7PP	Single storey extension to rear of dwelling to provide a family room.	Permission Granted
LA04/2023/2864/CLEUD	LOC	67 DUNLUCE AVENUE MALONE LOWER BELFAST ANTRIM BT9 7AW	Existing use: Residential property - 3 floors and 5 bedrooms. Entire property rented as one unit. HMO licensed and rented privately for over 5 years as a whole property.	Permitted Development
LA04/2023/2869/F	LOC	21 Ravenhill Park, Belfast, BT6 0DE	House Refurbishment. Two storey extension to rear and loft conversion for storage only.	Application Invalid
LA04/2023/2870/CLEUD	LOC	26 CAMDEN STREET MALONE LOWER BELFAST ANTRIM BT9 6AU	House of Multiple Occupation	Permitted Development
LA04/2023/2945/CLOPU D	LOC	139 Stranmillis Road, Belfast, BT9 5AJ	The site has planning permission for a hot food/ restaurant use under reference Z/1999/3329 and was used for many years as café/ coffee shop. No changes are required to the external ventilation equipment and the use of the premises as a sushi/ noodle bar is consistent with a coffee shop use. Furthermore this will mean a large proportion of the food does not require cooking. See attached cover letter.	Application Invalid

LA04/2023/2897/PAN	MAJ	Royal Victoria Hospital Grosvenor Road, The Royal Hospitals, Belfast, BT12 6BA	Construction of a new 2 storey regional Radiopharmaceutical facility for Northern Ireland to replace the existing Ferguson Radiopharmacy building, with adjacent single storey switchroom accommodation and external service yard for deliveries and collections. The site is located within the Royal Hospitals estate adjacent the Grosvenor Road and A12 Westlink.	Proposal of Application Notice is Acceptable
LA04/2023/2981/WPT	LOC	10 10 Adelaide Park, Belfast, BT9 6FX	Tree No.1 Sycamore:- Cut Ivy, Crown Clean, Reduce endweight south & west to 3m, reduce height by 5m Tree No.2 Beech:- Crown clean reduce height by 3m, reduce endweight to 4 m	Works to Trees in CA Agreed
LA04/2023/2924/WPT	LOC	4 Forest Lane, Dunmurry, BT17 0YT	Works to 4 trees.	Works to TPO Granted
LA04/2023/2926/WPT	LOC	5 Forest Lane, Dunmurry, BT17 0YT	Works to 2 trees.	Works to TPO Granted
LA04/2023/2927/WPT	LOC	75 Balmoral Avenue, Belfast, BT9 6NY	Works to 3 trees.	Works to Trees in CA Agreed
LA04/2023/2928/WPT	LOC	Parkwood House, Newforge Lane, Belfast, BT9 5NW	Works to 15 trees	Works to TPO Granted
LA04/2023/2939/PAN	LOC	Vacant Lands (partial site of the former 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 10-class based Primary School and single unit Nursery School accommodation to facilitate the relocation of St. Vincent De Paul Primary School from existing site on Ligonel Road, Belfast.	Proposal of Application Notice is Acceptable
LA04/2023/2967/WPT	LOC	1 Ravensdene Mews, Belfast, BT6 0BG	Works to 1 tree.	Works to TPO Granted
LA04/2023/2969/WPT	LOC	Knockdene Manor, 39 Knockdene Park South, BT5 7AB	Works to 5 trees.	Works to Trees in CA Agreed
LA04/2023/3036/A	LOC	51 Westwood Retail Park, Unit 3 Kennedy Way, Belfast, BT11 9BQ	1 Shop sign, 1 Projecting sign, 1 Digital, 1 Other - General signage	Consent Granted

LA04/2023/3033/F	LOC	150 Knock Road, Belfast, BT5 6QD	Request original condition 21 is modified to reflect the updated noise impact assessment (addendum report dated 28th April 2022) by Irwin Carr Consulting. As noted within the updated report; the mitigation proposed by Irwin Carr in the initial noise impact assessment included a close-boarded timber fence along the perimeter of the site, as proposed in the site plans. Due to constraints of the topography of the site, it is now proposed to remove the close boarded timber fence along the northern perimeter of the site. Therefore variation to condition 21 to read as follows: "Prior to occupation of any apartment hereby permitted, an acoustic fence shall be constructed to the western, southern and eastern boundaries of the site and shall be a minimum height of 2m, be of a density of at least 15kg/m2 and have no gaps as recommended in appendix E of the Irwin Carr Consulting 'Noise Impact Assessment, 150 Knock Road, Belfast, report reference: Rp001N 2021258, dated 12th November 2021 and as shown on Appendix B of the	Application Invalid
LA04/2023/3058/PAN	MAJ	BECKETT'S BAR 242 STEWARTSTOWN ROAD KILLEATON DUNMURRY ANTRIM BT17 0LA	Proposed Residential Development with recreational/Gym facilities, relocated Public Bar, Parking and Associated Landscaping	Proposal of Application Notice is Acceptable
LA04/2023/3047/WPT	LOC	135 Shandon Park, Belfast, BT5 6NZ	Works to 1 trees	Works to TPO Granted
LA04/2023/3048/WPT	LOC	46 Marlborough Park South, Belfast, BT9 6HR	Works to 3 trees	Works to Trees in CA Agreed
LA04/2023/3049/WPT	LOC	13A Kensington Road, Belfast, BT5 6NG.	Works to 1 tree.	Works to Trees in CA Agreed
LA04/2023/3052/F	LOC	Adjacent to 427 Oldpark Road, Belfast, BT14 6QS.	Proposed 3no. Apartments (2no 1bed and 1no, 2bed) new build.	Application Withdrawn
LA04/2023/3068/WPT	LOC	48 Mount Charles, Belfast, BT7 1NZ	Tree required to be felled as is dead and in dangerous condition	Works to Trees in CA Agreed
LA04/2023/3069/WPT	LOC	3 Sycamore Park, Belfast, BT9 5BW	Tree felling and tree pruning	Works to Trees in CA Agreed
				<u>Total Decsions: 206</u>

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<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2019/2005/DC	LOC	Ulidia Site (formally Ulidia Primary) Somerset Street Belfast BT7 2GS.	Discharge of condition No.11 of LA04/2018/1755/F.	Condition Discharged
LA04/2020/2564/DC	LOC	Lands to the South East of Titanic Hotel North East of Bell's Theorem Crescent and South West of Hamilton Road Belfast.	Discharge of condition 23 LA04/2020/0010/F.	Application Withdrawn
LA04/2020/2600/DC	LOC	Land at former Kings Hall and RUAS Complex located to the east of the King's Hall and to the rear of Nos 7-23 Harberton Park Belfast.	Discharge of condition 3 LA04/2019/1254/F.	Condition Discharged
LA04/2021/1985/F	MAJ	35-41 Queen's Square Belfast BT1 3FG	Proposed erection of 15no. storey building comprising 60no. apartments with ancillary facilities and all other associated site works (amendment to previous approval Z/2011/0472/F). (Amended Scheme proposed, further drawings and information received.)	Permission Granted
LA04/2021/2396/F	LOC	Land to the west and including No. 81 University Street Belfast.	Conversion, alteration and demolition of rear return of former office building to 6No. apartments and construction of 30No. apartments, parking and associated developments.	Permission Granted
LA04/2021/2408/F	LOC	The Gas Office 4-14 Cromac Quay Ormeau Road Belfast BT7 2JD.	Extensions to existing office building, elevations changes, internal alterations and ancillary landscaping works	Permission Granted

LA04/2021/2856/O	MAJ	Lands to east of West Link (A12) and south of Grosvenor Road; Lands at Grosvenor Road and intersection of Grosvenor Road and Durham Street; Lands to the east of Durham Street and north of Glengall Street; Lands at Glengall Street; Lands between Glengall Street and Hope Street including Europa Bus Station Great Victoria Rail Station surface car parks at St Andrew's Square; Translink lands to west of Durham Street south of BT Exchange building and north of Murray's Tobacco Works.	Proposed mixed use regeneration development comprising office (Class B1), residential apartments (including affordable), retail (Class A1), hotel, leisure (Class D2), public realm, active travel uses, cafes, bars and restaurants, and community uses (Class D1), on lands surrounding the new Belfast Transport Hub and over the Transport Hub car park, to the east and west of Durham St and south of Grosvenor Rd.	Permission Granted
LA04/2022/0222/LDP	LOC	Lands at 484 Upper Newtownards Road Belfast BT4 3GZ	The proposal includes for the erection of a residential development of 4no. detached dwellings in accordance with full planning permission Z/2014/1341/F.	Permitted Development
LA04/2022/0581/F	LOC	52 Marlborough Park North Belfast BT9 6HJ.	Retrospective raised terrace, retaining wall, fencing/ screening and garden steps to rear of dwelling. (Alterations to previous approval LA04/2020/1925/F).	Permission Granted
LA04/2022/0822/DC	LOC	30 Wellington Park Belfast BT9 6DL.	Discharge of conditions 5,6,7,8,9 & 10 of LA04/2016/2649/F.	Condition Not Discharged
LA04/2022/0982/DC	LOC	East Pitch Downey House Pirrie Park Gardens Belfast BT6 0AG	Discharge of condition 11 - LA04/2018/1411/F relating to noise mitigation	Condition Partially Discharged
LA04/2022/1221/F	LOC	Clarawood Youth Club Anne Napier Centre Clarawood Park Belfast BT5 6FR	Temporary Permission to Include the Provision of a 280m2 Modular Accommodation Block for Classroom / Staffroom Use. Proposed 300m2 Hard Play Area and Delineation of Existing Car Parking Area for 18 No. Car Parking Spaces. Proposed 1.8m Paladin Fencing and Associated 0.5m - 1.5m Retaining Wall.	Permission Granted
LA04/2022/1347/DC	LOC	Queens University Students Union 77-79 University Road Belfast BT7 1NN.	Discharge of condition 19 LA04/2019/1019/F.	Condition Discharged

LA04/2022/1637/F	LOC	1 Boucher Way Belfast BT12 6RE	Erection of new switchgear building and NIE substation with GRP enclosure.	Permission Granted
LA04/2022/1891/NMC	LOC	37 Glencregagh Drive Ballymaconaghy Belfast BT6 0NJ.	NMC to LA04/2021/2302/F.	Non Material Change Granted
LA04/2022/1904/LDP	LOC	Finaghy Main Substation Finaghy Road North Belfast BT11 9EN	Reorientation of existing 110kV, double circuit overhead line between adjacent, existing towers within Finaghy Main Substation.	Permitted Development
LA04/2022/1992/DC	LOC	Lands to the south of Blackdam Court east of Thornberry Hill and approx. 115m north west of Mill Valley Way Belfast.	Discharge of condition 10 LA04/2018/0620/F.	Condition Not Discharged
LA04/2022/2062/LBC	LOC	11 Adelaide Park Belfast BT9 6FX.	Demolition to widen opening in side garden wall for installation of a new double side gate, the installation of a new entrance gate at the driveway and railings on the existing front boundary low wall.	Consent Granted
LA04/2019/1797/F	LOC	Derelict lands at and to the rear of No's 34-36 The Mount Belfast BT5 4NA.	Redevelopment of listed buildings and lands to the rear for a residential development comprising of 7no. townhouses and 34no. apartments with associated landscaping, parking and site works. (amended plans)	Permission Granted
LA04/2021/1923/F	LOC	34 Beechgrove Gardens Belfast BT6 0NP	Attic conversion with new dormer window to rear, velux rooflights to the front and a single storey extension to the rear and side. (Amended Description) (Amended Plans)	Permission Granted
LA04/2021/2409/LBC	LOC	The Gas Office 4-14 Cromac Quay Ormeau Road Belfast BT7 2JD.	Extensions to existing listed building, elevational changes and internal alterations	Permission Granted
LA04/2021/2845/NMC	LOC	62 Ardenlee Avenue Belfast BT6 0AB.	Non material change LA04/2017/0317/F.	Non Material Change Granted
LA04/2022/0543/A	LOC	The Rectory 2 Judes Avenue Belfast BT7 2GZ.	Application for plaque sign and replacement totem sign.	Consent Granted

LA04/2022/0722/DC	LOC	Land at Lyndon Court 32-38 Queen Street Belfast BT1 6EF.	Discharge of condition 19 LA04/2019/0553/F (materials approval)	Condition Discharged
LA04/2022/0758/DC	LOC	88-104 Andersonstown Road BT11 9AN.	Discharge of condition 3 LA04/2020/2495/F relating to noise management	Condition Not Discharged
LA04/2022/0823/DC	LOC	30 Wellington Park Belfast BT9 6D.	Discharge of conditions 2,3,4,5 & 6 LA04/2018/0049/LBC.	Condition Partially Discharged
LA04/2022/0829/DC	LOC	Lands approx. 40m South of 77 Edenderry Road Belfast BT8 8LD	Discharge of condition 3 - LA04/2020/0995/F relating to sewerage details.	Condition Not Discharged
LA04/2022/0983/DC	LOC	West Pitch Downey House Pirrie Park Gardens Belfast BT6 0AG	Discharge of condition 11 - LA04/2020/0757/F relating to noise mitigation	Condition Partially Discharged
LA04/2022/1427/DC	LOC	776-778 Shore Road and 4-6 Grays Lane Greencastle Belfast BT15 4HT.	Discharge of condition 12 LA04/2020/0027/F. (Noise mitigation)	Condition Discharged
LA04/2022/1512/DC	LOC	Hospital Road Belfast BT8 8JP.	Discharge of condition 11 LA04/2018/1219/F (fencing for monument).	Condition Discharged
LA04/2022/1643/F	LOC	Site to the rear of 2 Boucher Crescent Belfast BT12 6HU	Erection of new switchgear building and NIE substation with GRP enclosure	Permission Granted
LA04/2022/1696/NMC	LOC	30-44 Bradbury Place Belfast BT7 1RT.	NMC to LA04/2017/2753/F.	Application Withdrawn
LA04/2022/1847/DC	LOC	Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road Belfast.	Discharge of condition 24 LA04/2022/0293/F.	Condition Discharged
LA04/2022/1898/NMC	LOC	72 Knock Eden Park Belfast BT6 0JG.	Non material change LA04/2021/2563/F.	Non Material Change Granted
LA04/2022/1911/A	LOC	The Soloist Building 1 Lanyon Place Belfast BT1 3LP.	3D Logo - Lettering for The bank of london brand on 2 locations on Soloist building in vertical alignment with other signage at higher levels.	Consent Granted

LA04/2022/1990/DC	LOC	Land bounded by Library Street Stephen Street and Kent Street Belfast BT1 2JJ	Discharge of Condition no.4 - LA04/2015/0676/F	Condition Discharged
LA04/2022/1994/DC	LOC	Lands to the south of Blackdam Court east of Thornberry Hill and approx. 115m north west of Mill Valley Way Belfast.	Discharge of condition 11 LA04/2018/0620/F.(landscape plan)	Condition Discharged
LA04/2022/2077/NMC	LOC	31 Kingsdale Park Belfast BT5 7BZ.	Non material change LA04/2018/2848/F.	Non Material Change Granted
LA04/2022/2095/DC	LOC	80 Stewartstown Road Belfast BT11 9GF.	Discharge of condition 2 LA04/2021/1881/F relating to odour abatement	Condition Partially Discharged
LA04/2022/2174/DC	LOC	27 BRUCE STREET MALONE LOWER BELFAST ANTRIM BT2 7JD	Discharge of Condition 4 of LA04/2021/2242/F relating to means of ventilation	Condition Discharged
LA04/2022/2197/F	LOC	3 BEDFORD SQUARE TOWN PARKS BELFAST ANTRIM BT2 7ES	Change of use from retail unit to restaurant	Permission Granted
LA04/2022/2263/F	LOC	11 ADELAIDE PARK MALONE LOWER BELFAST ANTRIM BT9 6FX	Demolition to widen opening in side garden wall for installation of a new double side gate, the installation of a new entrance gate at the driveway and railings on the existing front boundary low wall.	Permission Granted
LA04/2022/2140/CLEUD	LOC	5 MEADOWBANK STREET MALONE LOWER BELFAST ANTRIM BT9 7FG	House in multiple occupancy (HMO).	Permitted Development

LA04/2022/2274/NMC	LOC	93-95 Ravenhill Road, Belfast, BT6 8DQ	<p>Being used as a martial arts school (part of first floor) - Jiu Jitsu Brotherhood Belfast</p> <p>Ground floor being used by gym - Industrial Strength Fitness</p> <p>This is an application solely for the change of use from residential/commercial to gym.</p> <p>There are two floors being used.</p> <p>The building is being occupied across two floors.</p> <p>Cole Porter - Jiu Jitsu Brotherhood Belfast</p> <p>Mark Young - Industrial Strength Fitness</p> <p>No changes are needed to the building as occupying building as is.</p>	Application Invalid
LA04/2022/2150/F	LOC	37 LUCERNE PARADE MALONE LOWER BELFAST ANTRIM BT9 5FT	Proposed single storey extension to front of dwelling and retention of higher level fascia to side of dwelling (Retrospective)	Permission Granted
LA04/2022/2161/NMC	MAJ	52 YORK STREET TOWN PARKS BELFAST ANTRIM BT15 1AS	The amendments requested relate to the internal reconfiguration of each floor, levelling of parapet roof, amendments to the exterior palette of materials/finishes, removal of upper floor windows on York Street elevation, and inclusion of an additional drawing demonstrating layout of plant equipment at roof level. Application LA04/2016/1213/RM	Non Material Change Granted
LA04/2023/2307/F	LOC	18 metres North of No. 55 GARNERVILLE ROAD, BELFAST, BT4 2QQ	Replacement of existing bus shelter.	Permission Granted
LA04/2022/2181/DC	LOC	118 Stranmillis Road Belfast BT9	Discharge of condition 2 - LA04/2017/1470/F	Condition Discharged
LA04/2023/2327/F	LOC	2 BROOKMOUNT STREET TOWN PARKS BELFAST ANTRIM BT13 3AP	Accessible bedroom and bathroom extension to the side of the house. (Amended Site Location Plan)	Permission Granted
LA04/2022/2196/F	LOC	245 STRANMILLIS ROAD MALONE LOWER BELFAST ANTRIM BT9 5EE	Second floor extension to existing in-patient ward block to provide staff changing and a disabled single bed ward.	Permission Granted

LA04/2023/2347/F	LOC	MUSGRAVE PARK INDUSTRIAL ESTATE 31 STOCKMANS WAY BALLYMONEY BELFAST ANTRIM BT9 7ET	THE REMOVAL OF EXISTING 20.00M HIGH HUTCHINSON MINI MACRO COLUMN AND THE INSTALLATION OF PROPOSED 25.00M HIGH SWANN MONOPOLE WITH A NEW HEADFRAME ON NEW CONCRETE BASE, THE RELOCATION OF 3NO. EXISTING ANTENNAS TO NEW HEADFRAME, 9NO. PROPOSED ANTENNAS, THE RELOCATION OF 1NO. EXISTING GPS MODULE, 1NO. PROPOSED GPS MODULE, 2NO. PROPOSED CABLE TRAYS, THE REMOVAL OF EXISTING 4NO. EQUIPMENT CABINETS, 3NO. PROPOSED EQUIPMENT CABINETS, 4NO. PROPOSED ERS RACKS AND ALL OTHER ANCILLARY APPARATUS AND DEVELOPMENT.	Application Withdrawn
LA04/2023/2362/F	LOC	Cherryvale Playing Fields, Ravenhill Road, Belfast, BT6 8EE	Proposed 30m (length) x 11m (height) ball stop fencing, spectator fencing, with a pathway surrounding the existing pitch, and associated site works. (amended description)	Permission Granted
LA04/2023/2413/F	LOC	To the rear of 21-33 Bedford Street, Belfast, BT2 7EJ	Temporary retention of outdoor covered bar area to rear of 29 – 33 Bedford Street and associated pedestrian link to existing, associated bar at 21 Bedford Street until 31st December 2025, as a meanwhile use prior to the development of the approved aparthotel (ref. LA04/2020/0659/F)	Permission Granted
LA04/2022/2230/F	LOC	51 LISBURN ROAD MALONE LOWER BELFAST ANTRIM BT9 7AB	Proposed extension to Belfast City Hospital podium deck (south-west corner) to include a new Stem Cell Facility and associated plant room.	Permission Granted
LA04/2023/2460/F	LOC	8 OLD COACH LANE BALLYFINAGHY BELFAST ANTRIM BT9 5PS	ONE AND HALF STOREY REAR EXTENSION PLUS TWO NUMBER SINGLE STOREY SIDE EXTENSIONS	Permission Granted
LA04/2023/2419/F	LOC	On the Grass Verge Approximatley 24m North-East of East Belfast Yacht Club, 4 Sydenham By-Pass, Belfast, BT3 9JH	Erection of 15m High Telecoms Streetpole with associated Ancillary Equipment Cabinets.	Application Invalid

LA04/2022/2280/F	LOC	Units 3-5 Curzon Building 306-310 Ormeau Road Belfast BT7 2GE	Change of use from bank to retail and sub-division into 3 retail units and associated new shop fronts	Application Withdrawn
LA04/2023/2484/F	LOC	21 ST IVES GARDENS MALONE LOWER BELFAST ANTRIM BT9 5DN	Change of use from HMO to short-term stay accommodation	Permission Granted
LA04/2023/2301/NMC	LOC	Lands immediately North of Stanhope Street, West of Clifton Street and East of Regent Street, 7a Stanhope Street Belfast BT12 1BL	Non-Material Change - LA04/2018/0875/F - alterations to elevational treatment of House Type A to include introduction of a window and feature brick window to first floor gable of Plot 2A and provision of two windows to replace first floor single window to front elevation of Plots 2A, 3A and 4A.	Non Material Change Refused
LA04/2023/2487/F	LOC	130A OLD HOLYWOOD ROAD BALLYMAGHAN BELFAST DOWN BT4 2HN	Proposed Side Extension to form Kitchen, Living, Dining Area and Alterations to Front Elevation.	Permission Granted
LA04/2022/2337/F	LOC	373 UPPER NEWTOWNARDS ROAD BALLYCLOGHAN BELFAST DOWN BT4 3LF	Single storey extension to rear and side, with internal alterations; second floor attic conversion with Dormer to rear.	Permission Granted
LA04/2023/2502/CLEUD	LOC	91 CHARLES STREET SOUTH MALONE LOWER BELFAST ANTRIM BT12 5GB	Existing use: The property is used as a short-term holiday let accommodation.	Permitted Development
LA04/2023/2424/F	LOC	3 CHICHESTER COURT SKEGONEILL BELFAST ANTRIM BT15 5DS	Proposed conversion of existing attic space with new front and rear dormers	Permission Granted
LA04/2023/2509/CLEUD	LOC	179 DUNLUCE AVENUE MALONE LOWER BELFAST ANTRIM BT9 7AX	House in Multiple Occupation (HMO)	Permitted Development
LA04/2023/2519/F	LOC	13 WILLOWBANK DRIVE BALLYMACONAGHY BELFAST DOWN BT6 0LN	Single storey rear extension	Permission Granted
LA04/2023/2523/A	LOC	71 BELMONT ROAD STRANDTOWN BELFAST DOWN BT4 2AA	Horizontal box shop sign over the entrance facade and rectangular projecting shop sign located between the first floor windows on the front facade.	Consent Granted

LA04/2023/2533/LBC	LOC	METHODIST COLLEGE 1 MALONE ROAD MALONE LOWER BELFAST ANTRIM BT9 6BY	Demolition of Steam Room, Plant Room and Chimney as now redundant.	Consent Granted
LA04/2023/3065/F	LOC	25 Malone Hill Park Malone Upper Belfast BT9 6RE	Retrospective boundary wall to the front of the property	Permission Granted
LA04/2023/2634/F	LOC	2 DUNOWEN GARDENS OLD PARK BELFAST ANTRIM BT14 6NQ	Erection of single storey rear extension.	Permission Granted
LA04/2023/2615/NMC	LOC	236 Upper Newtownards Road, Belfast, BT4 3EU	Alterations to change cladding material from black, square profiled, aluminium cladding to black, square profiled, composite cladding Non material change - LA04/2021/0911/F	Non Material Change Granted
LA04/2023/2618/F	LOC	18 MOUNT MERRION GARDENS BALLYMACONAGHY BELFAST DOWN BT6 0FW	Single storey extension to rear of dwelling.	Permission Granted
LA04/2023/2627/F	LOC	4 CLONARD PLACE EDENDERRY BELFAST ANTRIM BT13 2PZ	Single Storey rear extension	Permission Granted
LA04/2023/2635/F	LOC	Unit 7 AVOCA PARK SHOPPING CENTRE 151 ANDERSONSTOWN ROAD BALLYDOWNFINE BELFAST ANTRIM BT11 9BW	Proposed Part Change of Use from Beauty skin clinic to Private Laser Hair Removal and Medical Consultation room Class D1(a) with no external alterations	Permission Granted
LA04/2023/2666/A	LOC	202-206 YORK STREET TOWN PARKS BELFAST ANTRIM BT15 1HY	New purple fascia with individual letter signage and button logo, new illuminated projecting sign, new illuminated atm surround and mandatory signage panels to replace the existing fascia and signage on the front and side elevations. New window vinyls and manifestation	Consent Granted
LA04/2023/2701/F	LOC	Existing Planter located approximately 2.5m east of No.10-20 Lombard Street (amended)	Erection of life size bronze sculpture of Frederick Douglass.	Permission Granted
LA04/2023/2665/F	LOC	Loughside Recreation Centre Shore Road, Belfast, BT15 4HP	Replacement of existing all weather playing pitch with 3G pitch, new fencing, floodlights and dugouts	Permission Granted

LA04/2023/2670/F	LOC	17 HARBERTON AVENUE MALONE UPPER BELFAST ANTRIM BT9 6PH	Minor modifications to side and rear of dwelling including new bathroom window to side elevation (with obscure glass), removal of existing redundant chimney to rear elevation & replacement of back door and rear window with patio doors and new window (Amended Description)	Permission Granted
LA04/2023/2672/DCA	LOC	17 HARBERTON AVENUE MALONE UPPER BELFAST ANTRIM BT9 6PH	Partial demolition of rear and side elevations, including removal of doors and windows. Removal of chimney to rear (Amended Description)	Consent Granted
LA04/2023/2667/F	LOC	2 ASHMORE PLACE TOWN PARKS BELFAST ANTRIM BT13 2PU	Provision of a external ramp.	Permission Granted
LA04/2023/2682/A	LOC	22-24 CORN MARKET TOWN PARKS BELFAST ANTRIM BT1 4DD	3 No. internally illuminated signs	Consent Granted
LA04/2023/2711/F	LOC	45 GLENCOLIN HEIGHTS ENGLISHTOWN BELFAST ANTRIM BT11 8PB	single storey side and rear extension with ramped access	Permission Granted
LA04/2023/2699/DC	LOC	Blacks Road, Belfast	Remediation verification report for Phase 4 of the development	Condition Discharged
LA04/2023/2722/F	LOC	26 Ingledale Park, Belfast, BT14 7GZ.	Roofspace conversion with rear dormer window. Elevational changes	Permission Granted
LA04/2023/2762/F	LOC	22-24 Corn Market, Belfast, BT1 4DD	Change of use of retail unit on Ground and First Floor from Retail to Coffee Shop	Permission Granted
LA04/2023/2727/DC	LOC	56-58 Townsend Street, Belfast, BT13 2ES	Discharge of Condition no.2 - LA04/2022/1029/F programme of archaeological work	Condition Discharged
LA04/2023/2771/F	LOC	55 Flush Road, Belfast, BT14 8SJ	Three number Single storey extensions to North West gable and to rear (North East) Elevation	Permission Granted
LA04/2023/2781/F	LOC	47 Wynchurch Road, Belfast, BT6 0JH	Single storey extension to the rear and side of the existing semi-detached dwelling. A proposed attic conversion with a change from a hip roof to pitched roof involving an extended gable end and proposed rear dormer.	Permission Granted
LA04/2023/2764/LBC	LOC	The Rectory, No.2 St Judes Avenue, Belfast, BT7 2GZ	Application for plaque sign attached to Listed Building and Totem Sign to replace existing Totem Sign.	Consent Granted

LA04/2023/2817/DC	LOC	Lands at 163 Ormeau Road, Belfast	Supporting information has been submitted by Choice Housing illustrating that the proposal will be occupied for social housing only and that each unit will be allocated to a person/s on the housing register.	Condition Discharged
LA04/2023/2788/F	LOC	54 GLENLUCE DRIVE BALLYMAGHAN BELFAST DOWN BT4 2QN	Single storey front and side extension.	Permission Granted
LA04/2023/2812/F	LOC	6 CICERO GARDENS BALLYRUSHBOY BELFAST DOWN BT6 9FZ	Conversion of garage to utility room.	Permission Granted
LA04/2023/2852/CLEUD	LOC	21 BURMAH STREET BALLYNAFOY BELFAST DOWN BT7 3AN	House of Multiple Occupation	Permitted Development
LA04/2023/2835/NMC	LOC	NEW FOOT BRIDGE BETWEEN THE GAS WORKS AND ORMEAU EMBANKMENT Ormeau Embankment, Belfast, BT6 8LT	<p>This is an application for approval of a non-material change to LA04/2015/0405/F, which was Determined on 25 May 2015.</p> <p>The original application Decision Notice relates to the construction of a pedestrian and cycle bridge (5.0m between parapets) with combined foot and cycle ramps from close to a railway underpass on west bank to the quay on east bank; pedestrian and cycle links to existing routes, car park, storm drainage, lighting and landscaping, located at Lower Ormeau Embankment and River Terrace. At the time of the original planning application (2015), DfI Rivers advised the bridge design needed to be developed to cope with a design flood level of 3.77m AOD. The minimum bridge deck soffit level was therefore designed to 3.8m AOD, to account for this. Following further consultations in late 2022, DfI Rivers advised the minimum soffit level previously advised, represents the predicted 1-in-200 year sea level at this location. However, this does not take account of climate change or wave action. They further advised that in order to take full</p>	Non Material Change Granted

LA04/2023/2871/F	LOC	10 Former Translink Ulsterbus Workshop Duncrue Street, Belfast, BT3 9BJ	Erection of temporary point-of-entry inspection facility at Belfast Harbour.	Permission Granted
LA04/2023/2873/F	LOC	74 Ardenlee Avenue, Belfast, BT6 0AB	Roof dormer & in-slope roof light to rear and elevation changes.	Permission Granted
LA04/2023/2876/DC	LOC	Olympic House Land east of Queen's Road, north of Public Records Office of Northern Ireland and south of Belfast Metropolitan College, Titanic Quarter, Belfast	Discharge of condition 3 LA04/2022/1003/F relating to remediation Verification Report	Condition Discharged
LA04/2023/2879/DC	LOC	163 ORMEAU ROAD, BELFAST, BT7 1SP	Discharge of Condition 10 LA04/2019/2203/F LANDSCAPE PROPOSALS AND MANAGEMENT PLAN	Condition Discharged
LA04/2023/2874/CLEUD	LOC	71 Sandhurst Drive, Belfast, BT9 5AZ	To renew HMO certificate.	Permitted Development
LA04/2023/2883/F	LOC	23 Kensington Gardens South, Belfast, BT5 6NN	Single storey extension to side	Permission Granted
LA04/2023/2936/CLEUD	LOC	52 A Broadway, Belfast, BT12 6AS	Existing use: Change of use from residential apartment to 4 bedroom HMO	Permitted Development
LA04/2023/2941/F	LOC	83 WOODSIDE DRIVE POLEGLASS DUNMURRY ANTRIM BT17 0SR	Single storey extension to the gable, replacing the existing porch. Disability ramp to the new front door.	Permission Granted
LA04/2023/2980/F	LOC	14 NORFOLK PARADE BALLYMURPHY BELFAST ANTRIM BT11 8DB	SINGLE STOREY SIDE EXTENSION	Permission Granted
LA04/2023/2937/F	LOC	4 SUNNINGHILL DRIVE OLD PARK BELFAST ANTRIM BT14 6SQ	Removal of existing ground floor front (shower room) extension. Provision of replacement front extension.	Permission Granted
LA04/2023/2942/DCA	LOC	14 Malone Park Lane, Belfast, BT9 6NQ	The front facing part of the roof surrounding the first floor external terrace is to be removed to allow for construction of new wall and installation of new roof above. The formation of new windows into existing gable wall to serve new sanitary accommodation. The formation of new escape window to existing Bedroom 2 and the installation of new rooflights in existing rear facing roof. The replacement of the existing garage door with a new window. The replacement of clear glazed panel in existing window in Bedroom 4 with obscured glazing	Consent Granted

LA04/2023/2950/CLEUD	LOC	12 Hardcastle Street, Belfast, BT7 1GG	Existing use: The property is a Registered HMO and has been operated as such for in excess of five years	Permitted Development
LA04/2023/2957/CLEUD	LOC	14 Agincourt Street, Belfast, BT7 1RB	Existing use: Existing House of multiple occupation (HMO)	Permitted Development
LA04/2023/2998/CLEUD	LOC	3 Canterbury Street, Belfast, BT7 1LB	Change of use to HMO.	Permitted Development
LA04/2023/2961/F	LOC	22 Strathmore Park North, Belfast, BT15 5HR	Renewal of LA04/2017/2807/F- single-storey rear extension to replace the existing sun room	Permission Granted
LA04/2023/2966/CLEUD	LOC	30 Agincourt Avenue, Belfast, BT7 1QA	Existing use: The property has been used as a House in Multiple Occupancy (HMO) for more than 5 years	Permitted Development
LA04/2023/2987/F	LOC	20 Loughview Drive, Belfast, BT6 0NU	Single storey extension to front of dwelling	Permission Granted
LA04/2023/3040/F	LOC	Land opposite 2-42 Mill Avenue, Belfast, BT14 8EL	Erection of 10no. dwellings (for social housing) on lands opposite nos. 2 - 42 Mill Avenue, Ligoniel, Belfast.	Application Invalid
LA04/2023/3042/F	LOC	Public Footpath outside Ulster University 20-24 York Street Belfast BT15 1ED	Proposed bus shelter	Application Withdrawn
LA04/2023/3043/F	LOC	53 Delhi Street, Belfast, BT7 3AL	CHANGE OF USE FROM RESIDENTIAL TO SHORT TERM LET ACCOMODATION	Application Invalid
LA04/2023/3062/CLOPUD	LOC	8 Netherleigh Park, Belfast, BT4 3GR	Single storey rear extension.	Permitted Development
LA04/2023/3087/DC	LOC	29 Springfield Heights, Belfast, BT13 3QZ	Condition 8 - Construction Environmental Management Plan	Application Withdrawn
LA04/2023/3156/DC	LOC	Lands approximately 50m to the north of 35 Hampton Park and approximately 30m to the west of 60 Hampton Park Galwally.	Discharge of Condition 22 of LA04/2019/0775/F - Submission of a Construction Method Statement	Condition Not Discharged
LA04/2023/3157/DC	LOC	Lands approximately 50m to the north of 35 Hampton Park and approximately 30m to the west of 60 Hampton Park Galwally.	Discharge of Condition 16 of LA04/2019/0775/F -Protective fencing on site around trees and hedges	Application Invalid
LA04/2023/3175/DC	LOC	Lands approximately 50m to the north of 35 Hampton Park and approximately 30m to the west of 60 Hampton Park Galwally	Discharge of condition 14 LA04/2019/0775/F Landscape Proposals	Condition Not Discharged
LA04/2023/3191/WPT	LOC	17 Malone Park, Belfast, BT9 6NJ	Works to 9 trees.	Works to Trees in CA Agreed
LA04/2023/3193/WPT	LOC	27 Sandown Park South, Belfast, BT5 6HE	Works to 6 trees.	Works to TPO Granted
LA04/2023/3195/WPT	LOC	60 Osborne Park, Belfast, BT9 6JP.	Works to 6 trees	Works to Trees in CA Agreed

LA04/2023/3270/WPT	LOC	88 Malone Road, Belfast, BT9 5HP	Works to 1 tree	Works to Trees in CA Agreed
LA04/2023/3271/WPT	LOC	1 Bladon Drive, Belfast, BT9 5LG	Works to 2 trees.	Works to Trees in CA Agreed
LA04/2023/3272/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast.	Discharge of condition 25 LA04/2022/0209/F	Condition Discharged
LA04/2023/3278/WPT	LOC	22 Haddo Woods, Belfast, BT8 8FS.	Works to 3 trees.	Works to TPO Granted
				Total Decsions: 125



Subject:	Updated Planning Application Checklist
Date:	20 June 2023
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management)

Restricted Reports	
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"/>

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

1.0	Purpose of Report or Summary of Main Issues
1.1	To report on updates to the Planning Service's Planning <i>Application Checklist</i> , which provides guidance to customers on the information they need to submit with a planning application. The Application Checklist has been updated to reflect the new policy requirements of the adopted Belfast Local Development Plan: Plan Strategy.
2.0	Recommendation
2.1	The Committee is asked to note the report.
3.0	Main Report
3.1	<u>Background</u> The bar for information submitted with a planning application in Northern Ireland is low. The Planning (General Development Procedure) Order (Northern Ireland) 2015 only requires details of the applicant, description of the site, site location plan, plans sufficient to identify the proposal and a planning fee. In some cases, a Design and Access Statement is required. Applications for Major development require a Pre-Application Community Consultation report following mandatory pre-application community consultation.

3.2	The Planning Service's Planning <i>Application Checklist</i> provides guidance to customers on the additional information they need to submit with a planning application to address policy requirements and help the Council make a positive decision on the application. The additional information requirements vary depending on the type of proposal, its scale and location (whether particular planning constraints apply such as the site being with a Conservation Area, flood risk area etc).
3.3	The Application Checklist was first published in November 2018 and Belfast City Council remains the only Planning Authority in NI that publishes such comprehensive guidance to customers. Applicants are strongly encouraged to provide the additional information at the outset when they make their application. If the information is not provided within 14 days of it being requested then the application, along with the planning fee, is returned and the applicant is advised to submit the application at a later date once they have all the information available. Should the additional information not be provided then the applicant is advised that there may be a risk that their application will be refused due to lack of information and the planning fee will not be returned.
3.4	The Planning Service undertook a review of the impact of the Application Checklist in February 2021. The review concluded that the checklist has had a very positive impact on the quality of applications, helping to improve the efficiency and effectiveness of the service. The Application Checklist is now culturally embedded in the application process, particularly for larger scale and more complex planning applications.
3.5	However, unlike in other jurisdictions, the Application Checklist remains non-statutory due to legislative limitations and councils in Northern Ireland are unable to compel applicants to provide the information at the beginning of the process. This is a serious disadvantage to the process as it can mean that councils receive applications without all the information they need to make a positive determination. The need to improve the quality of application submissions were key recommendations of both the NI Audit Office and Public Accounts Committee reports in February and March 2022 respectively.
3.6	The Department for Infrastructure has subsequently formally consulted on proposals to introduce statutory <i>Planning Application Validation Checklists</i> to require the additional information by law at the beginning of the application process. This was reported to the Planning Committee in December 2022 (item 25) when the Committee resolved to fully support the proposals. DfI is still to report the outcome of the consultation.
	Previous updates to the Application Checklist
3.7	<p>The Planning Service has taken a progressive approach to implementation of the Application Checklist as set out below.</p> <ul style="list-style-type: none"> • Initial publication – November 2018 • Phase 1 Implementation – from January 2019, the checklist was initially applied to large-scale Local applications only • Phase 2 – from May 2019, this was extended to include Major applications • Phase 3 – from September 2021, the checklist was applied to all remaining applications except householder and advertisement proposals <p>Phase 4 of the Application Checklist</p>
3.8	The Planning Service recently launched Phase 4 of the Application Check to coincide with adoption of the Plan Strategy and reflect its new policy requirements. The checklist now applies to all Major and Local applications, including householder proposals, but excludes applications for Advertisement Consent.

3.9	<p>The updated Application Checklist includes the new information requirements listed below, as well as updates to the previous guidance.</p> <ul style="list-style-type: none"> • Adaptable and Accessible Accommodation Statement (Policy HOU7) • Affordable Housing Proposal Form (Policy HOU5 and SPG) • Climate Change Statement (Policies ENV2, ENV3, ENV5, GB1 and TRE1) • Community Cohesion and Good Relations Statement (Policies CGR1 and CGR2) • Health Impact Assessment (Policy HC1) • Householder Design Statement (Policy RD2 and SPG) • Housing Mix Statement (Policy HOU6 and SPG) • Masterplanning Statement (Policy DES2) • Specialist Housing Statement (Policy HOU8) • Tall Buildings Design Statement (Policy DES3) • Wind Energy Statement (Policy ITU4)
3.10	A copy of the updated Application Checklist is provided at Appendix 1 . It is also available on the Council's website .
3.11	The Planning Service has written to customers to publicise the updated checklist and encourage its use.
3.12	The Application Checklist will be subject to further continuous improvement. The outcome of the Department for Infrastructure's consultation on Planning Application Validation Checklists will be reported following publication.
4.0	Financial & Resource Implications
4.1	The updates to the Application Checklist will help the Planning Service process applications more quickly and efficiently.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	No adverse impacts identified.
6.0	Appendices – Documents Attached
	Appendix 1 – Updated Planning Application Checklist

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Planning Service

Application Checklist

A guide for customers who intend to submit a planning application

We're committed to helping our customers get a timely planning decision that benefits the city.

To help achieve this, we want to make sure that planning applications are supported by the right information at the start of the process.

Having all the relevant information from the outset enables us to assess applications properly. If supporting information is missing, it can lead to delays or could even result in refusal of your application.

Our Application Checklist provides guidance on the information that you need to submit with your planning application. The information will fall into one of the two categories:

- **Basic requirements** - this information is required by law and we cannot process your application without it (see Appendix 2).
- **Other supporting information** - additional information we need to fully assess your application, and will give you a better chance of getting permission (see Appendix 3).

Basic requirements (see Appendix 2)

Planning legislation¹ sets out the minimum information that you must submit when making a planning application. Without this information, your application is not valid and we **cannot legally deal with it**. Our Application Checklist sets out which basic information we need.

Table 1 provides a summary of the types of basic information that may be required with your application.

Appendix 2 of this Checklist provides detailed guidance on which basic information you will need to submit. This includes a description of each of the basic requirements and which are needed by type of application.

Table 1: Basic requirements (see Appendix 2)

Application form
Ownership certificate
Site location plan
Plans and drawings
Pre-application Community Consultation Report ²
Design and Access Statement ³
Fee ⁴

If the basic information is missing when you submit your application we will write to tell you. Please note that we cannot deal with your application until the basic information is provided.

¹ Articles 3 to 7 (inclusive) of the Planning (General Development Procedure) Order (Northern Ireland) 2015

² Required for all applications for Major development

³ Required for certain types of application - see Appendix 2 (Design and Access Statements)

⁴ Subject to exemptions

We **strongly encourage** you to submit your application online via the NI Planning Portal. Applications can also be submitted by post to the following address:

Belfast Planning Service

Ground Floor, Cecil Ward Building,
4-10 Linenhall Street, Belfast, BT2 8BP
Email: planning@belfastcity.gov.uk

Continued overleaf



Other supporting information (see Appendix 3)

In addition to the basic requirements, we often require other supporting information to fully assess planning applications. The level of supporting information will depend on the specific circumstances of the proposal including its scale, use and location.

Table 2: Other Supporting Information (see Appendix 3)

Adaptable and Accessible Accommodation Statement
Affordable Housing Proposal Form
Air Quality Impact Assessment
Archaeological Assessment
Archaeological Field Evaluation
Biodiversity Checklist
Biodiversity/Ecological Survey
Climate Change Statement
Community Cohesion and Good Relations Statement
Construction Environmental Management Plan
Contaminated Land Report
Contextual Design Information
Daylight, Sunlight and Overshadowing Assessment
Demolition Justification Statement
Drainage Assessment
Economic Statement
Employability and Skills Profile
Event Management Plan
Environmental Statement (EIA)
Flood Risk Assessment
Health Impact Assessment
Householder Design Statement
Housing Mix Statement

We will take a proportionate approach to requests for other supporting information. We will only ask for it where it is reasonable and necessary to enable us to properly assess your application. If we believe any information in Table 2 is necessary and you have not provided it with the application we will write to you and ask you to submit it **within 14 days**.

If you are unable to provide the information in time we will arrange for the application to be returned (including the fee) so that you can submit it again when all the information we need is ready. We apply this approach to all applications except for and applications for Advertisement Consent.

How do I submit an application to the council?

We **strongly encourage** you to submit your application online via the NI Planning Portal as it allows us to deal with your application more quickly and efficiently.

If you choose to ask for your application to be decided without the necessary information then there is a risk that it will be refused. We will not return your fee.

Information Checklist

Our Information Checklist at **Appendix 1** is a useful tool to help you identify which information you need to provide with your application. We ask that you complete it in all cases and **submit it with your application** as missing

Table 2 below lists the types of other supporting information you may need to provide with your application. **Appendix 3** provides detailed guidance on which information is required. **This does not apply to Advertisement Consent applications.**

Landscape and Visual Impact Assessment
Lighting Assessment
Marketing Statement
Masterplanning Statement
Noise and Vibration Impact Assessment
Odour Impact Assessment
Parking Survey
Phasing Plan
Planning Agreement (Heads of Terms)
Planning Statement
Retail Impact Assessment
Sequential Test (Main Town Centre Uses)
Specialist Housing Statement
Structural Survey
Student Accommodation Needs Statement
Tall Buildings Design Statement
Telecommunications Supporting Statement
Transport Assessment
Transport Assessment Form
Travel Plan
Tree Survey
Viability Assessment
Waste Management Plan
Wind Energy Statement

information can lead to delays or could even result in refusal of your application. You can cross reference with Appendices 2 and 3 to help you.

Pre-Application Discussions

We offer a **Pre-Application Discussion (PAD)**⁵ service so you can discuss your proposals with a planning officer before submitting a planning application. This helps to identify any issues at an early stage. As part of this process, you can clarify which information you need to submit with your application.

Amended plans and supporting information

If you are submitting amended plans and supporting information please explain in a covering letter what the changes are and why you are making them. We recommend you label the drawing with a revision number (e.g. Revision A, B, C, D etc.) and include a revision schedule on the drawing that shows the revision number, description of the change and the date it was made.

Planning application process

For further guidance on how we deal with planning applications please see our guide to processing planning applications go to **www.belfastcity.gov.uk/planning**



Appendix 1

Information Checklist*

Address/Reference No _____

* To be completed by applicant

Basic requirements (must be completed for all applications)		Please tick whichever of the following applies:	
1	Completed application form	Yes	No
2	Ownership certificate	Yes	No
3	Confirmation of reserved matters (outline applications only)	Yes	No N/A
	Are the following matters reserved for subsequent approval?		
	Siting	Yes	No
	Design	Yes	No
	External appearance	Yes	No
	Access	Yes	No
	Landscaping	Yes	No
4	Location Plan (Scale of 1:1250 or 1:2500)	Yes	No
5	Plans and Drawings; to include:	Yes	No
	- Block Plan 1:200 or 1:500	Yes	No
	- Existing and Proposed Elevation 1:50 or 1:100	Yes	No
	- Floor plans 1:50 or 1:100	Yes	No
	- Roof plan 1:50 or 1:100	Yes	No
	- Spot levels	Yes	No
	- Sections on sloping land and adjacent land	Yes	No
	- Demolition plans (If LBC / DCA)	Yes	No
6	Design & Access Statement	Yes	No
7	Pre-application Community Consultation Report (Major applications only)	Yes	No
8	Correct Fee	Yes	No

¹ A Design & Access Statement is required for the following:

- Major development
- Listed Building Consent
- Proposals of ≥1 dwelling house or ≥ 100sqm in:
 - Conservation Area
 - Area of Outstanding Natural Beauty
 - World Heritage Site
 - Area of Townscape Character

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Basic requirements met? (valid)	Yes	No
Other supporting information met?	Yes	No

Information Checklist

(must be completed in all cases **except** Householder applications and applications for Advertisement Consent)

Please tick whichever of the following applies:

1	Adaptable and Accessible Accommodation Statement	Yes	No	N/A
2	Affordable Housing Proposal Form	Yes	No	N/A
3	Air Quality Impact Assessment	Yes	No	N/A
4	Archaeological Assessment	Yes	No	N/A
5	Archaeological Field Evaluation	Yes	No	N/A
6	Biodiversity Checklist	Yes	No	N/A
7	Biodiversity/Ecological Survey	Yes	No	N/A
8	Climate Change Statement	Yes	No	N/A
9	Community Cohesion and Good Relations Statement	Yes	No	N/A
10	Construction Environmental Management Plan	Yes	No	N/A
11	Contaminated Land Report	Yes	No	N/A
12	Contextual Design Information	Yes	No	N/A
13	Daylight, Sunlight and Overshadowing Assessment	Yes	No	N/A
14	Demolition Justification Statement	Yes	No	N/A
15	Drainage Assessment	Yes	No	N/A
16	Economic Statement	Yes	No	N/A
17	Employability and Skills Profile	Yes	No	N/A
18	Event Management Plan	Yes	No	N/A
19	Environmental Statement (EIA)	Yes	No	N/A
20	Flood Risk Assessment	Yes	No	N/A
21	Health Impact Assessment	Yes	No	N/A
22	Householder Design Statement	Yes	No	N/A
23	Housing Mix Statement	Yes	No	N/A
24	Landscape and Visual Impact Assessment	Yes	No	N/A
25	Lighting Assessment	Yes	No	N/A
26	Marketing Statement	Yes	No	N/A
27	Masterplanning Statement	Yes	No	N/A
28	Noise and Vibration Impact Assessment	Yes	No	N/A
29	Odour Impact Assessment	Yes	No	N/A
30	Parking Survey	Yes	No	N/A
31	Phasing Plan	Yes	No	N/A
32	Planning Agreement (Heads of Terms)	Yes	No	N/A
33	Planning Statement	Yes	No	N/A
34	Retail Impact Assessment	Yes	No	N/A
35	Sequential Test (Main Town Centre Uses)	Yes	No	N/A
36	Specialist Housing Statement	Yes	No	N/A
37	Structural Survey	Yes	No	N/A
38	Student Accommodation Needs Statement	Yes	No	N/A
39	Tall Buildings Design Statement	Yes	No	N/A
40	Telecommunications Supporting Statement	Yes	No	N/A
41	Transport Assessment	Yes	No	N/A
42	Transport Assessment Form	Yes	No	N/A
43	Travel Plan	Yes	No	N/A
44	Tree Survey	Yes	No	N/A
45	Viability Assessment	Yes	No	N/A
46	Waste Management Plan	Yes	No	N/A
47	Wind Energy Statement	Yes	No	N/A



1. Application Form

Requirement	Advice
<p>All applications must be accompanied by a Planning Application form</p> <p>Exceptions:</p> <ul style="list-style-type: none"> Confirmation of details required by a condition (discharge of condition) 	<ul style="list-style-type: none"> Complete all parts of the form The name and address of the applicant must be included in all cases, even where there is an agent Description – keep this concise and only include the aspects of the proposal that requires consent Forms can be found at the following website link or in our Planning Reception: www.infrastructure-ni.gov.uk/articles/planning-fees-and-forms

2. Ownership Certificate

Requirement	Advice
<p>All applications must be accompanied by an Ownership Certificate</p> <p>Exceptions:</p> <ul style="list-style-type: none"> Approval of Reserved Matters Advertisement Consent Certificate of Lawful Development Non-Material Change 	<ul style="list-style-type: none"> Complete one of Certificate A, B, C and D, as applicable Complete all of the relevant section and sign it Ownership Certificates form part of the application form, which can be found at the following website link or in our Planning Reception: www.infrastructure-ni.gov.uk/articles/planning-fees-and-forms

3. Confirmation of reserved matters (outline applications only)

Requirement	Advice
<p>All applications for outline planning permission must confirm which matter(s) are reserved for subsequent approval and which matter(s) are to be determined at the outline stage. This enables the Council to check whether the right level of information has been provided in accordance with Article 3(4) of the Planning (General Development Procedure) Order (Northern Ireland) 2015).</p> <p>“Reserved matters” means any of the following matters, details of which have not been provided as part of outline planning permission, namely—</p> <ol style="list-style-type: none"> siting; design; external appearance; means of access; and the landscaping of the site; <p>What information do I need to provide?</p> <ul style="list-style-type: none"> You must complete Appendix 1 Information Checklist to confirm which matter/s are reserved (and which are to be determined at outline stage) You must ensure that if any of the above matters are to be determined at outline stage (i.e. not to be reserved), you provide sufficient detail of those matters as part of the outline planning application 	<ul style="list-style-type: none"> Make sure you complete box 3 on page 1 of Appendix 1 of the Application Checklist (‘Confirmation of Reserved Matters’) If the matter is reserved you do not need to provide the details at the outline stage – if outline permission is granted it will be subject to a condition that requires subsequent approval of the reserved matters by the Council before development can begin If the description of the proposal specifies the amount of units for which outline permission is sought (e.g. the number of dwellings or apartments, or the amount of floor space), you should include indicative details of the access and parking layout, as well as siting and design of the buildings. This will help the Council assess whether the site can in principle accommodate the level of development applied for The reserved matters are defined as follows: <ul style="list-style-type: none"> Siting is the exact location and footprint of proposed building(s) within the site, together with the site layout including parking Design is the massing, height and proportions of building(s) External appearance is the architectural treatment of the building(s) including the external design and materials Means of access comprises the access point/s into the site and circulation arrangements within it for vehicles, pedestrians and bicycles Landscaping is the external treatment of the site. This includes both hard landscaping (areas of hard surfacing and details of boundary treatment such as walls, fences or railings); and soft landscaping (grassed areas, trees and planted areas). Outline planning permission establishes the principle of development of the site. Therefore, you will need to make sure that your application is supported by the necessary Other Supporting Information in Appendix 3. It is advisable to discuss your outline planning application with us before you submit it using our Pre-Application Discussion service. This will allow us to give you early feedback on your proposals and further advice on what information you need to include with your application. Further guidance can be found in <i>Development Management Practice Note 4: Types of Application</i> at the following link: www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/dmpn04-types-of-planning-applications.pdf

4. Site Location Plan

Requirement	Advice
<p>All applications must be accompanied by a Site Location Plan</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Approval of Reserved Matters • Non-Material Change to a previous permission • Remove or variation of a condition 	<ul style="list-style-type: none"> • Use an up-to-date map that shows surrounding properties • Show the North point • Outline the application using an unbroken red line • Outline any other neighbouring land controlled by the applicant using an unbroken blue line • We recommend a scale of 1:2500 or 1:1250

5. Plans and Drawings

Requirement	Advice
Applications must be accompanied by appropriate plans and drawings to a specified scale	<ul style="list-style-type: none"> • See guidance in the following sections of this table • Applications for Demolition in a Conservation Area only require existing and proposed plans for the demolition itself (not any new buildings)
<p>Block plan</p> <p>A technical plan showing the existing and proposed layout of the site. This should include:</p> <ul style="list-style-type: none"> • Existing and proposed buildings or structures • Adjacent existing buildings or structures next to the site • Access arrangements • Parking layout <p>When is it needed?</p> <ul style="list-style-type: none"> • All applications that involve the extension of an existing building; erection of a new building; or erection or alteration of structures such as walls, fences and retaining walls 	<ul style="list-style-type: none"> • Provide both existing and proposed block plans • Use an up-to-date map that shows surrounding properties • Show the North point • We recommend a scale of 1:200 or 1:500
<p>Elevations</p> <p>A technical drawing that shows the external appearance of the proposal from each of its four sides</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Applications for change of use only (where no external changes proposed) 	<ul style="list-style-type: none"> • Provide both existing and proposed elevations • Provide all elevations affected by the proposal including both side elevations of an extension • Make sure that the elevations match the floor plans • Label the orientation of the elevation (e.g. North, South, East, West; or North West, North East, South East and South West) • We recommend a scale of 1:50 or 1:100
<p>Floor Plans</p> <p>A technical drawing that shows the internal layout of the building</p> <p>When is it needed?</p> <ul style="list-style-type: none"> • All applications including proposals for a change of use <p>Exceptions:</p> <ul style="list-style-type: none"> • Applications for Advertisement Consent 	<ul style="list-style-type: none"> • Provide both existing and proposed floor plans • Make sure that the floor plans match the elevations • Include each floor of the building/s • Label the floors (e.g. basement, ground, first, second, third, fourth floor etc.) • We recommend a scale of 1:50 or 1:100
<p>Roof Plan</p> <p>A technical drawing that shows the design of the roof from above</p> <p>When is it needed?</p> <ul style="list-style-type: none"> • For complex roof designs • Proposals that include a roof terrace • Alterations to the roof of a Listed Building 	<ul style="list-style-type: none"> • Provide both existing and proposed roof plans • Label as a roof plan • We recommend a scale of 1:50 or 1:100
<p>Levels</p> <p>“Spot levels” show ground and finished floor levels on a plan</p> <p>When is it needed?</p> <ul style="list-style-type: none"> • For proposals that involve a change of existing ground or floor levels (e.g. a raised deck, raised patio, sunken terrace garden, new buildings or development on a slope) <p>Exceptions:</p> <ul style="list-style-type: none"> • Where the change in ground or floor levels are clear from the elevation drawings 	<ul style="list-style-type: none"> • Provide both existing and proposed ground and finished floor levels • Levels to indicate a specified datum point • Provide a good spread of levels across the site • Include levels on adjacent land impacted by the proposal

<p>Sections</p> <p>A technical drawing that shows a cut-away section of the building or land</p> <p>When is it needed?</p> <ul style="list-style-type: none"> For proposals that involve a change of existing ground or floor levels (e.g. a raised deck, raised patio, sunken terrace garden, new buildings or development on a slope) To demonstrate the internal cill height of a window where overlooking issues are critical (e.g. a roof light or high level window) Internal changes to the floor of a Listed Building or alterations to a staircase in a Listed Building 	<ul style="list-style-type: none"> Provide both existing and proposed sections We recommend a scale of 1:50, 1:100 or 1:200 Include levels on adjacent land impacted by the proposal
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6. Design and Access Statement	
Requirement	Advice
<p>A written statement required for certain types of application that sets out:</p> <ul style="list-style-type: none"> the design principles and concepts that have been applied to the development; and how issues relating to access to the development have been dealt with. <p>When is it needed?</p> <ul style="list-style-type: none"> All proposals for Major development Where the site is within any of the following areas, all proposals for one dwelling or more (including flats and apartments); or where the floor space of the proposed building/s is 100 sqm or greater: <ul style="list-style-type: none"> ✓ Conservation Area ✓ Area of Outstanding Natural Beauty (AONB) ✓ World Heritage Site ✓ Area of Townscape Character All applications for Listed Building Consent <p>Exceptions:</p> <ul style="list-style-type: none"> Proposals to develop land without compliance with previous conditions Engineering or mining operations Change of use (except where the new use involves access by an employee or involves the provision of services to the public – in such case a statement is required on access only) Waste development <p>Further advice: www.infrastructure-ni.gov.uk/publications/development-management-practice-notes</p>	<ul style="list-style-type: none"> The Design & Access Statement must: <ul style="list-style-type: none"> ✓ explain the design principles and concepts that have been applied to the development; ✓ demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account; ✓ explain the policy or approach adopted as to access, and in particular, how— <ul style="list-style-type: none"> ▪ policies relating to access to, from and within the development have been taken into account, ▪ policies relating to access in the local development plan have been taken into account, and ▪ any specific issues which might affect access to the development for disabled people have been addressed; ✓ describe how features which ensure access to the development for disabled people will be maintained; ✓ state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; ✓ explain how any specific issues which might affect access to the development have been addressed; and ✓ explain the design principles and concepts that have been applied to take into account environmental sustainability. <p>Why is it needed?</p> <ul style="list-style-type: none"> To enable the Council to assess the design and access impacts of proposals of a certain scale or within a designated area To comply with Sections 40(3) and 86(2) of the Planning Act (Northern Ireland) 2011; and Article 3(3)(f) and 6 of the Planning (General Development Procedure) Order (Northern Ireland) 2015

7. Pre-application Community Consultation Report

Requirement	Advice
<p>All Major Planning Applications</p> <p>A report that confirms that pre-application community consultation has taken place in line with the statutory minimum requirements and any other requirements set out in the Council's response to the "Prior Application Notice" (PAN)</p> <p>When is it needed?</p> <ul style="list-style-type: none"> • All applications for Major development <p>Why is it needed?</p> <ul style="list-style-type: none"> • To ensure that there has been appropriate pre-application engagement with communities before the application is made • To comply with Sections 27 and 28 of the Planning Act (Northern Ireland) 2011; Article 3(3)(e) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 	<ul style="list-style-type: none"> • The report should include the following details: <ul style="list-style-type: none"> ✓ Details of any community or residents' steering group(s) established; ✓ what consultation was undertaken, when and with whom; ✓ dates, venues and numbers attended for all consultation events and meetings; ✓ details of how public events were made as accessible as possible to all members of the community; ✓ evidence of the consultation, e.g. dates and copies of advertisements, reference to material made available at events, minutes of meetings, samples of letters / leaflets if applicable; ✓ the comments made by the general public and those consulted; ✓ whether and how these comments have been taken into account in the development proposals; ✓ summary of the main issues/comments raised through the consultation and how they have been responded to; ✓ details of any amendments to the proposal as a result of the consultation; and ✓ details of any existing liaison arrangements, agreements with the local community or monitoring that is proposed during the construction and operational phases. • Further guidance can be found in <i>Development Management Practice Note 10</i>, at the following link: www.infrastructure-ni.gov.uk/publications/development-management-practice-notes

8. Fee

Requirement	Advice
<p>Applications for the following must be accompanied by a Fee (*exemptions apply):</p> <ul style="list-style-type: none"> • planning permission • approval of reserved matters • removal or variation of condition • advertisement consent • hazardous substance consent • certificate of lawful use or development <p>A fee is not required for applications for the following:</p> <ul style="list-style-type: none"> • discharge of conditions • works to a tree covered by a Tree Preservation Order or within a Conservation Area • determine whether Listed Building Consent is required • Listed Building Consent • demolish a building with an Area of Townscape Character • determine whether Conservation Area Consent is required • Conservation Area Consent • Non-Material Change to a planning permission • Modify or discharge a planning agreement <p>*Exceptions:</p> <ul style="list-style-type: none"> • Works to a dwelling or within its curtilage to provide access for, or improve the safety, health or comfort of a disabled person • Works for the purpose of providing means of access for disabled persons to or within a public building or premises • Change of use whereby planning permission would not normally be required were it not for a restrictive planning condition • Applications made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit, and the following conditions specified are satisfied: <ul style="list-style-type: none"> ✓ the application relates to the provision of community facilities (including sports grounds) and playing fields; and ✓ the council is satisfied that the development is to be carried out on land which is, or is intended to be, occupied by the club, society or other organisation and to be used wholly or mainly for the carrying out of its objects <p>Why is it needed?</p> <ul style="list-style-type: none"> • To comply with Article 3(3)(i) of the Planning (General Development Procedure) Order (Northern Ireland) 2015; and the Planning (Fees) Regulations (Northern Ireland) 2015; • To support the Council's administrative costs for dealing with the application 	<ul style="list-style-type: none"> • Other than Categories 6, 8 and 9, the fee shall be calculated as the total amount for each category in Schedule 2 • For Categories 6, 8 and 9, the fee shall be whichever is the highest category in Schedule 2 • Certain fees are based on the area to be developed. The site area will be taken as the site identified by the Site Location Plan (red line) • Where the fee is based on gross floor space, the external measurement of floor space is used, include the thickness of walls • EIA development – an additional £10,632 is payable where the proposal is for EIA development and an environmental statement is required • Further guidance can be found at the following links: www.infrastructure-ni.gov.uk/articles/planning-fees-and-forms

Basic Requirements (by Application Type)

The basic information needed may vary according to the type of application and permission that is sought. The following table indicates

Application Type	Required Information
Full Planning Permission	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Fee • Site location plan • Plans and drawings • Design and Access Statement* • Pre-Application Community Consultation Report*
Outline Planning Permission	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Fee • Site location plan • Plans and drawings • Design and Access Statement* • Pre-Application Community Consultation Report*
Approval of Reserved Matters	<ul style="list-style-type: none"> • Application Form • Fee • Plans and drawings
Variation or removal of a condition	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Fee
Advertisement Consent	<ul style="list-style-type: none"> • Application Form • Fee • Site location plan • Plans and drawings
Listed Building Consent	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Site location plan • Plans and drawings • Design & Access Statement
Conservation Area Consent (Demolition)	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Site location plan • Plans and drawings
Certificate of Lawful Development (Existing)	<ul style="list-style-type: none"> • Application Form • Fee • Site Location Plan • Plans and drawings (if applicable)
Certificate of Lawful Development (Proposed)	<ul style="list-style-type: none"> • Application Form • Fee • Plans and drawings (if applicable)
Prior Application Notice (PAN)	<ul style="list-style-type: none"> • Application Form (Belfast City Council website only) • Site Location Plan
Confirmation of details required by a condition (discharge of condition)	<ul style="list-style-type: none"> • Covering letter or email (please include the application reference number and the condition number/s you seek confirmation of details for) • Plans and drawings, sample materials etc. (if applicable)
Non-Material Change	<ul style="list-style-type: none"> • Application Form • Covering letter or email (please describe the proposed changes and why you are making them. The proposed changes should be annotated on the plans/drawings) • Plans and drawings (if applicable)

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1. Adaptable and Accessible Accommodation Statement

Policy
Policies DES1 and HOU7 of the Belfast LDP Plan Strategy

SPPS Para. 6.297

Placemaking and Urban Design SPG

Residential Design (Including Adaptable and Accessible Accommodation) SPG

Policy HOU7 of the Plan Strategy requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life, maximising the ability for occupants to remain in their homes and live independent lives for as long as possible. An **Adaptable and Accessible Accommodation Statement** sets out how this will be achieved.

When is it required?

An **Adaptable and Accessible Accommodation Statement** is required for all applications for new homes including dwellings, apartments and other forms of permanent accommodation.

In addition, for applications for 10 residential units or more, the **Adaptable and Accessible Accommodation Statement** shall incorporate a **“Wheelchair Accessibility Statement”**.

Guidance

An **Adaptable and Accessible Accommodation Statement** describes how the application proposal meets the following criteria. Where a criterion is not met, the statement shall provide justification as to why this is the case.

- a) Parking has a firm surface and provides level or gently sloping access to the main entrance of the property;
- b) Main entrances are sheltered from the weather;
- c) Permanent living space or dining space is provided within or in addition to a kitchen at entrance level;
- d) Accommodation provides an entrance level WC with space to provide an accessible shower in the future if required;
- e) An accessible bathroom is provided on the same floor as the main bedroom; and
- f) Glazing in the principal living space is sited to enable outlook when seated.

For applications for **10 residential units** or more, a **“Wheelchair Accessibility Statement”** shall also be provided, which explains how the following criteria are met for at least 10% of the units.

- g) A wheelchair accessible environment is provided in accordance with the space standards for wheelchair housing set out in Appendix C of the Plan Strategy;
- h) In-curtilage or designated car parking meets disabled parking standards;
- i) Pathways are wide enough to accommodate a wheelchair and have a firm surface, level or gently sloping surface;
- j) Entrance hallway, kitchen, living, dining area, bathroom and a main bedroom have an unobstructed turning circle;
- k) Entrances, doorways and halls have an appropriate width and length allow for wheelchair access;
- l) Space is provided in the entrance area to enable storage of a second wheelchair;
- m) Space is identified that is capable of accommodating a future lift accessed off circulation spaces on each floor;
- n) Adequate built-in storage is provided; and
- o) Private amenity space is level or gently sloping and should incorporate an area of suitable hard surfacing.

Where applicable, the adaptable and accessible features should be clearly shown on the drawings accompanying the application.

Further guidance is contained in the **Residential Design (Including Adaptable and Accessible Accommodation) Supplementary Planning Guidance**.

<p>2. Affordable Housing Proposal Form</p> <p>Policy Policy HOU5 of the Belfast LDP Plan Strategy</p> <p>Affordable Housing and Housing Mix SPG</p> <p>Development Viability SPG</p> <p>SPPS Para. 6.143</p>	<p>Policy HOU5 of the Plan Strategy requires residential sites of a certain size or number of units to provide a minimum of 20% of the units as affordable housing. Affordable housing includes both social rented housing; intermediate housing for sale; and intermediate housing for rent.</p> <p>An Affordable Housing Proposal Form provides information on how Policy HOU5 is addressed by the proposal.</p> <p>When is it required? An Affordable Housing Proposal Form is required for applications for sites greater than 0.1 hectares and/or containing 5 or more residential units. It is required for schemes for general housing including dwelling houses and apartments, mixed use developments, sub-divisions and conversions.</p> <p>For the avoidance of doubt, an Affordable Housing Statement is not required for specialist housing including Purpose Built Managed Student Accommodation and residential institutions such as care homes, nursing homes and supported housing schemes.</p> <p>Guidance The Affordable Housing Proposal Form is provided at “Appendix 1” of the Council’s Affordable Housing and Housing Mix Supplementary Planning Guidance. It should be completed and provided with all applications where Policy HOU5 applies.</p> <p>The information in the Affordable Housing Proposal Form includes:</p> <ul style="list-style-type: none"> • Details of the site and proposals • Information on the proposed housing mix include tenure, type and size • Demonstration of how the proposal meets key locational and design requirements • Summary of prior discussions with a Registered Housing Association (RHA) • Information on any Pre-Application Discussions with the Planning Service <p>Further guidance is provided by the Council’s Affordable Housing and Housing Mix Supplementary Planning Guidance. The Development Viability Supplementary Planning Guidance may also be relevant depending on the circumstances of the case.</p>
<p>3. Air Quality Impact Assessment (AQIA)</p> <p>Policy Policy EN1 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 4.11- 4.12, Annex A</p> <p>Belfast Air Quality Action Plan 2015-2020</p>	<p>Air Quality Impact Assessment (AQIA) is a process for determining the significance of the impact of new development on ambient air quality, or determining the significance of the impact of local ambient air quality on new development. These impacts need to be quantified and evaluated in the context of existing air quality, air quality objectives or limits.</p> <p>When is it required? An AQIA may be required if a proposed development:</p> <ul style="list-style-type: none"> • is to be located in an existing area of poor air quality such as in the case of an application for residential development; • will cause a significant increase in road traffic flows or changes the proximity to receptors, e.g. car parks, realigned roads, junctions etc; • introduces one or more substantial combustion processes, e.g. centralised boilers, generators, CHP plant or biomass, where there is a risk of impact at relevant receptors; or • gives rise to potentially unacceptable air pollution impacts (such as dust) at nearby sensitive locations during demolition or construction processes. <p>Guidance In determining whether new development requires an AQIA, we will refer to best practice guidance such as Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017)</p> <p>Where an AQIA is required, it should be undertaken with reference to the Government’s local air quality management technical guidance (LAQM.TG (16)) and associated air quality screening and assessment tools . Where necessary, the AQIA should also have regard to the requirements of the IAQM Guidance on the Assessment of Dust from Demolition and Construction. The AQIA may take the form of either a simple or detailed assessment but it must be sufficient to determine the significance of air quality impacts.</p>

	<p>Where the AQIA predicts that new development may give rise to, or experience a significant adverse air quality impact, the assessment should set out the measures to avoid, reduce and, where appropriate, offset the impact in order to ensure that relevant receptors are not exposed to pollution levels in excess of ambient air quality objectives or limits.</p> <p>Information about current and historic ambient pollution levels, Air Quality Management Areas (AQMAs) and the Council's various air quality reports can be found at: www.airqualityni.co.uk</p> <p>The Belfast City Council Air Quality Action Plan 2015 – 2020 can be found at: Air Quality Action Plan. The Council is currently in the processing of developing a new Action Plan.</p>
<p>4. Archaeological Assessment</p> <p>Policy Policy BH5 of the Belfast LDP Plan Strategy</p> <p>SPPS Pars. 6.8-11</p>	<p>An archaeological assessment normally entails a desk-based study, by a qualified archaeologist, of existing information including records of previous discoveries, historic maps or geophysical surveys.</p> <p>When is it required? Policy BH5 of the Plan Strategy requires developers to provide an archaeological assessment where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such remains is uncertain.</p> <p>Guidance Prospective developers need to take into account archaeological considerations and should deal with them from the beginning of the development management process. The needs of archaeology and development can often be reconciled, and potential conflict avoided or much reduced, if applicants discuss their proposals early. The first step is for applicants to consult the Department for Communities' Historic environment map viewer for known archaeological sites and monuments. Further advice on archaeological requirements can be found on the Department for Communities' website and its Historic Environment Division.</p>
<p>5. Archaeological Field Evaluation</p> <p>Policy Policy BH5 of the Belfast LDP Plan Strategy</p> <p>SPPS Pars. 6.8-11.</p>	<p>An archaeological field evaluation involves ground surveys and limited and targeted licensed excavation which is quite distinct from full archaeological excavation. Evaluations of this kind help to define the importance, character and extent of the archaeological remains that may exist in the area of a proposed development, and thus indicate the weight which should be attached to their preservation. They may also provide information useful for identifying potential options for minimising or avoiding damage.</p> <p>When is it required? Policy BH5 of the Plan Strategy requires developers to provide an archaeological field evaluation where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such remains is uncertain.</p> <p>Guidance Prospective developers need to take into account archaeological considerations and should deal with them from the beginning of the development management process. The needs of archaeology and development can often be reconciled, and potential conflict avoided or much reduced, if applicants discuss their proposals early. The first step is for applicants to consult the Department for Communities' Historic environment map viewer for known archaeological sites and monuments. Further advice on archaeological requirements can be found on the Department for Communities' website and its Historic Environment Division.</p>

<p>6. Biodiversity Checklist</p> <p>Policy Policy NH1 of the Belfast LDP Plan Strategy</p> <p>SPPS Par. 6.168-198</p>	<p>The Biodiversity Checklist is a ‘step by step’ tool which should be used by applicants to help identify if a development proposal is likely to adversely affect any biodiversity and natural heritage interests and whether further ecological assessments/surveys are required.</p> <p>When is it required? The Biodiversity Checklist should be used for all applications where another biodiversity or ecological survey has not already been completed.</p> <p>Guidance The Biodiversity Checklist can be found on the Department of Agriculture, Environment and Rural Affairs website. The Department also provides standing advice on the development of land that may affect natural heritage assets In establishing whether a biodiversity survey is needed, the applicant or agent is advised to seek independent advice from an ecologist or suitably qualified person.</p>
<p>7. Biodiversity Survey</p> <p>Policy Policy NH1 of the Belfast LDP Plan Strategy</p> <p>SPPS Par. 6.168-198</p>	<p>A Biodiversity Survey (or ecological or wildlife survey) assesses the specific impacts of development proposals on natural heritage, including designated sites and priority habitats; and protected and priority species.</p> <p>When is it required? A Biodiversity Survey is required where:</p> <ul style="list-style-type: none"> the need for a survey is identified as part of the completion of the Biodiversity Checklist (see above) the proposal would impact or have the potential to impact on natural heritage, including designated sites and priority habitats; or protected and priority species. <p>Guidance Standing advice on the development of land that may affect natural heritage assets can be found on the Department of Agriculture, Environment and Rural Affairs website In establishing whether a biodiversity survey is needed, the applicant or agent is advised to seek independent advice from an ecologist or suitably qualified person.</p>
<p>8. Climate Change Statement</p> <p>Policy Policies ENV2, ENV3, ENV5, GB1 and TRE1 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 3.13 and 6.137</p> <p>Residential Design (Including Adaptable and Accessible Accommodation) Supplementary Planning Guidance</p> <p>Sustainable Drainage Systems (SuDS) Supplementary Planning Guidance</p>	<p>The Plan Strategy seeks to address the important issue of climate change. A Climate Change Statement demonstrates how new development is sustainable, incorporating measures to mitigate environmental change and reduce Green House Gases.</p> <p>When is it required? A Climate Change Statement is required for all applications for new development (including conversion of building/s for alternative uses).</p> <p>A separate Householder Design Statement is required for householder proposals* (e.g. domestic extensions, garages and outbuildings), which should incorporate climate change measures.</p> <p>Guidance A Climate Change Statement sets out how the application proposal:</p> <ul style="list-style-type: none"> Maximises opportunities to incorporate sustainable design features, such as grey water recycling, green roofs, maximizing use of recycled materials, orientating buildings to optimise solar gain and energy efficiency Demonstrates the highest feasible and viable sustainability standards in the design, construction, operation and “end of life” phases of development in line with the ‘nearly zero carbon buildings’ strategy in the EU energy performance and building directive Incorporates measures to adapt to environmental change, in order to support sustainable and enduring development, having regard to the criteria in Policy ENV3 of the Plan Strategy Where appropriate, include Sustainable Urban Drainage Systems measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere, having regard to Policy ENV5 of the Plan Strategy.

	<ul style="list-style-type: none"> Seeks to provide for additional tree planting appropriate to the nature, scale and location of the development. <p>Further guidance is provided by the Council's Residential Design (Including Adaptable and Accessible Accommodation) and Sustainable Urban Drainage Systems Supplementary Planning Guidance.</p>
<p>9. Community Cohesion and Good Relations Statement</p> <p>Policy Policies CGR1 and CGR2 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 4.17</p>	<p>Promoting good relations is key to improving the quality of life for everyone. A Community Cohesion and Good Relations Statement sets out how development proposals at interface locations have involved appropriate early engagement with communities and is supported.</p> <p>When is it required? A Community Cohesion and Good Relations Statement is required for applications for development at interface locations, in close proximity to peace infrastructure, or which would impact upon contested space.</p> <p>For proposals for shared 'meanwhile' uses at interface locations, the Community Cohesion and Good Relations Statement shall also include a "Community Consultation Statement" that demonstrates how shared community engagement has been undertaken.</p> <p>Guidance A Community Cohesion and Good Relations Statement sets out how the application proposal addresses the following principles:</p> <ol style="list-style-type: none"> Affected communities have been involved from the outset and throughout the design process, with opportunities provided for cross-community conversations in a safe and inclusive environment; Initiatives working towards the removal of peace infrastructure and territoriality in the physical environment are supported; Infrastructure and other physical barriers are minimised, maximizing opportunities for future connectivity across peace infrastructure, creating permeable neighbourhoods; Shared neighbourhood facilities and services are sited in areas that are safely accessible to all communities; and <p>All public realm spaces are safe and accessible shared spaces for use by everyone.</p>
<p>10. Construction Environmental Management Plan (CEMP)</p> <p>Policy Policies ENV1 and NH1 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 4.11-4.12, Annex A</p>	<p>A Construction Environmental Management Plan is a plan developed to avoid, minimise or mitigate any construction effects on the environment.</p> <p>When is it required? A Construction Environmental Management Plan is required to support applications for:</p> <ul style="list-style-type: none"> EIA development (see section 19); and/or Major development in sensitive coastal and harbour areas, within or in close proximity to protected designated sites such as Special Protection Areas (SPA), RAMSAR sites and Areas of Special Scientific Interest (ASSI). <p><i>(CEMPs for other forms of development will not normally be required to be submitted until after planning permission has been granted as a condition of planning permission).</i></p> <p>Guidance The Construction Environmental Management Plan should generally include:</p> <ul style="list-style-type: none"> details of all proposed site works, excavations and construction; details of all areas to be used for the storage of substrate/spoil including a suitable buffer between location for storage of excavated spoil and construction materials and any watercourses or surface drain present on site or adjacent to site; details of the pollution prevention measures to be employed during construction and operation including noise, vibration, dust, ambient air quality and contamination of both land and the water environment; detailed drawing plans, demonstrating a suitable buffer between locations for refueling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drain present on site or adjacent to the site; and

	<ul style="list-style-type: none"> a proposed storm drainage plan designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on waterways. Construction of SuDS should comply with the design and construction standards as set out in The SuDS Manual - Construction Industry Research and Information Association (CIRIA) Report C753 (2015). <p>Guidance on the content of Construction Environmental Management Plans is available on the Department for Agriculture, Environment and Rural Affairs website.</p>
<p>11. Contaminated Land Report</p> <p>Policy Policy ENV1 of the Belfast LDP Plan Strategy</p>	<p>Land contamination can harm human health, drinking water supplies, groundwater and surface water, soils, ecosystems including wildlife, animals and wetlands, and property. It is the responsibility of the developer to ensure that the development is safe and suitable for the purpose for which it is intended, or can be made so by remedial action</p> <p>A Contamination Land Report assesses the suitability of the site for its proposed end use. It sets out the nature of contaminants, the level of risk to future occupants, users of land or environment, and mitigation measures to reduce any risks to an acceptable level.</p> <p>When is it required? A Contaminated Land Report is required where new development is proposed on, or in proximity to, land which has a current or previous use that has the potential for contamination. In those cases, there is possibility of risk to human health or the environment if the proposed development proceeds without proper consideration of contaminated land risks.</p> <p>Examples of potentially contaminated land include:</p> <ul style="list-style-type: none"> previously developed “brownfield sites”; former industrial land (for example heavy engineering works, textile works and foundries); petrol filling stations (and other land uses associated with fuel storage); or areas that have been subject to in-filling and/or reclamation. <p>Guidance A Contaminated Land Report must be produced by a competent person in accordance with the staged risk based approach presented in the ‘Land contamination risk management (LCRM)’ guidance published by the UK Environment Agency.</p> <p>A staged approach is required as follows:</p> <ol style="list-style-type: none"> 1. Preliminary risk assessment, which should be followed where necessary by a generic or detailed quantitative risk assessment in order to quantify the risk; 2. An appraisal of remediation options may then need to be presented, followed by development of a remediation strategy; 3. If remediation is required, in order to demonstrate that the remediation objectives have been met, a verification report will need to be provided prior to occupation or operation of the development. <p>It should be noted that references to the Part 2A contaminated land regime within the LCRM do not apply in Northern Ireland.</p> <p>All Land Contamination Assessments must be undertaken having regard to relevant British Standards and industry best practice (as outlined within the LCRM guidance).</p> <p>Applicants are also referred to the information available in the DAERA Developers Guide - Redeveloping Land Affected by Contamination, best practice guidance.</p> <p>The Northern Ireland Environment Agency (NIEA) Land Use Database contains a record of approximately 14,000 sites across Northern Ireland that have had previous industrial land use(s). This database is available via the OSNI Spatial NI - Map Viewer. Other important sources of information in regard to land contamination assessments include historical maps (such as those provided within the PRONI Historical Maps viewer) and geological and hydrogeological information (such as that provided within the GSNI GeoIndex map viewer). It may also be useful to seek environmental information on specific sites from relevant authorities, including the Environmental Health Service in the Council. This should be done prior to the planning application being made.</p>

<p>12. Contextual Design Information</p> <p>Policy Policies DES1, BH1, BH2, BH3 and BH4 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 4.23- 4.40</p>	<p>Contextual Design Information is visual material, such as a drawing or CGI, which accurately reflects the proposal in its immediate and local context, usually the existing street scene into which the development is to be placed. Planning policy requires careful consideration of the local context, urban character, the needs of residents and the local economy. New development should bring about an improvement of the area and sit comfortably within the area in which it is proposed.</p> <p>When is it required? Contextual Design Information will be required for:</p> <ul style="list-style-type: none"> • applications for Major development, particularly within the city centre; • proposals that impact on heritage assets including Listed Buildings, historic monuments/gardens, Conservation Areas and Areas of Townscape Character; or • proposals that may significantly impact on the street-scene or townscape. <p>Guidance The type of Contextual Design Information that is required will depend on the nature of the proposals, its location, scale and the expected impacts.</p> <p>Design and the impact of proposals on the urban and rural environment are very important planning considerations. Contextual Design Information demonstrates how a proposal is placed within the established area and accordingly how it fits into its visual context and may include:</p> <ul style="list-style-type: none"> • extended scaled elevations, both existing and proposed, which illustrate the existing context and how the proposal responds to this context in relation to neighbouring buildings and the wider street scene; • photomontages showing existing and proposed key views; • axonometric drawings; and • 3D modelling including use of VU.CITY: Belfast (an accurate 3D model of the City) <p>Specific requirements can be discussed as part of a Pre-Application Discussion.</p>
<p>13. Daylight, Sunlight and Overshadowing Assessment</p> <p>Policy Policy DES1 of the Belfast LDP Plan Strategy</p> <p>Residential Extensions and Alterations SPG</p> <p>SPPS Para. 4.23- 4.40</p>	<p>A Daylight, Sunlight and Overshadowing Assessment is used to assess the impact of new development on existing surrounding properties and open spaces in terms of daylight and sunlight, as well as the performance of the development for future occupants. New development should maximize sunlight and daylight, both within the new development and to neighbouring properties. Development should seek to minimize overshadowing or blocking of light to adjoining properties.</p> <p>When is it required? An assessment will be required in support of all applications involving:</p> <ul style="list-style-type: none"> • buildings exceeding four storeys in height where adjoining other developed land or public open spaces; • where proposed buildings or extensions could lead to overshadowing of adjacent or other proposed buildings or spaces within the same development site; or • where the proposed development would itself be subject to significant shading from adjoining buildings or trees. <p>Guidance To assess the impact of proposals on adjoining properties, including associated gardens or amenity space in respect of loss of daylight and sunlight, it is recommended that a “daylight, vertical sky component, sunlight availability and shadow study” is undertaken and assessed against the criteria set out in: <i>Building Research Establishment Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice</i> (2011) and the British Standard BS8206-2:2008 Lighting for buildings – Part 2: Code of Practice for Daylighting.</p> <p>The information included in the assessment should be sufficient to determine the existing and expected levels of daylight, sunlight and overshadowing on neighbouring properties and the measures that will be taken to mitigate the expected impact of the proposed development.</p>

	<p>Having regard to the Council's Residential Extensions and Alterations Supplementary Planning Guidance, new buildings and extension on daylight can be assessed using the 45 degree angles tests to indicate where a proposal is likely to overshadow neighbouring properties. The tests take into account the location of the neighbouring property's/properties' closest main habitable rooms (i.e. bedrooms, living rooms, dining rooms or kitchens) and provides a tool to help assess the loss of light as a result of proposed extensions to the front and rear of a residential property.</p> <p>Further guidance is contained in the Council's Residential Extensions and Alterations Supplementary Planning Guidance.</p>
<p>14. Demolition Justification Statement</p> <p>Policy Policies BH2, BH3 and ENV2 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 6.13, 6.15, 6.18s, 6.19 and 6.22</p>	<p>The Council seeks to safeguard buildings that make a material contribution to a Conservation Area or Area of Townscape Character. The retention of buildings and structures can also be more a sustainable approach than demolition and replacement with new buildings. Policy ENV2 of the Plan Strategy seeks to avoid demolition, where feasible, with consideration given to how existing buildings or main structures can be re-used. A Demolition Justification Statement demonstrates why a building or structure that is normally protected by planning policy cannot be retained.</p> <p>When is it required? A Demolition Justification Statement is required in the following circumstances:</p> <ul style="list-style-type: none"> • where the proposal involves demolition of a building or main structure and replacement redevelopment of the site, having regard to Policy ENV2 of the Plan Strategy. This information will also be sought where demolition has already taken place; • demolition of a building that makes a material contribution to a Conservation Area, in the context of Policy BH2 of the Plan Strategy; • demolition of a building that makes a material contribution to the distinctive character of an Area of Townscape Character. <p>Guidance The Demolition Justification Statement should explain why it is not feasible to retain and re-use the existing building/s or main structure/s that are proposed to be demolished. Factors may include the structural condition of the building and/or financial viability and need to be evidenced. In this regard, a Demolition Justification Statement may incorporate the requirements of sections 26 Marketing Statement and 44 Viability Statement.</p> <p>The Demolition Justification Statement should also include measures to minimise any waste through the re-use of as much building material as possible. If acceptable, those measures may be a secured as a planning condition were planning permission to be granted.</p> <p>The level of detail included in the Demolition Justification Statement should be proportionate to the nature and function of the building and the issues involved.</p>
<p>15. Drainage Assessment</p> <p>Policy Policies ENV4 and ENV5 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 6.104 and 6.113</p> <p>Planning and Flood Risk Supplementary Planning Guidance</p>	<p>A Drainage Assessment sets out the drainage issues relevant to new development and the measures to provide the appropriate standard of drainage. The detail of the assessment will be proportionate to the nature of the proposal.</p> <p>When is it required? The Planning and Flood Risk Supplementary Planning Guidance states that a Drainage Assessment is required for all development proposals that exceed any of the following thresholds.</p> <ul style="list-style-type: none"> • new residential development comprising of 10 or more residential units; or • a development site in excess of 1 hectare; or • change of use involving new buildings and/or hardstanding surface exceeding 1,000 sqm in area. <p>A Drainage Assessment will also be required for any development proposal, except for minor development, where:</p> <ul style="list-style-type: none"> • the proposed development is located in an area where there is evidence of a history of surface water flooding; or • surface water run-off from the development may adversely impact upon other development or features of importance to nature conservation, archaeology or the built heritage.

	<p>If written consent from DFI Rivers is required under the terms of Schedule 6 of the Drainage (NI) Order 1973, this should be submitted with your application as part of the Drainage Assessment.</p> <p>Guidance Further guidance is provided by the Council's Planning and Flood Risk Supplementary Planning Guidance.</p>
<p>16. Economic Statement</p> <p>Policy Policy EC3 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 6.79-98</p> <p>Chapter 9 of the Developer Contributions Framework</p>	<p>An Economic Statement sets out the economic effects of new development on the area, whether specific to the neighbourhood in which the proposal would be located, city-wide or region.</p> <p>When is it required? An Economic Statement is where:</p> <ul style="list-style-type: none"> the proposal is for Major development for commercial uses such as offices, light industry, general industry, warehousing, retail and leisure ; or the proposal would result in the loss of employment land, having regard to Policy EC4 of the Plan Strategy. <p>Guidance An Economic Statement should include:</p> <ul style="list-style-type: none"> the number and type of jobs to be created both during the construction phase and on occupation, specifying whether the jobs are part time or full time; whether the proposal is speculative or if there is a specific end user; the timeframe for delivery of the development; any wider benefits of the proposal to the economy.
<p>17. Employability and Skills Profile</p> <p>Policy Policies SP4, EC3 and EC4 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 6.79-98</p> <p>Chapter 9 of the Developer Contributions Framework</p>	<p>Chapter 9 of the Developer Contributions Framework sets out the circumstances in which developers will be required to make contributions to employability and skills.</p> <p>An Employability and Skills Profile provides a breakdown of proposed uses and an estimate of potential jobs to be created/displaced as a result of the development. This information will enable the Council to undertake a "skills assessment", which will inform whether employability and skills interventions are needed as a result of the development.</p> <p>When is it required? An Employability and Skills Profile is required for all applications for Major development, except for applications for environmental improvements, change of use of land or Multi-Use Game Areas (MUGAs) and proposals resulting in the loss of economic development uses.</p> <p>Guidance An Employability and Skills Profile should include:</p> <p><u>Construction</u></p> <ul style="list-style-type: none"> details of the "construction phase" including: estimated construction costs; period for construction including estimate start date and completion date; and any relevant phasing information; the number and type of Full Time Employment (FTE) jobs that will be created during the construction stage of the development including displacement calculations; <p><u>Operation</u></p> <ul style="list-style-type: none"> details of the "operational phase" including: breakdown of floor space by use/number of bedrooms as applicable; the number and type of Full Time Employment (FTE) jobs that will be created during the operational/occupation stage of the development based on purpose/use of development including displacement calculations; and for mixed use developments the expected breakdown of uses as related to the employment sectors The developer should base the provided figures on recognised employment densities and provide information on any assumption they have adopted.

	<p>The submitted information should be sufficient for the Council to carry out a “skills assessment” to establish whether employability and skills interventions are required. Where interventions are required, the applicant will be required to provide an Employability and Skills Plan. This will normally be secured through a Section 76 Planning Agreement (see section 25).</p> <p>Further guidance is provided by the Council’s Developer Contributions Framework.</p>
<p>18. Event Management Plan</p> <p>Policy Policy ENV1 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 4.11, 6.90 and 6.208. 6.213, Annex A</p>	<p>An Event Management Plan sets out proposal to minimise the transportation impacts of any events that would be held as a result of new development.</p> <p>When is it required? An Event Management Plan will be required for commercial, recreational and community proposals which will involve the hosting of events that generate significant large numbers of attendees.</p> <p>Guidance An Event Management Plan should be submitted for events that could result in significant travel disruption. The measures should consider the types of trips, in all modes, likely to visit the site, to ensure they can arrive, park if necessary and depart without causing a traffic safety hazard or disruption to other traffic on the network.</p> <p>Where disruption to the network is anticipated, the Event Management Plan should propose measures that are co-ordinated with PSNI, Department for Infrastructure Roads, and the local community as necessary, to mitigate these impacts. It should consider measures to encourage sustainable travel, such as public transport, the use of coaches and off-site park and ride and shuttle bus facilities.</p>
<p>19. Environmental Statement (EIA)</p>	<p>An Environmental Statement is a legislative requirement for applications for certain types of development. It sets out the likely significant effects of new development on the environment, whether positive or negative, and can relate to environmental, social and economic impacts.</p> <p>When is it required? Under the Planning (Environmental Impact Assessment) Regulations 2017, certain types of application need to be accompanied by an Environmental Statement. An Environmental Statement is required where:</p> <ul style="list-style-type: none"> - the development proposal falls under Schedule 1 of the Regulations; or - the development proposal falls under Schedule 2 of the Regulations and the City Council gives a screening opinion that an Environmental Statement is required. <p>Guidance The purpose of an Environmental Statement is to assess the environmental, social and economic effects of development. Where an Environmental Statement is needed, the City Council cannot process the planning application without it. The planning application process will be subject to extended consultation in line with the Regulations.</p> <p>The requirement for an Environmental Statement can be discussed as part of the Pre-Application Discussion process. If the development proposal falls under Schedule 2 of the Regulations, the applicant is strongly advised to submit a formal request to the City Council for a screening opinion prior to making the planning application.</p> <p>Applications accompanied by an Environmental Statement are subject to an additional planning fee</p>

<p>20. Flood Risk Assessment</p> <p>Policy Policy ENV4 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 6.99-132</p> <p>Planning and Flood Risk Supplementary Planning Guidance</p>	<p>A Flood Risk Assessment is an assessment of the risk of flooding from all flooding mechanisms, the identification of flood mitigation measures and should provide advice on actions to be taken before and during a flood.</p> <p>When is it required? Policy ENV4 of the Plan Strategy and Planning and Flood Risk Supplementary Planning Guidance set out the circumstances when a Flood Risk Assessment is required. This includes for all new development in flood risk areas.</p> <p>Guidance Please refer to the Council's Planning and Flood Risk Supplementary Planning Guidance for when a Flood Risk Assessment is required and what should be included in it.</p> <p>The detail and complexity of the Flood Risk Assessment should be commensurate with the size and complexity of the development. Flood Maps can be viewed on the Department for Infrastructure website.</p> <p>Further guidance is provided by the Council's Planning and Flood Risk Supplementary Planning Guidance</p>
<p>21. Health Impact Assessment (HIA)</p> <p>Policy Policy HC1 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 3.2, 4.3-4.10</p>	<p>A Health Impact Assessment (HIA) helps to ensure that health and wellbeing are properly considered in development proposals. In looking at how a proposal might affect people's health, an HIA can identify ways to amend the proposal to reduce possible harmful effects and increase possible beneficial effects. HIAs can be done at any stage in the development process but are best done at the earliest stage possible in project design to allow scope for mitigations and other improvements.</p> <p>When is it required? A Health Impact Assessment is required for applications for Major residential, commercial and industrial developments.</p> <p>Guidance The Health Impact Assessment should demonstrate how the proposal meets the following:</p> <ul style="list-style-type: none"> • 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>Further guidance is provided by Public Health England and Institute of Public Health Ireland.</p>
<p>22. Householder Design Statement</p> <p>Policy RD2, ENV2, ENV3, ENV5, GB1 and TRE1 of the Belfast LDP Plan Strategy</p> <p>Residential Extensions and Alterations SPG</p> <p>SPPS Para. 4.23- 4.40</p>	<p>A Householder Design Statement is a statement on how a proposal to alter or extend a residential property promotes good design, ensures a quality residential environment for householders and their neighbours, and promotes sustainability.</p> <p>When is it required? A Householder Design Statement is required to support applications for domestic extensions, garages and outbuildings.</p> <p>Guidance The Householder Design Statement should demonstrate how the proposal:</p> <ul style="list-style-type: none"> • is of an appropriate scale, mass and design in keeping with the form and appearance of the existing property and surrounding area; • external materials and detailing are appropriate to the existing property and surrounding area; • respects neighbouring residential amenity, including the 45 degree angle test, • includes measures that will enable people to stay within their own homes; and • includes a climate change statement, detailing energy efficiency measures, SuDS and additional tree planting.

	Further guidance is provided by the Council's Residential Extensions and Alterations Supplementary Planning Guidance .
23. Housing Mix Statement Policy Policy HOU6 of the Belfast LDP Plan Strategy Affordable Housing and Housing Mix SPG SPPS Para. 4.14. 4.16. 6.137	<p>A Housing Mix Statement provides details of the proposed mix of house types and sizes for new housing proposals of a certain scale. The aim is to promote choice and assist in meeting community needs. There should be particular emphasis on provision for smaller homes across all tenures.</p> <p>When is it required? A Housing Mix Statement is required for applications for new residential development on sites greater than 0.1 ha and/or containing 5 or more residential units.</p> <p>Guidance The Housing Mix Statement shall include the following information:</p> <ul style="list-style-type: none"> • The number of residential units proposed by– <ul style="list-style-type: none"> ○ type – whether houses, apartments, maisonettes etc. ○ tenure – whether private, social or intermediate housing ○ size – the size of each unit in sqm • How the housing mix has been informed by the following– <ul style="list-style-type: none"> ○ analysis of prevailing housing need in the area ○ the location and size of the site ○ the specific characteristics of the development ○ the importance of creating balanced and sustainable communities. <p>Further guidance is provided by the Council's Affordable Housing and Housing Mix Supplementary Planning Guidance.</p>
24. Landscape and Visual Impact Assessment (LVIA) Policy Policies LC1, LC2, LC3 and DC1 of the Belfast LDP Plan Strategy SPPS Para. 4.39 and 6.76	<p>A Landscape and Visual Impact Assessment is the process of evaluating the effects of a proposal on views and on the landscape itself. There is an important distinction between visual effects (the human view or perception) and the landscape effects (which occur whether or not anyone can see them).</p> <p>When is it required? A Landscape and Visual Impact Assessment is required for:</p> <ul style="list-style-type: none"> • all development proposals for tall buildings of a height of 35 metres or more; • all applications for Major or Local development within a Conservation Area or Area of Townscape Character, the setting of a Listed Building, or within a locality where the proposal will introduce an increase to the predominant scale and mass; • proposals in the countryside which are likely to have a significant visual impact within the landscape, and for any Major applications within or affecting the setting of an Area of Outstanding Natural Beauty; • proposals for wind turbines where their overall height would exceed 15 metres and where Environmental Impact Assessment is required. <p>Guidance A Landscape and Visual Impact Assessment considers the impact of new development in the landscape. Understanding the character quality and value of the landscape determines the sensitivity of that landscape to accommodate change through development.</p> <p>The two components of a Landscape and Visual Impact Assessment are:</p> <ul style="list-style-type: none"> • <i>landscape effects assessment</i> – deals with changes to landscape as a resource, and • <i>visual effects assessment</i> – concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the landscape. <p>The Landscape and Visual Impact Assessment should clearly demonstrate an understanding of the difference between them. The sensitivity of receptors (people) to changes in view is dependent upon the activity, location and nature of the view experienced. People engaged in outdoor sports or occupiers of commercial buildings are considered to be of low sensitivity, with road users, footpath users and views from upper storeys of residential properties of medium sensitivity. Residents experiencing views from principal rooms and people visiting well-known beauty spots are considered of high sensitivity to change.</p>

	<p>A Zone of Visual Influence map (ZVI) or Critical View analysis should also be included.</p> <p>Further information can be obtained from the Guidelines for Landscape and Visual Impact Assessment published jointly by the Landscape Institute and the Institute of Environmental Assessment in 2013.</p>
<p>25. Lighting Assessment</p> <p>Policy Policies ENV1, OS5 and OS7 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 4.11 and 6.213</p>	<p>A Lighting Assessment explains how proposals that include largescale external lighting will impact on visual amenity of the area, and the living conditions of local people.</p> <p>When is it required? A Lighting Assessment is required for:</p> <ul style="list-style-type: none"> proposals involving largescale artificial lighting (such as floodlighting of sports pitches); or proposals for sensitive receptors close to a largescale existing artificial light source. <p>Guidance A Lighting Assessment should include the following as a minimum:</p> <ul style="list-style-type: none"> details of the external lighting, including a layout plan with beam orientation and a schedule of the equipment in the design; proposed hours of operation of the lighting; a light overspill diagram with a vertical lux contour plot and calculated vertical lux levels at appropriate façade heights at sensitive premises, taking account of topography; identification of the appropriate environmental zone as outlined in the relevant Institute of Lighting Professionals guidance document: Details of any directional hoods or other forms of mitigation; the design and layout details of the proposal should demonstrate that any existing light sources will have no negative impact on habitable rooms. <p>Detailed guidance on conducting an artificial lighting assessment can be found in the ILP 'Guidance on Undertaking Environmental Lighting Impact Assessments'</p> <p>Applicants should also refer to the Institute of Lighting Professionals' publication: Guidance Note for the reduction of obtrusive light (GN01/2011, revised in 2020 GN01/20).</p> <p>Further guidance is provided by Sport England – Outdoor Sports Lighting Briefing Note</p>
<p>26. Marketing Statement</p> <p>Policy Policies BH2, EC4 and TLC2 of the Belfast LDP Plan Strategy</p> <p>Loss of Zoned Employment Land SPG</p>	<p>A Marketing Statement demonstrates whether or not the existing use of a building or land is viable or likely to be viable in the context of market testing.</p> <p>When is it required? A Marketing Statement is required where the applicant seeks to demonstrate that the current use of a building or land is no longer viable or is unlikely to be viable, and believes that this is an important material consideration when the planning application is assessed.</p> <p>For example, a Marketing Statement may be used to support applications which involve:</p> <ul style="list-style-type: none"> demolition of a building which makes a material contribution to the character and appearance of a Conservation Area, having regard to Policy BH2 of the Plan Strategy; loss of zoned employment land, having regard to Policy EC4 of the Plan Strategy; or loss of existing tourism, leisure and cultural provision and assets, having regard to Policy TLC2 of the Plan Strategy <p>Guidance: The City Council expects the building or land to be subject to rigorous marketing for a minimum period of 18-months. The Marketing Statement should include the following information:</p>

	<ul style="list-style-type: none"> • The market price (sale, leasehold or rent) and indication of this price relative to those prevailing for similar premises in the local market of Belfast; • Any reductions in market price made during the course of marketing; • The marketed use of the site (or options for retaining the building/land in its current form/use should be explored; • A monthly breakdown of interest in the property; • A copy of the dated letter of instruction to the commercial agent; • Property details including photographs, type and size of the property, address and location information, leasehold rent and/or freehold sale price; • Current permitted use; • Asking price; • Any restrictions, conditions or covenants; • Known costs such as service charges; rateable value; • Terms/conditions associated with the sale and the site tenure; • Web-based and other forms of marketing through the appoint commercial agent. <p>Further guidance is contained in the Council’s Loss of Zoned Employment Land Supplementary Planning Guidance.</p>
<p>27. Master planning Statement</p> <p>Policy Policy DES2 of the Belfast LDP Plan Strategy</p> <p>Masterplanning Approach for Major Development SPG</p> <p>SPPS Para. 3.3, 4.2, 4.11, 4.12, 4.23-4.36</p>	<p>A Masterplanning Statement sets out how proposals for Major development accord with the masterplanning principles set out in Policy DES2 of the Plan Strategy.</p> <p>When is it required? A Masterplanning Statement is required for all applications for Major development.</p> <p>Guidance: Masterplanning Statement shall explain how the proposal satisfies the following masterplanning principles. Where a criterion is not met, this must be justified.</p> <ol style="list-style-type: none"> Adopting a holistic approach to site assembly, layout and design that is mindful of adjacent sites, where suitable for redevelopment, while avoiding prejudice to future development potential and/or quality where development is of a significant scale and prominence; Promoting opportunities for urban repair and greater connectivity to neighbouring areas by minimising or mitigating physical barriers that create undue effort or separation, informed by feedback from existing communities; Maximising solutions to deliver energy efficiencies that seek to achieve BREEAM ‘excellent’ or comparable standard; Promoting higher density residential and mixed use development along city corridors and at gateway locations; Contributing positively to the improvement of the public realm within, and in the proximity of, the development site through the use of high quality hard and soft landscape materials and street furniture; Including an appropriate landscape management and maintenance plan, early in the planning process, as an integral part of all landscape proposals; Enhancing the waterside character and setting of the River Lagan, including the improvement of existing and provision of new access points and new cross river connections where appropriate; Referencing unique parts of the city through the realisation of key landmarks within prominent or gateway locations; Seeking to include where appropriate the provision of public art; and Seeking the retention of existing trees within and around the site and make adequate provision to allow them to mature while ensuring the continuance of tree cover through new tree planting. <p>Further guidance is contained in the Council’s Masterplanning Approach for Major Development Supplementary Planning Guidance.</p>

<p>28. Noise and Vibration Impact Assessment (NVIA)</p> <p>Policy Policy ENV1 of the Belfast LDP Plan Strategy</p> <p>Sensitive Uses SPG</p> <p>SPPS Para. 4.11-4.12, Annex A</p>	<p>A Noise and Vibration Impact Assessment sets out the potential for new development to impact on its surroundings by way of noise and/or vibration. Where necessary, it will include measures to mitigate noise and vibration impacts, particularly if the site is surrounded by sensitive premises such as housing and other residential uses.</p> <p>When is it required? A Noise and Vibration Impact Assessment is required where:</p> <ul style="list-style-type: none"> • noise and/or vibration arising from the proposed development has potential to adversely impact on nearby residential property or other noise sensitive premises (e.g. schools or hospitals); or • proposed noise sensitive premises or development is likely to be exposed to adverse noise and/or vibration from an existing noise source (e.g. from road traffic/railway/ entertainment venues/sports/leisure facilities/plant noise) <p>Guidance The Noise and Vibration Impact Assessment should:</p> <ul style="list-style-type: none"> • be carried out by a competent acoustic consultant; • include an assessment of existing baseline noise conditions; • be carried out in line with current guidance and British Standards; • assess the impact on the internal amenity and, where appropriate the external amenity; • identify any intensification of use of a site and/or cumulative impacts for a major mixed-use site; • identify the necessary mitigation/design measures to ensure suitable internal and external noise targets are not exceeded. <p>Reference should be made to current guidance such as: BS4142:2014+A1:2009 ‘Methods for rating and assessing industrial and commercial sound’, BS8233 ‘Guidance on sound insulation and noise reduction for buildings’, WHO Guidelines for Community Noise 1999; BS6272-1 Guide to evaluation of human exposure to vibration in buildings; ProPG Guidance: Planning & Noise (2017) and IEMA Guidelines for Noise Environmental Noise Impact Assessment.</p> <p>Further guidance is contained in the Council’s Sensitive Uses Supplementary Planning Guidance.</p>
<p>29. Odour Impact Assessment</p> <p>Policy Policy ENV1 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 4.11 and 6.90</p>	<p>An Odour Impact Assessment assesses the impact of odour generating uses on sensitive receptors; or to assess the impact of existing nearby odour generating uses on proposals whose use/s are sensitive by nature.</p> <p>Where necessary and appropriate, the assessment should include measures to mitigate odour impacts. This shall include details of proposed odour abatement system controls and demonstrate that the proposed controls are fit for purpose.</p> <p>When is it required? An Odour Impact Assessment will be required in the following circumstances:</p> <ul style="list-style-type: none"> • proposals for use/s which generate odour and have the potential to impact on the amenity of nearby sensitive receptors. Examples of odour generating uses include commercial kitchens, industrial processes, breweries/distilleries, waste transfer stations, sewage treatment/pumping stations; or • proposals for sensitive uses which have the potential to be impacted by existing odour generating uses in the locality. Examples of sensitive uses include residential proposals, offices, hotels and tourist accommodation. <p>Guidance An Odour Impact Assessment must be carried out by competent person/s and in line with current best practice and guidance. Applicants are referred to guidance provided by IAQM: Guidance on the Assessment of Odour for Planning (version 1.1 July, 2018)</p> <p>Details of an odour abatement system should include:</p> <ul style="list-style-type: none"> • floor plans, positioning and design of ventilation and extraction equipment;

	<ul style="list-style-type: none"> • manufacturers details of the equipment proposed including odour abatement techniques; and • assessment of certain processes may require odour dispersion modelling to predict impact at sensitive receptors; and • elevation drawings of the odour abatement system including its external location, flue/s and ventilation termination points; <p>Useful guidance is provided by DEFRA – Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005) (This guidance was officially withdrawn in 2017 but remains a useful reference point)</p> <p>A Noise Assessment may also be required (see section 27).</p> <p>Further guidance is contained in the Council’s Sensitive Uses Supplementary Planning Guidance.</p>
30. Parking Survey Policy Policy TRAN8 and TRAN9 of the Belfast LDP Plan Strategy SPPS Para. 6.296, 6.297 and 6.304 Parking Standards (DFI) Creating Places	<p>A Parking Survey assesses the number and location of vehicles parked at any one time in the vicinity of the application site, either on street or in existing car parks, and provides an indication of parking trends and any available capacity that could serve the new development.</p> <p>When is it required? A Parking Survey should be submitted when there is an identified parking need that cannot be accommodated within the application site. Typically, it is used to demonstrate whether there is sufficient parking capacity on public roads or streets to accommodate the additional vehicles generated by the new development.</p> <p>Guidance The Parking Survey can form part of a Transport Assessment or Transport Assessment Form. It should be undertaken over a minimum of two days at appropriate times during the day and evening, and on both weekdays and weekends.</p> <p>Further guidance on when a Parking Survey is required and what should be included in it can be obtained from the Department for Infrastructure Roads Eastern Division.</p>
31. Phasing Plan Policy Policies DES1 and DES2 of the Belfast LDP Plan Strategy SPPS Par. 6.301	<p>A Phasing Plan sets out the sequence in which the various parts of a larger development scheme will be brought forward. The phasing is indicated on a diagrammatic plan with supporting narrative that describes the sequencing and why it is to take place in that order.</p> <p>When is it required? Where the phasing of development of a site is critical, either from a planning or commercial perspective. This may include the sequencing of development to ensure that necessary infrastructure is put in place, such as a roads, affordable housing or a community facility.</p> <p>Guidance Where circumstances warrant, plans may show a phased release of development land. Phasing may be necessary having regard to infrastructure requirements or the adequacy of other services, which may indicate that a particular area cannot be released for development until a particular stage in the plan period. It may also take into account any relocation of people, sale or rental of land, property market, movement issues, land ownership patterns, funding availability, and relevant planning processes and legislation.</p>

<p>32. Planning Agreement (Heads of Terms and draft Planning Agreements)</p> <p>Policy Policies DES1, HOU5, HOU12, RD1, CRG1, HC1, CI1, CC1, TRAN8, ENV5 and OS3 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 5.66, 5.67, 5.69 and 5.77</p> <p>Developer Contributions Framework</p>	<p>A Planning Agreement is a legally binding agreement, normally between the applicant, landowner and council, secured under Section 76 of the Planning Act (Northern Ireland) 2011. Planning Agreements are used to secure a planning obligation, such as developer contributions, where it is not possible to do so by a planning condition. The Planning Agreement must be signed and completed before the planning permission can be issued.</p> <p>Heads of Terms set out the applicant's intention to enter into a Planning Agreement as part of the planning application process and the nature of the planning obligations that it is expected to contain. A Draft Planning Agreement is much more detailed and contains the draft clauses intended to secure the planning obligations.</p> <p>When is it required? Heads of Terms should be provided for all applications where it is expected that a Planning Agreement will be a prerequisite to the granting of planning permission.</p> <p>A Draft Planning Agreement must be provided with all applications for Major development where:</p> <ul style="list-style-type: none"> • planning obligation(s) are proposed by the applicant, or • planning obligations(s) are advised as part of a Pre-Application Discussion, or • the requirement for planning obligation(s) is identified by planning policy, including the Councils Plan Strategy or Developer Contributions Framework. <p>Guidance The requirement for a Planning Agreement can be discussed as part of the Council's Pre-Application Discussion service.</p> <p>For Local applications, the applicant may voluntarily submit a draft Planning Agreement with their planning application if it is expected that the planning permission, if granted, will be subject to a Planning Agreement.</p> <p>The City Council's Developer Contributions Framework sets out circumstances when a Planning Agreement will be required to secure developer contributions.</p> <p>Further guidance on planning agreements is provided by Development Management Practice Note 21: Section 76 Planning Agreements</p>
<p>33. Planning Statement</p> <p>Policy Belfast LDP Plan Strategy</p> <p>SPG</p> <p>SPPS</p>	<p>A Planning Statement is a written document that explains the rationale for a proposal within the relevant planning policy context</p> <p>When is it required?</p> <p>A Planning Statement is required for applications for:</p> <ul style="list-style-type: none"> • Major development; • proposals that would result in a loss of existing open space, • proposals that would result in a loss of employment land; • proposals that require the exceptional test to be applied in the Planning and Flood Risk Supplementary Planning Guidance; and • proposals that would result in the demolition or part demolition of either: <ul style="list-style-type: none"> - a Listed Building; or - an un-listed building within a Conservation Area that makes a material contribution to the character or appearance of that Conservation Area. <p>Guidance The Planning Statement should set out how a development proposal takes account of relevant planning policies and other material considerations. It should include:</p> <ul style="list-style-type: none"> • a description of the site and its surrounding context; • a description of the proposal and why it is needed; • relevant planning history;

	<ul style="list-style-type: none"> • summary of the relevant regional and local planning policies, including the Local Development Plan, and how those planning policies have been applied; • other relevant material considerations; • assessment of the key planning issues; • justification for the proposal if it is contrary to planning policy (e.g. loss of open space); • Heads of Terms if a planning agreement is required (see section 23); and • draft planning conditions in the event that planning permission is granted.
34. Retail Impact Assessment Policy Policy RET2 of the Belfast LDP Plan Strategy Retail and Main Town Centre Uses SPG SPPS Para. 6.283 and 6.290	<p>A Retail Impact Assessment considers the impacts of proposals for retail or other main town centre uses (including cultural and community facilities, retail, leisure, entertainment and businesses) on the vitality and viability of the City Centre, Town Centres, District and Local Centres.</p> <p>When is it required? A Retail Impact Assessment is required for proposals for retail or other main town centre uses above a threshold of 1,000 sqm or above, on the edge of or outside of designated centres.</p> <p>Guidance Planning policy requires a town centre first approach for the location of future retailing and other main town centre uses. The planning system should protect and enhance diversity in the range of town centre uses appropriate to their role and function, such as leisure, cultural and community facilities, housing and business.</p> <p>A Retail Impact Assessment considers the impacts of development proposals for retailing and other main town centre uses on the vitality and viability of existing centres in the catchment including the primary retail core; district and local centres. It should consider:</p> <ul style="list-style-type: none"> • the impact of the proposal on existing, committed and planned public and private investment in centres in the catchment area of the proposal; and • the impact of the proposal on the vitality and viability of centres, including local consumer choice and trade. <p>Further guidance is contained in the Council's Retail and Main Town Centre Uses Supplementary Planning Guidance.</p>
35. Sequential Test (main town centre uses) Policy Policy RET2 of the Belfast LDP Plan Strategy Retail and Main Town Centre Uses SPG SPPS Par. 6.280	<p>The Sequential Test guides main town centre uses to sites within centres locations first. If no centre sites are available, developers should consider an edge of centre location. Only when centre locations or edge of centre locations are unavailable, can consideration be given to an out of centre location. In such cases the developer will still be required to demonstrate that the proposal will not harm existing centres.</p> <p>When is it required? The Sequential Test should be applied when an application for retail or other main town centre development³ is proposed either in an edge of centre or an out of centre location.</p> <p>Guidance Planning policy requires new retail development and the town centre before considering an edge of centre site. It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking.</p> <p>There are four steps to follow when undertaking a Sequential Test.</p> <ul style="list-style-type: none"> • Step 1 – establish the appropriate catchment for the development • Step 2 – decide which designated centres should be assessed • Step 3 – identify the sequentially preferable sites which should be assessed • Step 4 – assess the suitability, availability and viability of these sites <p>The applicant should submit a written statement with their application that sets out how the sequential test has been applied.</p> <p>Further guidance is contained in the Council's Retail and Main Town Centre Uses Supplementary Planning Guidance.</p>

<p>36. Specialist Housing Statement</p> <p>Policy Policy HOU8 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 4.14. 4.16. 6.137</p>	<p>A Specialist Housing Statement demonstrates how proposals for specialist residential accommodation, such as extra care housing, nursing homes and residential care homes, are required to meet a particular need, as well as being locationally sustainable with good access to shops, public transport and services.</p> <p>When is it required? A Specialist Housing Statement is required for all applications for specialist residential accommodation, including both new build and extensions, including sheltered housing, extra care housing, nursing homes and residential care homes.</p> <p>Guidance The Specialist Housing Statement should demonstrate how the proposal complies with the following criteria in Policy HOU8. Where a criterion is not met, this must be justified.</p> <ul style="list-style-type: none"> a) the homes and/or bed spaces to be provided meet community needs demonstrated through a statement of specialist housing need; and b) the proposals will deliver convenient access to relevant local services and facilities, including local shops, public transport routes and health facilities
<p>37. Structural Survey</p> <p>Policy Policies BH1, BH2, BH3, ENV2 and DC3 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 6.13, 6.15, 6.18, 6.22 and 6.73</p>	<p>A Structural Survey is a report into the structural integrity of a building and its suitability for retention or conversion. The survey needs to investigate the suitability of the building for its intended purpose. It must accurately detail the physical condition of the existing building/s and the extent of demolition, re-building and repair required, and also explain the method by which the building's retention or conversion would be carried out.</p> <p>When is it required? A Structural Survey will be required in relation to proposals to demolish, either whole or in part, protected buildings such as buildings in Conservation Areas, Areas of Townscape Character or Listed Buildings, where those buildings make a positive contribution to the character of appearance of the area and special justification for the demolition is required.</p> <p>In the case of proposals for removal of a public elevation of an unlisted building in a Conservation Area which makes a material contribution to its appearance or character, a Structural Survey will be required to demonstrate that the public elevation can be removed without unduly compromising the integrity of the remainder of the building which is to be retained.</p> <p>Guidance A Structural Survey should be carried out by a suitably qualified engineer.</p> <p>Where alteration/demolition is proposed this must be clearly identified on the floor plans and elevations of the proposal and be cross referenced in the Structural Survey. Drawings must include scaled sections and coloured or hatched plans identifying building fabric to be demolished, rebuilt or repaired.</p>
<p>38. Student Accommodation Needs Statement</p> <p>Policy Policy HOU12 of the Belfast LDP Plan Strategy</p> <p>PBMSA SPG</p>	<p>A Student Accommodation Needs Statement supports applications for Purpose Built Managed Student Accommodation (PBMSA). It seeks to ensure that the need for student accommodation can be met in an economically, socially and environmentally sustainable way. Applicants are required to demonstrate that there is a need for the accommodation based on robust evidence.</p> <p>When is it required? A Student Accommodation Needs Statement is required for all applications for Purpose Built Managed Student Accommodation.</p> <p>Guidance Policy HOU12 of the Plan Strategy and the Council's Purpose Built Managed Student Accommodation Supplementary Planning Guidance provide guidance on proposals for PBMSA. Specific advice on need is set out in paragraphs 5.53 – 5.56 of the guidance.</p> <p>The Student Accommodation Needs Statement should provide evidence, as appropriate, to enable the assessment of need, based on known demand and supply indicators at the time within the student housing sector, including details of:</p>

	<ul style="list-style-type: none"> • the specific need that is being addressed, with reference to relevant Corporate Plans published by the city's further and higher education institutions; • why this need is currently unmet; • the type of existing accommodation the potential student occupiers are likely to be drawn from; confirmation that the facilities are to be used exclusively for student accommodation; • any recorded increase in student numbers; • university support, if available; • current waiting lists for student accommodation; and • Bank funding available to deliver proposals. <p>Further guidance is contained in the Council's Purpose Built Managed Student Accommodation Supplementary Planning Guidance.</p>
<p>39. Tall Buildings Design Statement</p> <p>Policy Policy DES3 of the Belfast LDP Plan Strategy</p> <p>Tall Buildings SPG</p> <p>SPPS Para. 3.3, 4.2, 4.11, 4.12, 4.23-4.36</p>	<p>A Tall Buildings Design Statement sets out how proposals for buildings of 35 metres above ordnance datum (AOD) or taller address the design criteria set out in Policy DES3 of the Plan Strategy.</p> <p>When is it required?</p> <p>A Tall Buildings Design Statement is required for all applications for buildings of 35 metres above ordnance datum (AOD) or taller. The upper height threshold of 35m AOD will include extensions to existing buildings as well as any additional massing required at roof level to accommodate plant, such as air handling units and lift/stair overruns</p> <p>Guidance:</p> <p>The Tall Buildings Design Statement shall explain how the proposal satisfies each of the criteria in Policy DES3 of the Plan Strategy. Where a criterion is not met, this must be justified.</p> <p>The Tall Buildings Design Statement should include a thorough urban design analysis which covers:</p> <ul style="list-style-type: none"> • Contextual Analysis – character appraisal of immediate and local context including existing and planned building heights (clearly shown in metres), topography, urban grain, massing and materiality. Conclusions should be drawn outlining how these have been addressed. • Design Rationale – setting out the design vision for the proposal including architectural approach, streetscape treatment, palette of materials, open space provision (communal and private), public realm measures, soft and hard landscape treatment, security design measures, parking provision and servicing arrangements. • Visual Appraisal - including 3D modelling (such as VU.CITY) and verified visual montages of proposal, demonstrating how it responds to conclusions drawn from contextual analysis including any impact on key views and drawings/visualisations demonstrating the form and character of the proposed building. • Heritage Impact Assessment – identification and assessment of the impact of the proposal on the significance and setting of any affected heritage assets and areas of archaeological potential. • Microclimatic Impact – evidence of wind testing, sunlight/daylight and shadow analysis and how these have influenced the proposed design approach. Applicants are advised to refer to the BRE publication 'Site layout planning for daylight and sunlight: a guide to good practice' (BR 209 2022 edition or any subsequent editions/revisions). • Sustainable Design Measures – including aspects such as carbon footprint, energy efficiencies, green and blue infrastructure, sustainable construction methods and waste management. <p>Further guidance is contained in the Council's Tall Buildings Supplementary Planning Guidance.</p>

40. Telecommunications Supporting Statement

Policy
Policy ITU1 of the
Belfast LDP Plan
Strategy

SPPS Para. 6.235-250

Telecommunications infrastructure plays an increasingly important role in our everyday lives in terms of our domestic needs, supporting business and commerce, as well as the emergency services. However, such infrastructure has the potential to be damaging to the townscape and countryside. A **Telecommunications Supporting Statement** sets out the rationale for proposals for new or replacement masts and base stations, provides technical justification for the proposals and demonstrates how it has been sited and designed to minimise visual and environmental impact.

When is it required?

A **Telecommunications Supporting Statement** is required for all applications for telecommunications infrastructure comprising masts, antennae and base stations.

Guidance

A **Telecommunications Supporting Statement** must include the following information:

Design Statement

In accordance with Policy ITU 1 of the Plan Strategy, the Council will permit proposals for telecommunications development where such proposals, together with any necessary enabling works, will not result in unacceptable damage to visual amenity or harm to environmentally sensitive features or locations, or heritage features. In addition to the technical plans and drawings required by **Appendix 2** of the Application Checklist, applications must include:

- Summary of how the proposals, having regard to technical and operational constraints, have been sited and designed to **minimise visual and environmental impact**;
- Identification and consideration of relevant constraints (e.g. Conservation Areas, Listed Buildings, archaeology, flood risk areas etc.) including compliance with the relevant planning policies;
- Rationale for the type of site which has been chosen, clearly evidencing why non-street works site type options are not practical (i.e. using existing buildings, rooftops or land such as parks, private land etc.)
- Justification for the physical design of the mast or base station, including its scale, height, size, materials and colour finishes and why infrastructure of a lesser scale would be unsuitable. This should include consideration of measures to mitigate the visual and environmental impact of the proposal;
- Confirmation of which alternative sites and structures have been considered and why these were rejected for either **operational** and/or **visual impact** reasons. The Statement **must** be accompanied by a plan showing the precise location of those alternative sites;
- Demonstration that sites with extant planning permission have been fully considered as an alternative. The analysis should include the planning reference of the permission and a plan showing its location;
- Existing and proposed photomontages of key views of the site. Where relevant, this should show existing adjacent telecommunications infrastructure with the proposed mast, antennae or base station;
- Existing trees and their crowns on or adjacent the site accurately plotted on the block plan. Where trees are likely to be impacted by the proposal a **Tree Survey** must be provided (see section 35, Tree Survey);
- Exceptionally in designated or other sensitive landscapes a **Landscape and Visual Impact Assessment** (LVIA) may be needed (see section 18. Landscape and Visual Impact Assessment);
- Any proposals to relocate existing infrastructure as part of the application; and
- Detail any pre-application community consultation undertaken in respect of the proposed infrastructure.

Technical justification

Applications must include:

- Demonstration of **why the proposed infrastructure is required** in this location. Applications will need to evidence why the proposal is needed including a description of how it fits into the provider's broader network coverage of Belfast and beyond if applicable. This must include an **"infrastructure map"** showing its existing and future infrastructure across the city;
- Whether the proposal is to address an **existing coverage gap, data capacity shortfall, or to provide new services or technology**, including an explanation for each;
 - Where the proposal is needed to address **coverage** requirements, Existing and Proposed "Coverage prediction plots" to clearly demonstrate this; and/or
 - Where the proposal is required to address a shortfall in **data capacity**, providing evidence of congestion including data on the volume of data traffic and users being served, utilisation of existing cellular sites and the impact on typical user data rates of congestion in the area

- The services that the infrastructure will provide, to whom and over what radius/area;
- **Confirmation of the technology** that the infrastructure will accommodate e.g. 2G, 3G, 4G, 5G or other;
- The technical range of the infrastructure (metric);
- Description of any required **minimum distance between the proposed infrastructure** and existing masts or base stations, including the technical reasons for this separation;
- **Statement** indicating its location, the height of the antennae, the frequency and modulation characteristics, details of power output;
- Demonstration of how the site will **meet both existing and future requirements**. This must include how provision has been made for potential future expansion of the site (including the assumptions used) as well as decommissioning of older technologies; and
- Declaration that the mast and base station when operational will meet the **ICNIRP guidelines** for public exposure to electromagnetic fields.

Mast sharing and existing structures

In accordance with Policy TEL 1 it must be demonstrated that (a) the sharing of an existing mast or other structure has been investigated and is not feasible; or (b) a new mast represents a better environmental solution than other options. Applications must include:

- A plan showing **existing infrastructure** in the area (irrespective of provider or type) and describe why these cannot be **shared both now and in the future**;
- Demonstration of why existing infrastructure cannot be upgraded (e.g. physical loading constraints);
- Confirmation of which alternative sites and structures have been considered and why these were rejected for either **operational** and/or **visual impact** reasons. The Statement **must** be accompanied by a plan showing the precise location of those alternative sites. Alternative sites and structures will include existing masts and base stations (irrespective of the provider); street furniture; buildings, rooftops etc.;
- Scope for replacing existing base stations, antennae and masts in the vicinity with new infrastructure which can accommodate the necessary technology;
- Technical and operational explanation of why those existing masts cannot be shared (including any conflicts in technology such as 5G compatibility with other infrastructure; and where applicable, coverage prediction plots for shared and non-shared solutions); and
- Where relevant, how the proposal represents a better environmental solution than other options.

41. Transport Assessment

Policy
Policy TRAN3 of the
Belfast LDP Plan
Strategy

Transportation SPG

SPPS Para. 6.303

Chapter 10 of the
Developer
Contributions
Framework

A **Transport Assessment** is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences.

When is it required?

A **Transport Assessment** is required where the new development would likely have significant transport implications. Applicants should complete a **Transport Assessment Form (TAF)** to help establish if a detailed Transport Assessment is needed (see section 41).

The following table provides an indicative guide as to when a Transport Assessment may be required.

Food retail - 1,000 sqm Gross Floor Area
Non-food retail - 1,000 sqm Gross Floor Area
Cinemas and conference facilities - 1,000 sqm Gross Floor Area
Leisure facilities - 1,000 sqm Gross Floor Area
Business - 2,500 sqm Gross Floor Area
Industry - 5,000 sqm Gross Floor Area
Distribution and warehousing - 10,000 sqm Gross Floor Area
Hospitals - 2,500 sqm Gross Floor Area
Higher and further education 2,500 sqm Gross Floor Area
Stadia - 1,500 seats
Housing – 100 units

	<p>Guidance</p> <p>A Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development, with an agreed plan to mitigate any adverse consequences. The coverage and detail of the Transport Assessment should reflect the scale and the likely extent of transport impacts of the proposed development. Developers need to consider a wide range of options to deal with the transport impacts of a development rather than simply increasing highway capacity to meet demand. Such measures may include the preparation of a Travel Plan (see section 42), travel cards, financial incentives to encourage alternatives to private car use, infrastructure improvements to make walking and cycling more attractive or public transport service improvements.</p> <p>Further guidance on Transport Assessments is provided by the Department for Infrastructure's publication, Transport Assessment: Guidelines for Development Proposals in Northern Ireland (November 2006)</p>
<p>42. Transport Assessment Form</p> <p>Policy Policy TRAN2 of the Belfast LDP Plan Strategy</p> <p>SPPS Par. 6.293-305</p>	<p>A Transport Assessment Form is a tool that applicants can use to screen out those applications where no further information on the transport impacts of the proposal is required.</p> <p>When is it required?</p> <p>A Transport Assessment Form (TAF) should be submitted for the following types of proposal:</p> <ul style="list-style-type: none"> • residential comprising 25 or more units • non-residential with a gross floor area of 500 sqm or more • likely to generate 30 or more vehicle movements per hour • likely to generate 10 or more freight movements per day or 5 in any given hour <p>Guidance</p> <p>Further advice can be found on the Department of Infrastructure Roads website</p>
<p>43. Travel Plan</p> <p>Policy Policy TRAN4 of the Belfast LDP Plan Strategy</p> <p>SPPS Par. 6.293-305</p> <p>Transportation SPG</p> <p>Chapter 10 of the Developer Contributions Framework</p>	<p>A Travel Plan is a means of mitigating the transportation impacts of new development through long-term management measures to promote sustainable travel.</p> <p>When is it required?</p> <p>The requirement for a Travel Plan will be informed by a Transport Assessment (see section 29).</p> <p>Guidance</p> <p>A Travel Plan is intended to influence the way people travel to / from new development by encouraging more walking, cycling and public transport use. The transport measures contained in a Travel Plan should address the scale and the anticipated transport impacts of the proposed development and be tailored to the development proposal. Travel Plans that provide a range of coordinated transport measures will be more effective in changing travel behaviour. A Travel Plan can help mitigate the transport and parking impacts associated with proposed developments. Further guidance on when a Travel Plan and what it should include can be obtained from the Department for Infrastructure Roads Eastern Division.</p>
<p>44. Tree Survey</p> <p>Policy</p> <p>Policies TRE1 and LC1 of the Belfast LDP Plan Strategy</p> <p>Trees and Development SPG</p> <p>SPPS Para. 6.192</p> <p>Creating Places</p>	<p>A Tree Survey (or arboricultural survey) assesses the impact of new development on any existing trees that are likely to be affected by the proposal, whether they are within the site or adjacent to it. The Tree Survey will assess the health and condition of the affected and assess their amenity value to the character and appearance of the area. The survey should also set out measures to protect the trees during construction.</p> <p>When is it required?</p> <p>Where the new development has the potential to impact on existing trees on or adjacent to the site (including street trees).</p> <p>Guidance</p> <p>Applicants will need to satisfy the City Council that new development will not have an adverse impact on important trees within or adjacent the site, and that a high quality and ecologically friendly landscaping scheme can be provided as part of the scheme.</p>

	<p>A Tree Survey should be carried out in accordance with BS5837:2012 <i>Trees in relation to design, demolition and construction – recommendations</i> (or any subsequent replacement BS) and should be prepared by a suitably qualified and experienced arboriculturalist.</p> <p>The Tree Survey should include as a minimum:</p> <ul style="list-style-type: none"> • a plan showing existing trees on or adjacent to the site; • an evaluation of the health, condition and amenity value of the trees affected by the proposal • a proposed layout showing retained trees and Root Protection Areas (RPAs); • a plan showing new tree planting; • Arboricultural Implications Assessment; • existing and proposed finished levels; • Tree Protection Plan; • Arboricultural Method Statement (where applicable), including details for all special engineering within the Root Protection Area (as determined by the Arboricultural Implications Assessment); and • the position of existing and proposed services. <p>Further guidance is contained in the Council’s Trees and Development Supplementary Planning Guidance.</p>
<p>45. Viability Assessment</p> <p>Policy Policies HOU5, BH1, BH2 and BH3 of the Belfast LDP Plan Strategy SPPS Para. 6.13</p> <p>Development Viability SPG</p> <p>Chapter 17 of the Developer Contributions Framework</p>	<p>The financial viability of proposals may in some circumstances be a material planning consideration.</p> <p>A scheme is viability where, after taking account of all costs, the proposal provides a competitive return to the developer to ensure that development takes pace and generates a land value sufficient to persuade a land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.</p> <p>A Viability Assessment assesses whether a development proposal is viable.</p> <p>When is it required?</p> <p>A Viability Assessment is required in exceptional circumstances where the normal planning policy requirement cannot be achieved on grounds of viability, such as:</p> <ul style="list-style-type: none"> • the provision of affordable housing in accordance with Policy HOU5 of the Plan Strategy • demolition of a building that makes a material contribution to the character and appearance of a Conservation Area, having regard to Policy BH2 of the Plan Strategy • loss of existing tourism or cultural facilities in the context of Policy TLC2 of the Plan Strategy <p>Guidance</p> <p>The Viability Assessment should be supported by appropriate available evidence, informed by engagement with developers, landowners, infrastructure and, where applicable, affordable housing providers. They should:</p> <ul style="list-style-type: none"> • Provide a full open book appraisal, based on the residual valuation model; • Include all relevant costs (for example site holding costs, third party interests etc.); • Clarify the date on which the assessment was undertaken; • Include sensitivity testing; • Assessments should be proportionate, simple and transparent, providing an Executive Summary for publication; • The actual price paid for land will not normally be a relevant justification for failing to accord with the relevant policies in the Plan Strategy; and • Review mechanisms should be incorporated to strengthen the Council’s ability to seek compliance with relevant policies over the lifetime of proposed developments, and to optimise public benefits through economic cycles. <p>A Viability Assessment should be carried out by a suitably qualified professional such as a quantity surveyor.</p> <p>The Council may choose to commission an independent review of the Viability Appraisal, the cost of which will be met by the applicant.</p>

	<p>Further guidance is provided by the Council's Development Viability Supplementary Planning Guidance and Developer Contributions Framework</p>
<p>46. Waste Management Plan</p> <p>Policy Policy DES1 of the Belfast LDP Plan Strategy</p> <p>Waste Infrastructure SPG</p> <p>SPPS Para. 3.3, 4.2, 4.11, 4.12, 4.23-4.36</p>	<p>A Waste Management Plan sets out how waste will be managed when new development is occupied (residential) or operational (commercial).</p> <p>When is it required? A Waste Management Plan is required in the following circumstances:</p> <ul style="list-style-type: none"> • new residential development for which communal waste storage is proposed (e.g. apartments, flats or sheltered housing); or • new commercial development of 500 sqm or more. <p>Guidance The Waste Management Plan will establish the volume of waste likely to arise from new development once occupied or operational and sets out the provision for waste storage and access.</p> <p>The Waste Management Plan should ensure that appropriate provision is made to:</p> <ul style="list-style-type: none"> - accommodate the total waste generated from the building/s; - accommodate segregation of waste for recycling; - facilitate convenient and safe access and egress for depositing waste and collecting waste. <p>It should include:</p> <ul style="list-style-type: none"> - occupier separation (how the occupier will manage waste within their own space) - occupier deposit and storage (how materials will be moved to the communal areas, and how materials will be stored) - collection method (how materials will be collected and by whom, where are the materials stored prior to collection) - removal and or on-site treatment (how materials will be removed from or treated/sorted on site) - end destination (whether materials are to be recycled and how much will end up in landfill) <p>Further advice on waste storage guidelines can be found on the Council's website as well as the following publications: <i>Local Government Waste Storage Guide for Northern Ireland</i> (2010); <i>Supplementary Waste Storage Guidance for Housing and Apartment developments in Belfast 2017</i>; and <i>Supplementary Waste Storage Guidance for Purpose Built Managed Student Accommodation</i> (PBMSA) (published June 2019).</p>
<p>47. Wind Energy Statement</p> <p>Policy Policy ITU4 of the Belfast LDP Plan Strategy</p> <p>SPPS Para. 6.227, 6.230, 6.233</p> <p>Wind Energy Developments in</p>	<p>A Wind Energy Statement demonstrates how wind energy proposals comply with Policy ICU 4 of the Plan Strategy.</p> <p>When is it required? A Wind Energy Statement is required for applications for wind energy development.</p> <p>Guidance The Wind Energy Statement shall explain how the proposal satisfies each of the criteria in Policy ITU 4 of the Plan Strategy. Where a criterion is not met, this must be justified.</p> <ul style="list-style-type: none"> e) That the development will not have an unacceptable impact on visual amenity or landscape character through: the number, scale, size or siting of turbines; f) That the development has taken into consideration the cumulative impact of existing wind turbines, those which have permissions and those that are currently the subject of valid but undetermined applications;

<p>Northern Ireland's Landscapes SPG</p>	<ul style="list-style-type: none"> g) That the development will not create a significant risk of landslide or bog burst; h) That no part of the development will give rise to unacceptable electromagnetic interference to communications installations; radar or air traffic control systems; emergency services communications; or other telecommunication systems; i) That no part of the development will have an unacceptable impact on roads, rail or aviation safety; j) That the development will not cause significant harm to the safety or amenity of any sensitive receptors (including future occupants of committed developments) arising from noise; shadow flicker; ice throw; and reflected light; and k) That above-ground redundant plant (including turbines), buildings and associated infrastructure shall be removed and the site restored to an agreed standard appropriate. <p>Further guidance is contained in the Wind Energy Development in Northern Ireland's Landscapes Supplementary Planning Guidance.</p>
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Subject:	Dfl Review of Regional Strategic Planning Policy on Renewable and Low Carbon Energy – Public Consultation
Date:	20 th June 2023
Reporting Officer:	Dermot O’Kane, Principal Planning Officer
Contact Officer:	Nigel Downey, Senior Planning Office

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"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	The Department for Infrastructure (Dfi) has published and is seeking comments on its draft revised policy document for strategic planning policy on renewable and low carbon energy development (see Appendix 1).
1.2	The Planning Committee is asked to agree the Council’s response at Appendix 2 .
2.0	Recommendation
2.1	The Committee is asked to consider and if appropriate agree the draft response to Dfi’s revised regional strategic planning policy on renewable and low carbon energy as set out at Appendix 2 .
3.0	Main Report
	Background
3.1	In March 2016 the Department issued a ‘Call for Evidence’ to help inform the scope of a proposed focused review of strategic planning policy for renewable energy. This was followed in December 2021 with the publication of an Issues Paper to gather the views of a range of key stakeholders to help inform the future policy direction. The Council submitted comments for input at both these stages. Dfi has now published a draft revised policy document which is currently out for public consultation.
3.2	The purpose of the review is to ensure that regional strategic planning policy on renewable and low carbon energy is fit for purpose and up-to-date to inform decision-making in relation to development proposals for this subject area. It is also intended to inform the Local Development Plan (LDP) process and enable plan-makers to bring forward appropriate local policy approaches all within the framework of regional strategic planning policy and the wider contemporary context for energy and climate change.
	Planning Policy Context
3.3	The provisions of the Strategic Planning Policy Statement (SPPS) apply to the whole of Northern Ireland and they must be taken into account in the preparation of LDPs and are

	material to all decisions on individual planning applications and appeals by planning authorities.
3.4	The Belfast LDP Plan Strategy was adopted on 2 nd May 2023 and includes Policy ITU4 which specifically relates to renewable energy development. The Plan Strategy contains a broad range of operational policies that may be of relevance and require consideration when determining planning applications for renewable and low carbon energy development such as ENV1: Environmental quality; NH1: Protection of natural heritage resources; and LC1: Landscape.
3.5	<p>Wider Policy Context</p> <p>The need for this review is understandable given recent developments in the wider policy context particularly in relation to energy and climate change issues as highlighted by Northern Ireland's Energy Strategy (December 2021) and the Climate Change Act (Northern Ireland) 2022. It is acknowledged that going forward the planning system will need to continue to play its part in supporting the delivery of the ambitious target set in the Climate Change Act which requires that the Department for the Economy must ensure that at least 80% of electricity consumption is from renewable sources by 2030.</p>
3.6	Given this wider policy setting the consultation document has been circulated to other relevant sections in the council including the Climate Team to ensure that the response takes account of other relevant strategies and initiatives.
3.7	<p>Scope of the consultation</p> <p>This consultation is seeking views as to whether the proposed revised policy will provide an appropriate regional strategic policy framework for plan-making and decision-taking for all forms of renewable energy and low carbon development. Comments are also sought on the appropriateness of a number of new policy provisions including the identification of areas where there would be a presumption in favour of renewable energy development and a presumption in favour of re-powering and extending the life of solar and wind farms.</p>
3.8	<p>Key Issues</p> <p>The Council welcomes this review and broadly agrees that the proposed revised policy can contribute, at last in part, to ensuring that the planning system supports efforts to achieve the target set in the Climate Change Act as well as other decarbonising objectives. We understand the rationale for a shift in emphasis from "facilitating" renewable energy development to "maximising" sustainable renewable and low carbon energy from a wide range of technologies at various scales but would maintain there is still a need for a cautious approach in order that environmental assets of acknowledged importance aren't compromised.</p>
3.9	<p>In response to the four consultation questions the Council raises a number of points including:</p> <ul style="list-style-type: none"> • Some of the wording used is unnecessarily vague and could become subject to litigation in order to secure legal interpretation. Similarly some of the wording could be interpreted as giving greater priority to certain aims and objectives over other planning considerations; • The Council would query the proposed requirement for LDPs to identify the most appropriate areas for renewable energy development in which there would be a presumption in favour of such development will actually result in providing greater

	<p>certainty to planning authorities, communities and developers. The Council suggests that this approach may be feasible in other council areas but should not be mandatory and that the Council's current approach, as facilitated by our Plan Strategy, where the application of planning judgement with regard to the weight of material, planning-related considerations on a case-by-case basis is both balanced and appropriate; and</p> <ul style="list-style-type: none"> Any revision of this aspect of regional strategic planning policy should be accompanied by a review of the Regional Development Strategy (RDS). Using the RDS as a starting point would facilitate the delivery of a cohesive and coherent spatial approach to renewable and low carbon energy which considers the implications of the wider issues of regional infrastructure and projected growth whilst also enabling account to be taken of the contemporary legislative and policy context including the Climate Change Act 2022, the Energy Strategy – The Path to Net Zero Energy (DfE) and Shaping Our Electricity Future Roadmap (SONI).
3.10	The Council's proposed response to the Department's Public Consultation is provided at Appendix 2 . Members are asked to endorse this response.
3.11	<p><u>Financial & Resource Implications</u></p> <p>There are no resource implications associated with this report.</p>
3.12	<p><u>Equality implications or Good Relations implications / Rural needs assessment</u></p> <p>None.</p>
4.0	Appendices – Documents Attached
	<p>Appendix 1: DfI Draft Revised Policy – Review of Regional Strategic Planning Policy on Renewable and Low Carbon Energy – <i>for Members' info only</i></p> <p>Appendix 2: BCC draft response to DfI draft revised policy consultation document</p>

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Revised Regional Strategic Planning Policy

Renewable and Low Carbon Energy

Public Consultation Draft



Department for

Infrastructure

An Roinn

Bonneagair

Depairtment fur

Infrastructure

www.infrastructure-ni.gov.uk

April 2023

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Public Consultation: Give us your views

You are invited to give your views on this (draft) revised regional strategic planning policy on renewable and low carbon energy by using the weblink below:

www.infrastructure-ni.gov.uk/consultations/draft-renewable-and-low-carbon-energy

All responses to this public consultation exercise should be made electronically.

The draft policy consultation is accompanied by an Environmental Report, Non-Technical Summary and Section 75 Equality of Opportunity Screening Analysis Form. These are available to view or download from the abovementioned web link. You may wish to reference these supplementary documents when responding to the Department with your views on the draft revised policy.

The consultation period will end at 5pm on 30th June 2023. The Department will not accept any comments received after this deadline.

The information gathered will be considered by the Department and will help inform the revised regional strategic planning policy on renewable and low carbon energy in its final form.

No material weight should be applied to this public consultation draft revised policy document. However, when issued in its final form, the revised policy will supersede the existing provisions of the SPPS's Renewable Energy subject policy, published in September 2015 (pages 90 – 93 refer) and will take precedence over the provisions of extant Planning Policy Statement 18: 'Renewable Energy' (PPS 18) which continues to be retained under transitional arrangements of the SPPS, whilst councils bring forward their Plan Strategies.

Any relevant supplementary and best practice guidance, such as Best Practice Guidance to PPS 18, will continue to apply unless and until it is replaced by the Department.

Freedom of Information Act 2000 - Confidentiality of Responses

The Department may publish a summary of responses following the closing date for receipt of comments. Your response, and all other responses to this publication, may be disclosed on request and/or made available on the DfI website (redacted). The Department can only refuse to disclose information in exceptional circumstances. Before you submit your response, please read the paragraphs below on the confidentiality of responses as this will give you guidance on the legal position about any information given by you in response to this publication.

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Introduction

The aim of this review is to ensure that strategic planning policy on renewable and low carbon energy development remains fit for purpose and up to date to inform decision-making in relation to development proposals for this subject area. It is also intended to inform the Local Development Plan (LDP) process and enable plan-makers to bring forward appropriate local policy approaches, all within the framework of regional strategic planning policy and the wider contemporary context for energy and climate change. This includes Northern Ireland's Energy Strategy, published on 16 December 2021 (which references this review) and the Climate Change Act (Northern Ireland) 2022 which received royal assent on 6 June 2022. The Energy Strategy established a renewable electricity consumption target of 70% by 2030 that was then increased to 80% by 2030 by the Climate Change (Northern Ireland) Act 2022.

Work is ongoing across government to develop Northern Ireland's first Climate Action Plan and there are a range of strategies under preparation that will support it, which may have implications for the planning system. These include the draft Green Growth Strategy for Northern Ireland, the draft Environment Strategy for Northern Ireland, the draft Northern Ireland Peatland Strategy 2021-2040, and the draft Nature Recovery Strategy for Northern Ireland.

Renewable energy targets

The planning system has already made a positive contribution to meeting and exceeding previous renewable energy strategy targets with 51% of electricity consumed being generated from indigenous renewable sources to date.¹

Since the reform of the planning system and the transfer of planning powers to local government on 1 April 2015, to the end of September 2022, 837 renewable energy planning applications were approved, including:

- 32 wind farms

¹ <https://www.economy-ni.gov.uk/sites/default/files/publications/economy/Issue-26-Electricity-Consumption-and-Renewable-Generation-in-Northern-Ireland-January-2022-to-December-2022.pdf>

- 583 single wind turbines
- 32 hydroelectric plants
- 93 applications for solar panels
- 76 biomass/anaerobic digesters
- 21 other (includes, Landfill Gases, Waste Incineration and Heat Pumps)

The planning system also provides for some small-scale renewables to be developed without the requirement to submit a planning application – specific types and scale of development set out in legislation² benefit from permitted development rights. The Department has recently concluded a consultation on amendments to permitted development rights for the installation of domestic microgeneration equipment which involves proposed changes to the nature and scale of permitted development rights for the installation, alteration, or replacement of heat pumps (air source and ground or water) to align with modern standards and requirements.

Going forward, the planning system will continue to play its part to support the achievement of the new, more ambitious, target in the Climate Change Act (Northern Ireland) 2022, which requires that *“The Department for the Economy must ensure that at least 80% of electricity consumption is from renewable sources by 2030”*. In doing so it is important that there continues to be a balance between facilitating renewable and low carbon energy development and other important interests of acknowledged importance, such as the assessment of potential environmental and amenity impacts of development and the protection of important habitats and landscapes.

As well as recognising that regional strategic planning policy must remain up-to-date and fit-for-purpose, the Department is also aware of the need to improve the process for plan-making and the determination of planning applications, including for renewable and low carbon energy development. Therefore, separately, but related, the Department is taking forward a Planning Improvement Programme, aimed at creating an efficient, effective, and equitable planning system trusted to deliver high quality, sustainable, inclusive and healthy places.

² The Planning (General Permitted Development) Order (Northern Ireland) 2015 refers.

Whilst this policy review will result in revisions to the Strategic Planning Policy Statement (SPPS), changes to extant planning legislation (including permitted development rights) or regional planning guidance on renewable and low carbon energy are outside the scope of this exercise. It is also important to note that this review of regional strategic planning policy will not involve any amendment to existing statutory environmental requirements with which renewable and low carbon energy developments must comply.

The Department would welcome comments on the following section (paragraphs 1.1 – 1.30) which is proposed to replace the current subject policy on renewable energy in the SPPS (pages 90-93).

Renewable and Low Carbon Energy

- 1.1. Northern Ireland has significant renewable energy resources and a vibrant renewable and low carbon energy industry that continues to make an important contribution towards furthering sustainable development and as a significant provider of jobs and investment across the region.
- 1.2. Northern Ireland's Energy Strategy 'Path to Net Zero Energy' recognises that Northern Ireland must take advantage of our natural resources to generate clean energy. It sets out a target to "*Meet at least 70% of electricity consumption from a diverse mix of renewable sources by 2030*". It recognises that to achieve this objective "*A renewable electricity consumption target of at least 70% likely means that we will need to double our renewable generating capacity in order to meet new demands from heating our homes and powering our vehicles*". Energy accounts for almost 60% of Northern Ireland's greenhouse gas (GHG) emissions. The Energy Strategy sets out a pathway for energy to 2030 that will mobilise the skills, technologies and behaviours needed to take us towards our vision of net zero carbon and affordable energy by 2050.
- 1.3. Whilst the Energy Strategy established a renewable electricity consumption target of 70% by 2030 this was then increased to 80% by 2030 by the Climate Change (Northern Ireland) Act 2022. The Act places a duty on departments to ensure that the net emissions account for the year 2050 is at least 100% lower than the baseline and to ensure that the net emissions account for carbon dioxide for the year 2050 is at least 100% lower than the baseline for carbon dioxide.
- 1.4. As supported by the Energy Strategy and the Regional Development Strategy 2035 (RDS) renewable and low carbon energy development here reduces our dependence on imported fossil fuels and brings diversity and security of supply to our energy infrastructure.
- 1.5. Whilst the technology in this policy area continues to emerge and advance, the main sources of renewable and low carbon energy are wind, sun (solar photovoltaic / thermal energy), moving water (hydropower), heat extracted from

the air, ground, and water (including geothermal energy), biomass (wood, biodegradable waste, and energy crops such as for use in an Anaerobic Digester). In addition to developments which generate renewable energy from these sources there are also current and emerging technologies that can help maximise the transition to net zero carbon emissions, such as battery energy storage systems (BESS).

- 1.6. The aim of the SPPS is to maximise sustainable renewable and low carbon energy from a wide range of technologies, at various scales, in appropriate locations within the built and natural environment, without compromising other environmental assets of acknowledged importance. Full account should be taken of the target to generate 80% of electricity consumption from renewable sources by 2030, as well as prevailing environmental legislation and relevant strategies which will support Northern Ireland's Climate Action Plan.

Regional Strategic Objectives

- 1.7. The regional strategic objectives for renewable and low carbon energy are to:
 - ensure that sustainable renewable and low carbon energy development is facilitated at appropriate locations to maximise renewable energy that contributes to the transition to a low carbon economy;
 - secure an appropriate mix of energy provision as indicated in the Energy Strategy and supporting documents, which maximises benefits to our economy and communities;
 - ensure that the environmental, landscape, visual, safety and amenity impacts associated with or arising from renewable and low carbon energy development are adequately addressed;
 - ensure adequate protection of the region's built, natural and cultural heritage features;
 - facilitate the integration of renewable and low carbon energy technology into the design, siting and layout of new development and promote greater application of the principles of Passive Solar Design; and

- enable energy from offshore renewable and low carbon energy development proposals to be appropriately connected to onshore networks.

Regional Strategic Policy

- 1.8. In the context of the aim and objectives above, planning authorities must positively facilitate Northern Ireland's full potential for renewable and low carbon energy development (electricity and heat). Councils must set out policies and proposals in their LDPs to maximise the plan area's contribution to achieving the renewable energy targets. The preparation of local policy criteria to support a diverse range of technologies at different scales will further assist in the appropriate deployment of such development. This should include the factors to be taken into account in decision-making such as locational criteria, technology specific criteria, the integration of micro-generation and passive solar design, and opportunities for heat networks, where appropriate.
- 1.9. Having undertaken an assessment of their area's full potential, councils must bring forward spatial policies in their LDP which identify the most appropriate areas for renewable energy development, including wind farms. A presumption in favour of such development will apply in identified areas. Local policies should contain the detailed locational criteria to be considered at the planning application stage.
- 1.10. Whilst councils will have identified areas most appropriate for renewable and low carbon energy development this does not mean that remaining areas cannot facilitate any such development. Outside of identified areas (and until areas are identified) some landscapes may be able to accommodate renewable and low carbon energy development more easily than others.
- 1.11. It is recognised that there are landscapes across Northern Ireland where their intrinsic value should be protected against inappropriate renewable and low carbon energy development. A cautious approach for renewable and low carbon energy development proposals will apply within designated landscapes which are of significant value, such as Areas of Outstanding Natural Beauty, World

Heritage Sites and their wider settings, including the Giant's Causeway and Causeway Coast World Heritage Site. Visually dominant development proposals should be avoided in such sensitive landscapes as it may be difficult to accommodate developments and their associated infrastructure, without detriment to the region's cultural and natural heritage assets.

1.12. All renewable and low carbon energy development and associated buildings and supporting infrastructure³ will be permitted where the proposal will not result in an unacceptable adverse impact (alone or in combination with other developments) on the following planning considerations, which cannot otherwise be mitigated:

- public safety, human health, or residential amenity (communities and individuals);
- visual amenity and landscape character, including cumulative impact;
- biodiversity, nature conservation, archaeological or built heritage interests;
- local natural resources, such as air quality, water quality or quantity;
- the capacity of and effects on the transportation network; and,
- impacts on tourism, recreation, and public access to the countryside.

1.13. For all proposals, the factors to be considered on a case-by-case basis will depend on the type and scale of the development and its local context. Proposals will also be assessed in accordance with normal planning criteria, including such considerations as: access arrangements; road safety; design; integration; odour; noise; shadow flicker; glint and glare; separation distance; cumulative impact; communications interference; and the inter-relationship between these considerations. All proposals should take account of the local environment and, as appropriate, design any access, fences, gates and planting accordingly. Ancillary infrastructure and associated works such as service roads,

³ Planning applications should include matters such as the power generation / capacity associated with the proposal, e.g. megawatts (MW/MWh).

earthing cabling, ground remodelling etc. also require careful consideration in the determination of any renewable and low carbon energy development proposals⁴.

- 1.14. In plan-making and decision-taking, planning authorities must take full account of the above-mentioned aim and targets, the regional strategic objectives and policy provisions, local circumstances, and the wider environmental, economic, and social benefits of renewable and low carbon energy development to local communities and to everyone in Northern Ireland.
- 1.15. Climate change is also having an adverse impact on nature and biodiversity. Within their project, developers should protect and, where feasible, seek to enhance biodiversity which could contribute to strengthening existing nature networks and restoring degraded habitats.
- 1.16. For wind farm development⁵ a separation distance of 10 times rotor diameter to occupied property, with a minimum distance not less than 500m, will generally apply. This will also apply to any wind turbine development with a rotor diameter of 50m or greater.
- 1.17. Planning authorities should encourage and support the use of previously developed land (of low ecological value) for solar farms in countryside locations. Solar farms which are well planned and well screened can have an acceptable visual impact if located sensitively in the local landscape. Poorly designed schemes which will have a negative impact on the landscape should not be supported. Favourable consideration should be given to large scale rooftop solar power where there are no unacceptable impacts, including glint and glare.
- 1.18. Well designed and appropriately located anaerobic digestion (AD) plants can make a positive contribution to optimising the potential for renewable and low carbon energy and should be located as close to the waste source as possible. Farm AD plants should be designed and sited to integrate and cluster with the

⁴ This is to ensure that all aspects of the proposed development are properly considered through the planning application process including appropriate identification and consideration of any likely significant effects assessed for the 'whole project' for the purposes of Environmental Impact Assessment (EIA).

⁵ Defined as development comprising more than 2 turbines.

existing group of farm buildings and be of a size and scale appropriate to the location in which it is proposed. Proposals must be carefully considered to ensure that any potential adverse impacts related to the size and scale of the development are compatible to the location in which it is proposed. As well as existing statutory environmental requirements and the normal planning considerations, impacts on the transportation network will be important.

- 1.19. Whilst advancements and changes in technology may mean schemes are not like for like, life extension and re-powering of existing development has the potential to continue to maintain or enhance installed renewable energy generation, where appropriate. Therefore, a presumption in favour of proposals to re-power, expand and extend the life of existing solar and wind farms applies unless the impacts identified (including cumulative impacts) are unacceptable and cannot be mitigated. Approvals for renewable and low carbon energy development proposals may be time-limited. However, areas identified as appropriate for wind farms are expected to be suitable for use in perpetuity.
- 1.20. Co-location of renewable and low carbon technologies and supporting infrastructure has potential benefits and should be facilitated, where appropriate.
- 1.21. In plan-making and decision-taking planning authorities should encourage the use of micro-generation energy and the retrofitting of renewable and low carbon energy technologies.
- 1.22. The ability of the landscape to accommodate development depends on careful siting, the skill of the designer and the inherent characteristics of the landscape such as landform, ridges, hills, valleys and vegetation. The siting and cumulative landscape and visual impact of all renewable and low carbon energy developments (including approved development) is of great importance and must be carefully considered. The cumulative impact will increase, for example, as the number of wind turbines and/or solar farms in an area increases and local amenity deserves particular attention. Landscape and visual impact assessments will assist in the consideration of cumulative impact. Considerations will include the impact on the character and quality of the landscape, its sensitivity, and the level to which the proposed development will

become a significant or dominant characteristic of the landscape. For large scale developments, developers should seek to avoid valued designated landscapes and areas close to key vantage points from roads, viewpoints, and settlements. The relevant aspects of the supplementary planning guidance 'Wind Energy Development in Northern Ireland's Landscapes' and other relevant practice notes should be taken into account in assessing all wind turbine proposals.

- 1.23. ETSU-R-97 remains the UK standard methodology for the assessment of noise from wind energy development and it, along with 'A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise' prepared by the Institute of Acoustics, should be taken into account by decision-takers, including any future update to this standard. Potential noise impacts, including amplitude modulation, from wind turbines on surrounding properties must be carefully considered. Applicants should seek to minimise and mitigate against any potential impacts from wind energy proposals which are likely to result in shadow flicker on nearby properties.
- 1.24. Planning authorities must support emerging technologies which will assist with maximising renewable energy potential such as green hydrogen production facilities, and battery energy storage systems that help with maximising efforts to decarbonise energy use by gaining full benefit from renewable sources. Planning applications for BESS development must be accompanied by details of the type, number, capacity and chemical composition of batteries to enable full assessment by planning authorities in line with their statutory responsibilities. Although such technologies may be included in planning applications, in addition to a renewable energy proposal, the development must be properly described as it will involve factors to be considered in its own right.
- 1.25. In assessing any potential safety aspects of the proposed development, including for energy storage proposals, it is important for decision-takers to consult with all relevant and appropriate statutory and advisory bodies such as: the Northern Ireland Fire and Rescue Service; the Health and Safety Executive for Northern Ireland and the Northern Ireland Environment Agency (NIEA), or appropriate authorities.

- 1.26. For all development, applicants, operators, planning authorities and statutory consultees will be bound by environmental legislation requirements such as The Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 as amended and The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. Proposals for renewable and low carbon energy must, therefore, be rigorously assessed for their environmental impacts (covering installation, operation and decommissioning stages, as appropriate) and comply with relevant environmental legislation and policy. Active peatland, for example, is of particular importance to Northern Ireland for its biodiversity, water and carbon storage qualities. Degraded peatlands can also have natural heritage and carbon storage value and their protection and restoration potential can, therefore, be a material consideration in the determination of planning applications on a case by case basis⁶.
- 1.27. Some proposals for renewable and low carbon energy development may require a connection to the National Grid. The grant of planning permission does not guarantee grid connection. Connection to the grid falls within the remit of Northern Ireland Electricity (NIE) and therefore liaison with NIE at an early stage of development is paramount in relation to the viability of such a scheme. Where possible and appropriate, new power lines should be laid underground to reduce the visual impact, however it is accepted that consideration must take account of costs which may otherwise render a project unviable.
- 1.28. Applicants will be required to provide details on future decommissioning, including proposals for site restoration. Planning authorities must consider and make use of appropriate conditions (or a legal agreement, where appropriate) to ensure the decommissioning of developments and site restoration when they reach the end of their design life, taking into account any proposed after use of the site.

⁶ The Department for Agriculture, Environment, and Rural Affairs (DAERA) has developed a draft Northern Ireland Peatland Strategy **2021-2040** which will provide a framework for conserving intact semi-natural peatlands and restoring degraded semi-natural peatlands.

- 1.29. Development proposals in the marine environment are managed under a separate consenting regime within the framework of the UK Marine Policy Statement, as amended⁷. It is important for both terrestrial and marine planning authorities to work together, particularly regarding the assessment of offshore renewable energy proposals where it is necessary to provide a terrestrial connection point and associated supporting infrastructure on land. Great care should be taken to consider the appropriate location for such onshore development. Developers should seek to avoid designated landscapes and utilise industrial or previously developed land, where feasible.
- 1.30. For all renewable and low carbon development, developers should, as early as possible, proactively engage with the local community in the vicinity of their proposal with information on the development and technology being proposed. In preparing the planning application, and taking account of any views received, the developer should consider how to avoid or minimise any adverse impacts through the choice of location, siting, scale and design being proposed. Any voluntary community benefits offered by the developer will not be material considerations in decision-taking.

⁷ Added a guidance note on how references to EU law in the UK Marine Policy Statement should be interpreted from 1 January 2021 following the UK's withdrawal from the EU.

Consultation Questions

- Q1:** Do you agree, that overall, the revised policy will help to ensure that the planning system can play its part in supporting wider efforts of government in addressing climate change and decarbonising the energy sector? If not, please explain how the draft policy can be improved.
- Q2:** Do you agree that the new provisions for a spatial approach through LDPs will assist in providing certainty and clarity to planning authorities, communities and developers alike by providing a presumption in favour of development in areas identified in LDPs? If not, please explain how the draft policy can be improved.
- Q3:** Do you agree with the draft revised policy approach to provide a presumption in favour of re-powering, extending and expanding solar and wind farm developments, where appropriate? If not, please explain how the draft policy can be improved.
- Q4:** Do you consider that the draft revised policy provides an appropriate regional strategic planning policy framework for plan-making and decision-taking for all forms of renewable and low carbon energy development? If not, please explain how the draft policy can be improved.

Where possible, your comments should include supporting evidence. Please note that all comments should relate to planning policy matters only.

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Belfast City Council response to DfI's revised regional strategic planning policy on Renewable and Low Carbon energy

Where possible, your comments should include supporting evidence. Please note that all comments should relate to planning policy matters only.

Q1: Do you agree, that overall, the revised policy will help to ensure that the planning system can play its part in supporting wider efforts of government in addressing climate change and decarbonising the energy sector? If not, please explain how the draft policy can be improved.

The Council welcomes the Department's recognition that the SPPS needs to be reviewed in order to provide a fit-for-purpose and up-to-date strategic planning context for LDP preparation and decision-making processes in relation to renewable and low carbon energy development. This is all the more important given the wider contemporary context for energy and climate change with the associated ambitious target of 80% of electricity consumption to come from renewable sources by 2030 (Climate Change Act (Northern Ireland) 2022).

The Council generally agrees that the proposed revised policy can contribute, at least in part, to ensuring that the planning system supports efforts to achieve this target as well as other decarbonising objectives. The Council broadly supports the shift in emphasis from "facilitating the siting of renewable energy generating facilities" to seeking "to maximise sustainable renewable and low carbon energy from a wide range of technologies, at various scales" with the proviso remaining that this should be "in appropriate locations within the built and natural environment, without compromising other environmental assets of acknowledged importance". The Council is keen that this balanced, cautious approach remains in place and this is reflected in the policy approach set out in the [Belfast LDP Plan Strategy 2035](#) which was adopted on 2nd May 2023.

Belfast City Council (BCC) can see there is benefit in seeking to ensure, subject to timing, that up-to-date regional strategic planning policy informs the preparation of other relevant plans and strategies being taken forward by the Council. For example, work is ongoing to develop a Belfast Local Area Energy Plan which amongst other things will assess the energy requirements and capacity of the city and consider the potential for various renewable and decarbonisation projects including solar photovoltaics, district heating and electric vehicles. This project is programmed to complete in December 2023. The Council is also in the process of producing a Decarbonisation Plan for the Queens Island area through Innovation City Belfast which will look to provide a range of recommendations for energy infrastructure in this area of the city. Retrofitting is a further area the Council is looking to foster and has established a Belfast Retrofit Delivery Hub, a multi-agency partnership which is working to develop a retrofit programme for the city.

The Council would have concerns with some of the wording used in the proposed policy text. For example, in the first sentence of paragraph 1.8:

- 1.8 In the context of the aim and objectives above, planning authorities must positively facilitate Northern Ireland's full potential for renewable and low carbon energy development (electricity and heat).

The proposed mandatory duty on a council to "positively facilitate" Northern Ireland's full potential for renewable and low carbon energy development is an onerous requirement particularly as there appears to be limited detail in terms of the parameters to be applied. Without clarification as to what "positively

facilitate” actually means and what it would entail for a council, the vagueness of this phrase could easily become subject to litigation in order to secure legal interpretation.

The Council also considers that some of the terminology used within the proposed policy text could be interpreted as giving greater priority to certain aims and objectives over other planning considerations. The phrase “full account” is used twice in the proposed revision in paragraphs 1.6 and 1.14:

- 1.6 Full account should be taken of the target to generate 80% of electricity consumption from renewable sources by 2030, as well as prevailing environmental legislation and relevant strategies which will support Northern Ireland’s Climate Action Plan.
- 1.14 In plan-making and decision-taking, planning authorities must take full account of the above-mentioned aim and targets, the regional strategic objectives and policy provisions, local circumstances, and the wider environmental, economic, and social benefits of renewable and low carbon energy development to local communities and to everyone in Northern Ireland.

BCC would suggest dropping the word ‘full’ from paragraph 1.6 and changing “take full account of” to “take into consideration” in paragraph 1.14

Similarly, the Council is concerned about the use of the phrase “must support emerging technologies” in paragraph 1.24:

- 1.24 Planning authorities must support emerging technologies which will assist with maximising renewable energy potential such as green hydrogen production facilities, and battery energy storage systems that help with maximising efforts to decarbonise energy use by gaining full benefit from renewable sources.

Again the Council considers this to be a rather vague phrase which would be open to subjective interpretation and potentially lead to difficulty for councils because of the imperative duty conferred. By their very nature emerging technologies are relatively unknown and untested in comparison to established renewable energy technology and a requirement to support them could potentially have unintended negative consequences. BCC would recommend wording that is less prescriptive such as “Where possible, planning authorities should actively support proposals for emerging technologies” or “Subject to other planning considerations, planning authorities should support emerging technologies”.

The Council is also concerned with the requirement to bring forward spatial policies in their LDP which identify the most appropriate areas for renewable energy development that is set out in paragraph 1.9. This issue is addressed in our answer to Question 2.

Q2: Do you agree that the new provisions for a spatial approach through LDPs will assist in providing certainty and clarity to planning authorities, communities and developers alike by providing a presumption in favour of development in areas identified in LDPs? If not, please explain how the draft policy can be improved.

The Council is not convinced that the proposed approach which would make it mandatory for a council to bring forward spatial policies through their LDP which identify the most appropriate areas for renewable energy development in which there will be a presumption in favour of renewable energy development will actually result in providing greater certainty and clarity to planning authorities, communities and developers.

Within the Belfast City Council area there is limited land area where no operational planning policies apply and as such, in the absence of any indication as to what would constitute an 'area most appropriate for renewable energy development', the Council considers that it would be more prudent to maintain an approach which balances all the relevant social, economic and environmental objectives of sustainable development in the assessment and determination of a planning application as set out in paragraph 3.4 of the current SPPS.

The application of planning judgement with regard to the relevance and weight of material, planning-related considerations on a case-by-case basis is the approach reiterated in the Belfast LDP Plan Strategy. The Plan Strategy sets out a series of topic-based operational policies which form the basis for making decisions on planning applications, and unless otherwise stated, all criteria used in each policy will apply to relevant proposals and should be considered holistically with each application being treated on its own merits. This approach provides sufficient flexibility particularly as new options may emerge which have different requirements to existing technologies.

Within the proposed revised policy there are numerous considerations which need to be taken into account when determining an application for a renewable or low carbon energy development including the following:

- Paragraph 1.6 refers to the aim of the SPPS with regard to renewable and low carbon energy developments and makes mention that environmental assets of acknowledged importance shouldn't be compromised;
- Paragraph 1.7 addresses the regional strategic objectives of the policy which includes the need to ensure adequate protection of the region's built, natural and cultural heritage features;
- Paragraph 1.12 sets out a range of planning considerations such as public safety, human health, visual amenity and landscape character, biodiversity, nature conservation and built heritage interests where proposed development should not result in an unacceptable adverse impact which cannot otherwise be mitigated;
- Paragraph 1.13 clearly states that for all proposals, the factors to be considered on a case-by-case basis will depend on the type and scale of the development and its local context.

It is the view of the Council that these considerations provide a clear basis as to why a requirement to identify "most appropriate areas" for renewable energy development would be of limited value or benefit. However, it may be that the proposed approach is potentially feasible in other council areas and as such it might be acceptable to amend paragraph 1.9 in a way whereby the requirement for LDPs to identify the "most appropriate areas" only comes into effect if the assessment of the council area indicates that suitable areas where there would be a presumption in favour of renewable energy development exist at that time. It may also be worth clearly stating that there is no guarantee that planning permission for renewable energy development within a "most appropriate area" will be granted.

If the Department is intent on pursuing this proposed approach the Council would consider that these “most appropriate areas” should initially be the subject of consideration by the Department at the regional level in order to ensure a strategic approach and to allow for consideration of potential cross and trans-boundary issues. Using the [Regional Development Strategy](#) (RDS) as the starting point would seem more logical and allow for the delivery of a more cohesive and coherent strategic methodology that could address the broader aspirations in the context of the related regional objectives. This would also avoid any confusion or inconsistency as to which types and scale of on-shore renewable energy generation would necessitate the identification of these areas alongside the capacity for other forms of provision related to the existing and any proposed infrastructure. The policy as drafted is not clear in this regard.

This would also provide the opportunity to review the strategic policy direction set out in the RDS with regard to renewable and low carbon energy in the current, wider legislative and policy context including the [Climate Change Act \(Northern Ireland\) 2022](#), DfE’s [Energy Strategy – The Path to Net Zero Energy](#) and SONI’s [Shaping Our Electricity Future Roadmap](#). Alternatively, it may prove more effective for the Department to deliver on a forward-looking Infrastructure Plan that would provide a spatial dimension to prioritisation in terms of appropriate locations that would support or utilise existing or planned infrastructure which links energy generation and storage to consumption.

Furthermore, the Council would consider that achieving real and meaningful progress in the Department’s Planning Improvement Programme and the speedier determination of planning applications, in particular major applications, would be of greater benefit to applicants in the delivery of renewable energy development than the identification of the “most appropriate areas”.

Q3: Do you agree with the draft revised policy approach to provide a presumption in favour of re-powering, extending and expanding solar and wind farm developments, where appropriate? If not, please explain how the draft policy can be improved.

The Council broadly welcomes the inclusion of this particular proposed policy approach and would be supportive of a presumption in favour of re-powering and extending the life of solar and wind farms developments where appropriate. Such an approach has the potential to make the best use of land and wind/solar resource as well as the existing infrastructure including grid connections and should serve to provide operators greater certainty that, subject to the contemporary planning policy context, the use of a site as a wind or solar farm could continue.

However, this approach should not negate or remove the need for an applicant to satisfactorily address site decommissioning and restoration where appropriate. The submission of a decommissioning and restoration plan would still be required as part of an application given that the scenario may arise where the use of a site is no longer required, for whatever reason, for the generation of renewable energy. This would avoid the unnecessary and undesirable blighting of land. The Council considers that the issue of decommissioning and restoration is appropriately addressed in paragraph 1.28 of the proposed revised policy.

It is not clear from paragraph 1.19 of the proposed revised policy what 'expand' means in relation to existing solar and wind farms. Does this relate to increasing the number of turbines or panels within an existing site or perhaps this refers to the inclusion of different types of renewable energy technology or storage?

It is not clear from paragraph 1.19 of the proposed revised policy as to why it is only areas identified as appropriate for wind farms that are expected to be suitable for use in perpetuity and not areas identified as appropriate for solar farms as well, or other renewable types for that matter.

Q4: Do you consider that the draft revised policy provides an appropriate regional strategic planning policy framework for plan-making and decision-taking for all forms of renewable and low carbon energy development? If not, please explain how the draft policy can be improved.

Other than the points raised in the responses to Questions 1-3 the Council considers that the draft revised policy provides a largely suitable regional strategic planning policy framework for plan-making and decision-taking in relation to renewable and low carbon energy development. The Council would reiterate its suggestion that the Regional Development Strategy should have a supporting role in the delivery of a cohesive and coherent spatial approach to renewable and low carbon energy development which considers the implications of the wider issues of regional infrastructure, projected demand and growth.

It is perhaps understandable that with wind being by far the predominant source of renewable energy generation within Northern Ireland (85.3% for the year ending December 2022 (DfE, Electricity Consumption and Renewable Generation in NI, [Issue 26](#))) that wind energy development receives the most attention from a policy perspective. This is also perhaps a reflection on the types of renewable energy developments that have been the most prominent to date. Whilst there is comparatively little on other technologies such as geothermal and hydroelectric the policy approach appears to be sufficiently flexible to allow planning authorities the scope to positively support the various forms of renewable energy development, including emerging technologies, whilst taking account of other relevant, planning-related, material considerations.

The issue of grid connection is highlighted in paragraph 1.27 and rightly emphasises the importance of liaising with Northern Ireland Electricity at an early stage of development. There would perhaps be some benefit in bringing together issues relating to storage, including Battery Energy Storage Systems, and grid connections into a single paragraph, possibly expanding on paragraph 1.20 along with the consideration of this as a spatial dimension of potential policy.

In addressing the comparative lack of detail for certain technologies the Council would see significant benefit in the Department updating and expanding on, where appropriate, the retained supplementary planning guidance [Best Practice Guidance to PPS 18 'Renewable Energy'](#) from 2009. This updated regional guidance could provide a useful source of information to planning authorities, developers and communities in relation to a wide range of renewable energy technologies, associated planning issues and other authorisations or consents.

The Council would also consider it beneficial if the policy provided a reminder and/or clarification of the Department's role in determining those renewable and low carbon energy applications which would constitute 'Regionally Significant Development'. The schedule to [The Planning \(Development Management\) Regulations \(Northern Ireland\) 2015](#) indicates that the Major Development Threshold in relation to Energy Infrastructure and the construction of an electricity generating station is where its capacity is, or exceeds 30 megawatts. These developments of regional significance fall under the Department's jurisdiction as prescribed in section 26(1) of the [Planning Act \(Northern Ireland\) 2011](#).



Subject:	Providing comments to the Planning Appeals Commission in relation to live appeals for applications refused by the Committee
Date:	20 June 2023
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management)

Restricted Reports	
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"/>

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

1.0	Purpose of Report or Summary of Main Issues
1.1	The purpose of this report is to seek delegated authority for the Director of Planning and Building Control to respond to the Planning Appeals Commission's request to the Council to provide comments in respect of four live appeals relating to applications refused by the Committee. This request follows adoption of the Belfast Local Development Plan: Plan Strategy, which now has primacy in determining applications and appeals.
2.0	Recommendation
2.1	That the Committee delegates authority to the Director of Planning and Building Control to provide comments to the Planning Appeals Commission in respect of the four live appeals relating to applications refused by the Committee.

3.0	Main Report												
	<u>Background</u>												
3.1	The Planning Act (Northern Ireland) 2011 gives the adopted Belfast Local Development Plan: Plan Strategy primacy in decision-making in respect of all determinations, including decisions on planning applications, enforcement and planning appeals.												
3.2	Section 45(1) of the Act states that the decision maker, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations. Section 6(4) of the Planning Act (Northern Ireland) 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.												
3.3	The Planning Appeals Commission (PAC), which presides over appeals, has written to the Council in relation to a number of live appeals, seeking the Council’s updated position on those appeals following adoption of the Plan Strategy. The PAC has requested that the Council provides its comments within 3 weeks (15 working days) of each request.												
3.4	Whilst officers are providing information to the PAC in respect of the majority of appeals where those decisions were made under delegated powers, they have written to the PAC to advise that there are a small number of appeals against refusal decisions made by the Committee. Officers have advised the PAC that these must be reported to the Committee as the Committee made the original decisions.												
	<u>Re-evaluation of four refusal decisions previously taken by the Committee</u>												
3.5	There are four refusal decisions made by the Committee, which are subject to live appeals. These are summarised in the table below.												
	<table><tr><th>Application Ref.</th><th>Site Address</th><th>Proposal</th><th>Date of Committee</th></tr><tr><td>LA04/2022/1284/F</td><td>Lands bounded by Library Street (to south); Stephen Street (to west); Little Donegall Street (to north); and Union Street (to east), Belfast BT1 2J</td><td>Erection of Purpose Built Managed Student Accommodation (PBMSA) development comprising 795 units with additional use of accommodation by further or higher education institutions outside term time, communal facilities, internal amenity courtyard, cycle stores, active ground floor uses including cafe and retail, and associated bin stores and plant and public realm improvements to surrounding footpaths</td><td>14 March 2023</td></tr><tr><td>LA04/2020/0844/F LA04/2020/0840/LBC</td><td>Vacant Warehouse at Rathbone Street & former St Malachy's School at Sussex Place, Belfast BT12 8LN</td><td>Demolition of existing boundary wall; conversion of former schoolhouse to cafe and office space with new 1st floor mezzanine; and conversion of former</td><td>18 January 2022</td></tr></table>	Application Ref.	Site Address	Proposal	Date of Committee	LA04/2022/1284/F	Lands bounded by Library Street (to south); Stephen Street (to west); Little Donegall Street (to north); and Union Street (to east), Belfast BT1 2J	Erection of Purpose Built Managed Student Accommodation (PBMSA) development comprising 795 units with additional use of accommodation by further or higher education institutions outside term time, communal facilities, internal amenity courtyard, cycle stores, active ground floor uses including cafe and retail, and associated bin stores and plant and public realm improvements to surrounding footpaths	14 March 2023	LA04/2020/0844/F LA04/2020/0840/LBC	Vacant Warehouse at Rathbone Street & former St Malachy's School at Sussex Place, Belfast BT12 8LN	Demolition of existing boundary wall; conversion of former schoolhouse to cafe and office space with new 1st floor mezzanine; and conversion of former	18 January 2022
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LA04/2020/0844/F LA04/2020/0840/LBC	Vacant Warehouse at Rathbone Street & former St Malachy's School at Sussex Place, Belfast BT12 8LN	Demolition of existing boundary wall; conversion of former schoolhouse to cafe and office space with new 1st floor mezzanine; and conversion of former	18 January 2022										

			warehouse and erection of extension to provide 8 no. apartments with associated cycle parking and bin storage area	
	LA04/2021/2519/F	Lands at Nos. 348-350 Ormeau Road Belfast BT7 2FZ	Variation of condition no.11 of planning approval LA04/2018/0059/F (variation of restricted opening hours from 11pm to 01.00am) (additional noise report & comments)	16 August 2022
	LA04/2021/2825/A	Former Belfast Telegraph Printworks 124-132 Royal Avenue Belfast BT1 1DN	Retention of mesh banner signage (19.1m by 9.84m) for a temporary period of 24months.	15 March 2022
3.6	A link to each of the reports to the Committee and minutes of the meeting, including the agreed refusal reasons, is embedded in the Committee meeting date in the table above.			
3.7	The Council needs to review the refusal reasons for each of these decisions in light of adoption of the Plan Strategy to see if they remain appropriate. The Council will then need to provide comments to the PAC on these appeals accordingly.			
	<u>LA04/2022/1284/F Library Street, Stephen Street, Little Donegal Street and Union Street</u>			
3.8	This application for a 795 bed Purpose Built Managed Student Accommodation scheme was refused by the Committee at its March 2023 meeting. The application was refused on four grounds, summarised below.			
	<ul style="list-style-type: none"> i) The proposal is contrary to the Inner North West Masterplan, draft Belfast Metropolitan Area Plan zonings, relevant provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD1 of Planning Policy Statement 7 (PPS 7) in that its scale, height and massing would prejudice delivery of mixed-tenure housing on the adjacent land. ii) The proposal is contrary to the Inner North West Masterplan and relevant provisions of the SPPS in that the proposal would prejudice delivery of much needed public open space for new housing in the area. iii) The proposal is contrary to the Inner North West Masterplan, relevant provisions of the SPPS and Policy QD1 of PPS 7 in that the proposal, by reason of its design and excessive scale, would be out of keeping with the area. iv) The proposal is contrary to the relevant provisions of the SPPS, Creating Places, Policy OS2 of PPS 8 and Policy QD1 of PPS 7 in that the proposal would be supported by substandard levels of public open space and private amenity space. 			
3.9	Insofar as the view of the previous Committee, the above refusal reasons are considered to remain relevant following adoption of the Plan Strategy. However, the Planning Policy Statements are no longer extant and reference will need to be made to the equivalent new policies in the Plan Strategy. Policy RD1 is relevant in relation to conflict with adjacent			

	uses, appropriate design and open space requirements. Policies DES1 and Policy DES2 relate to design quality and masterplanning for Major developments, respectively. Policy OS3 relates to ancillary open space requirements for all developments. Policy HC1 seeks to promote healthy communities and is relevant to the substandard provision of open space and amenity space.
3.10	The policy requirements of Policies ENV2 and ENV3 relating to mitigation and adaption to environmental change will need to be highlighted to the PAC and are matters that could be dealt with by means of planning conditions should the appeal be allowed.
	<u>LA04/2020/0844/F and LA04/2020/0840/LBC Rathbone Street and Sussex Place</u>
3.11	<p>These applications for full planning permission and Listed Building Consent for the conversion of the existing building to 12 apartments, café and offices were refused by the Committee at its January 2022 meeting. The planning application was refused on four grounds, summarised below.</p> <ul style="list-style-type: none"> i) The proposal is contrary to the SPPS, Creating Places and Policy QD1 of PPS 7 in that inadequate provision is made for open space for residents. ii) The proposal is contrary to the SPPS and Policy QD1 of PPS 7 in that residents would be subject to substandard levels of amenity through overlooking, overshadowing and lack of natural light. iii) The proposal is contrary to the SPPS, Policy PED 9 of PPS 4 and Policy QD1 of PPS 7 in that inadequate provision is made for bin storage, to the detriment of the character of the area and amenity of prospective residents. iv) The proposal is contrary to SPPS and Policy LC1 of PPS 7 (addendum) in that the proposal would adversely affect the amenity of neighbours by reason of overlooking and nuisance.
3.12	Insofar as the view of the previous Committee, the above refusal reasons are considered to remain relevant following adoption of the Plan Strategy. As set out previously, the Planning Policy Statements are no longer extant and reference will need to be made to the equivalent new policies in the Plan Strategy instead. Policy RD1 is relevant in relation to substandard living environment, adverse impact and open space requirements. Policies DES1 and Policy DES2 relate to design quality and safeguarding neighbour amenity. Policy OS3 relates to ancillary open space requirements for all developments. Policy HC1 seeks to promote healthy communities and is relevant to the substandard provision of open space and poor living environment.
3.13	The policy requirements of Policies ENV2 and ENV3 relating to mitigation and adaption to environmental change will need to be highlighted to the PAC and are matters that could be dealt with by means of planning conditions should the appeal be allowed.
3.14	The proposal does not provide affordable housing contrary to Policy HOU5 of the Plan Strategy and the Affordable Housing and Housing Mix Supplementary Planning Guidance – this should be an additional grounds for refusal.
3.15	<p>The Listed Building Consent application was refused for one reason, summarised below.</p> <ul style="list-style-type: none"> i) The proposal is contrary to the SPPS and Policy BH 10 (demolition of a Listed Building) of PPS 6 in that an appropriate replacement development has not been approved.

3.16	<p>Insofar as the view of the previous Committee, the above refusal reason is considered to remain relevant following adoption of the Plan Strategy. However, reference to Policy BH10 of PPS 6 should be replaced by Policy BH1 of the Plan Strategy.</p> <p><u>LA04/2021/2519/F Expansion of opening hours at 348-350 Ormeau Road</u></p>
3.17	<p>This application to vary condition 11 of the original planning permission for a hotel and restaurant to permit the opening hours to be extended from 11pm to 1am was refused by the Committee at its August 2022 meeting. The application was refused for one reason, summarised below.</p> <p>i) The proposal is contrary to the relevant provisions of the SPPS in that the applicant has failed to demonstrate that the additional operating hours will not result in a loss of amenity to neighbouring properties by way of noise and general disturbance.</p>
3.18	<p>Insofar as the view of the previous Committee, the above refusal reason is considered to remain relevant following adoption of the Plan Strategy. However, reference should be made to Policy ENV1 of the Plan Strategy which seeks to prevent development that adversely impacts on the environment including noise.</p> <p><u>LA04/2021/2825/A Former Belfast Telegraph Printworks, 124-132 Royal Avenue</u></p>
3.19	<p>This application for Advertisement Consent for mesh banner signage was refused by the Committee at its March 2022 meeting. The application was refused for two reasons, summarised below.</p> <p>i) The proposal is contrary to Policy AD1 of PPS 17 in that the advertisement, by reason of its position, size and scale, would adversely impact on the appearance of the building and character of the area.</p> <p>ii) The proposal is contrary to the SPPS in that the applicant has failed to demonstrate that the proposal fails to respect the Listed Building or the setting of the heritage asset and would also adversely impact on the adjacent Conservation Area.</p>
3.20	<p>Insofar as the view of the previous Committee, the above refusal reason is considered to remain relevant following adoption of the Plan Strategy. However, reference to PPS 17 should be substituted by Policy DES4 of the Plan Strategy and its associated SPG.</p> <p><u>Conclusion</u></p>
3.2	<p>Delegated authority is sought for the Director of Planning and Building Control to provide final comments to the Planning Appeals Commission in respect of the four live appeals relating to applications refused by the Committee.</p>
4.0	Financial & Resource Implications
4.1	No substantive issues identified.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	No adverse impacts identified.

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ADDENDUM REPORT	
Committee Meeting Date: 20th June 2023	
Application ID: LA04/2022/0129/F	
Proposal: Proposed social housing residential development comprising 122 residential dwellings, pedestrian and cycle ways, public open space, children's play area, landscaping (including 8 metre landscaped buffer to western boundary), boundary treatments, parking, access (provision of a right turn lane) and ancillary site works.	Location: Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor Ballymurphy Belfast Co. Antrim.
Referral Route: Major application (previously considered by Committee on 14 th February 2023)	
Recommendation:	Approval
Applicant Name and Address: Eglantine Developments Ltd 1 Campsie Business Park Eglinton BT47 3XX	Agent Name and Address: Clyde Shanks Ltd 7 Exchange Place Belfast BT1 2NA
ADDENDUM REPORT – LA04/2022/0129/F Background <ol style="list-style-type: none"> 1. This application was considered at the February 2023 meeting of the Planning Committee. The Committee resolved to grant planning permission, giving delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and the Section 76 planning agreement. 2. The decision on the application has yet to be issued because of the need to conclude the Section 76 planning agreement, which is currently being drafted. 3. Since the Committee's decision, the Belfast Local Development Plan: Plan Strategy has been adopted (02 May 2023). This provides a new policy framework for decision-making. In accordance with the advice given to the at the April 2023 Planning Committee, the application is reported back to the Committee to enable the Committee to reconsider the application following adoption of the Plan Strategy. Updated Policy Context <ol style="list-style-type: none"> 4. 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. 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. 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, 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.
7. **Operational policies** – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies 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).
8. **Proposals Maps** – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.

Relevant Planning Policies

9. The following policies in the Plan Strategy are relevant to consideration of the application.

Strategic Policies

- Policy SP1A – managing growth and supporting infrastructure delivery
- Policy SP2 – sustainable development
- Policy SP3 – improving health and wellbeing
- Policy SP4 – community cohesion and good relations
- Policy SP5 – positive placemaking
- Policy SP6 – environmental resilience
- Policy SP7 – connectivity
- Policy SP8 – green and blue infrastructure network

Spatial Development Strategy

- Policy SD1 – Settlement hierarchy
- Policy SD2 – Settlement Areas

Shaping a Liveable Place

- 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
- Policy DES1 – Principles of Urban Design
- Policy DES2 – Masterplanning Approach for Major Development
- Policy RD1 – New Residential Developments
- Policy HC1 – Promoting healthy communities

Transport

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

Building a Smart Connected and Resilient Place

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)

Promoting a Green and Active Place

Policy OS1 – Protection of Open Space
Policy OS3 – Ancillary Open Space
Policy NH1 – Protection of Natural Heritage Resources
Policy TRE1 – Trees
Policy LC1 – Landscape

Supplementary Planning Guidance

Affordable Housing and Housing Mix
Residential Design
Placemaking and Urban Design
Masterplanning approach for Major developments
Sensitive Uses
Sustainable Urban Drainage Systems
Tall Buildings
Transportation
Trees and Development

Updated Assessment

10. The adoption of the Plan Strategy requires the following updated assessment.

Additional Information

11. Officers requested that the applicant provides a “Plan Strategy Statement” that sets out how the proposal complies with the relevant policies in the Plan Strategy. Where the proposal does not meet the policy requirements, the applicant was asked to either modify the proposal or justify why they are not proposing to change the proposal.
12. The applicant has subsequently provided a Plan Strategy Statement, together with the following documents: Adaptable and Accessible Accommodation Statement; Affordable Housing Proposal Form; Climate Change Statement; Health Impact Assessment; Housing Mix Statement; and Master Planning Statement.
13. The new policies applicable to the proposal are addressed below. It should be noted that the Strategic Policies and Spatial Development Strategy are high level policies and set out the overall framework for the more specific policies which shall be discussed below.

Consultation responses

14. Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy. No further consultations have therefore been issued.

Principle of housing in this location

15. Policy HOU1 states that there is a requirement for 31,660 new homes in Belfast over the period 2020-2035, 18,100 of these will be located outside the city centre and within the settlement limits. The proposal, with a total of 122 dwelling units, will contribute towards this cumulative target.
16. Policy HOU2 states that all new windfall housing development within the plan area will be delivered on previously developed land within the existing urban footprint, where the site is
- a) suitable for housing;
 - b) the location is accessible and convenient to public transport and walking and cycling infrastructure; and
 - c) provision is made for any additional infrastructure required as a result of the development, including its cumulative impact alongside committed and planned housing development.
17. Although part of the proposal is located on the site of a former school (now demolished), the majority of the site can be considered as greenfield land falling outside of the existing urban footprint and therefore fails to meet the requirements of Policy HOU2. The site is located on the main Upper Springfield Road, which has associated public transport links within walking distance, albeit not necessarily nearby, and some on-road cycling and pedestrian infrastructure. Whilst the site is not exclusively previously developed land and was formerly open space, the proposal would provide much needed social housing. Together with the Committee's previous resolution to grant permission in February 2023, it is considered that housing in location is acceptable in the planning balance.

Density of Residential Development

18. Policy HOU4 states that planning permission will be granted for residential development proposals which are brought forward in accordance with a density band, based on the location of the development.
19. The site is located in 'Outer Belfast' where the average density band is set as 25-125 dwellings per hectare. The applicant has stated in their Plan Strategy Statement that the density is 23.6 dwellings per hectare, which is "marginally lower than the minimum" but that this should be "considered to be appropriate given the steep topography of certain parts of the site which precludes development." Policy HOU4 notes that development proposals outside of the broad density bands will be considered on their merits and, given the site's topography, including the provision of an 8m deep landscaped buffer, the marginally low density is considered appropriate and acceptable in this case.

Affordable Housing

20. Policy HOU5 of the Plan Strategy states that planning permission will be granted for residential development on sites greater than 0.1 hectares and/or containing 5 or more dwelling units where a minimum of 20% of units are provided as affordable housing.

21. An Affordable Housing Form has been submitted by the applicant which confirms that the proposal is 100% social housing. Policy HOU5 and its associated SPG promotes a mix of tenures on new housing sites to promote mixed and balanced communities. The proposal is mono-tenure and conflicts with these objectives.
22. However, the Affordable Housing and Housing Mix SPG advises at paragraph 4.4.12 that whether proposals for mono-tenure social housing is deemed to deliver sustainable and balanced communities can be assessed on a case-by-case basis using three key factors:
- The level of social housing need in the vicinity of the site and the availability of land to address such needs;
 - The wider tenure characteristics of an area, in order to minimise large areas of single tenure social housing; and
 - Whether a scheme is proposed as 'shared housing'.
23. Given the housing need in the area, NIHE's support for the proposal and the established tenure characteristics of nearby housing, the approach to tenure is, on balance, considered acceptable.

Housing Mix

24. Policy HOU6 of the Plan Strategy states that planning permission will be granted for new residential development on sites greater than 0.1 hectares and/or containing 5 or more dwelling units where the proposed development provides a suitable mix of house types and sizes to promote choice and assist in community needs.
25. A Housing Mix Statement has been submitted by the applicant which states that development comprising a mix of 114 no. houses and 8 no. apartments. The applicant's Plan Strategy Statement states that the mix of 12 house types range from 74.4 sqm 3 person 2 bedroom units to 140 sqm 6 person 4 bedroom units.

26. The statement has also outlined the housing mix within the development:

No. of units	No. of Accessible units	No. of occupants / bedrooms	Size (sq m)	Type of unit	Tenure
26	26	3-person / 2-bed	74.4	GN House	Social Rented
38	38	3-person / 2-bed	75	GN House	Social Rented
6	6	3-person / 2-bed	75	GN House	Social Rented
20	20	5-person / 3-bed	94	GN House	Social Rented
2	2	5-person / 3-bed	94	GN House	Social Rented
2	2	5-person / 3-bed	94	GN House	Social Rented
8	8	3-person / 2-bed	65	GN Apartment	Social Rented
8	8	6-person / 3-bed	102	GN House	Social Rented

27. The Statement also confirms that as a social housing development, which will be owned and managed by a Registered Housing Association, the housing mix has been informed by the Northern Ireland Housing Executive (NIHE) waiting list for the location. NIHE have confirmed their support for the proposal and have confirmed the demand for social housing in this part of West Belfast is high with 2,098 applicants in housing stress at March 2021.

28. Given the mix of house types and sizes, with the accompanied support from the NIHE for social housing intended to meet the need identified on the social housing waiting list, the proposal is considered to meet the requirements of Policy HOU6.

Adaptable and accessible housing

29. Policy HOU7 of the Plan Strategy states that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life, maximising the ability for occupants to remain in their homes and live independent lives for as long as possible

30. An Adaptable and Accessible Accommodation Statement has been submitted by the applicant which states that:

- All dwelling plots (houses and apartments) have been designed to provide a mix of communal and in-curtilage parking. Each parking space will be on a firm tarmac surface which will be either level or gently sloping (maximum gradient of 1:20). Finished floor levels and proposed road levels have been designed to achieve this criterion with levels indicated on the proposed site plan.
- All main entrances have been designed to include overhead shelter in the form of either a recess or canopy. Details of shelter are illustrated on the dwelling elevations submitted with the Planning Application.
- As illustrated on the floor plans, each dwelling has been designed to provide permanent living space, dining space and kitchen at entrance level.
- As illustrated on the floor plans, each dwelling has been designed to provide a WC at entrance level which has been sized to allow for installation of a future accessible shower.
- All dwellings have been designed, as illustrated on the floor plans, to provide an accessible bathroom on the same floor as the main bedroom.
- Glazing has been designed, as illustrated on the elevation drawings, to ensure a person seated in the principal living space has an outlook without interruptions by transoms or cill heights. There are no obstructions between 800mm and 1500mm above floor level.
- The proposed development includes 10% of dwellings designed as full wheelchair standard all of which meet the standards set out in Appendix C of the Plan Strategy.
- As illustrated on the site plan all parking spaces have been designed to meet disabled parking standards.
- As illustrated on the site plan all paths around dwellings are 1.2m wide to accommodate wheelchairs and are either level or gently sloping (maximum gradient 1:20) and will have a firm brushed concrete surface.
- All wheelchair designed dwellings are designed to provide an unobstructed wheelchair turning circle at the entrance hallway (1500mm x 1500mm) and within the kitchen, living area, dining area, bathroom and main bedroom. Turning circles are shown on floor plans.
- All wheelchair designed dwellings are designed to provide clear door opening widths (850mm) to facilitate wheelchair access as shown on floor plans. Similarly, hallway widths are a minimum of 1200mm wide and lengths are designed to facilitate wheelchair access (all less than 10m).
- All wheelchair designed dwellings are designed to provide a space 1100mm x 700mm (adjacent to front door) suitable for parking a second wheelchair as noted on floor plans. This space is also designed for wheelchair charging.
- All wheelchair designed dwellings are designed to provide a lift as shown on floor plans which is located off the circulation space on each floor.

- Built-in storage is provided in all wheelchair designed dwellings to meet the minimum areas required by Social Housing Design Guidelines as follows:
 - 6Person/4 Bedroom dwelling: 4 sqm
 - 5Person/3Bedroom dwelling: 3.5 sqm
 - 3Person/2 Bedroom dwelling: 3 sqm
 - Storage areas are clearly shown on floor plan drawings.
- All wheelchair designed dwellings are designed to provide private amenity space within rear gardens which has gradients less than 1:20 and include an area of hard standing as shown on the site plan.
- In addition to the wheelchair standard dwellings all other dwellings include the following design features:
 - Parking spaces to meet wheelchair standards;
 - 1200mm wide pathways around dwelling with a concrete surface and gently sloping/level gradients;
 - Wheelchair turning circle provision in living room and kitchen;
 - Door clear openings minimum 850mm;
 - Circulation widths min 900mm;
 - In-built storage;
 - Private amenity space within rear garden which has gradients less than 1:20 and include an area of hard standing as shown on site plan; and
 - provision for a future through floor lift.

31. The proposal is considered acceptable having regard to Policy HOU7.

Principles of Urban Design

32. 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 by responding positively to local context, positively reinforcing a sense of place, providing adequate levels of enclosure and continuity, creating adoptable and well connected public realm, fostering inclusive design, promoting a diversity of land uses, promoting the efficient use of land, promoting healthy environments and sustainable development, maximising energy efficiencies in buildings, ensuring no undue effect on the amenity of neighbouring properties or public spaces and ensuring that on-site vehicle parking provision and movement, where required, and any external bin storage areas do not have a negative impact at street level.
33. The applicant's Plan Strategy Statement addresses each of these requirements in turn (as summarised below):
- The site is characterised by surrounding residential developments of mixed tenure and age with a variety of dwelling types, predominantly two storey. The trees within the application site are not the subject of a Tree Preservation Order, with a tree survey confirming that most of the trees are of low arboricultural quality with a small number in poor condition. The existing areas of open space on the site were used as a framework with a central area of open space and children's play area linked to the main road by a landscaped pedestrian corridor. Density, plot sizes and pattern of development are in keeping with the residential developments within the area.
 - Development fronts onto road and pedestrian pathways. Dwelling designs create distinguishable zones and achieve visual interest and wayfinding.
 - Central area of overlooked public space which provides pedestrian connections through the development and to the Springfield Road.

- The gradients have been remodelled to ensure all dwellings have level access. Secure by design principles are used throughout. All open spaces are overlooked to reduce potential for crime and anti-social behaviour.
 - Dwellings address main vehicular and pedestrian routes creating an active frontage.
 - There are a variety of densities found within surrounding residential areas.
 - Open space areas and pedestrian connections to nearby amenities. Combined footpath and cycle lane at main entrance to site on Springfield Road.
 - All dwellings designed to provide high levels of thermal insulation. High efficiency boilers and under zoned thermostatic controls will avoid unnecessary energy usage.
 - Separation distances are a minimum of 20m, increased where there is a level change.
 - Most in-curtilage parking has been located at gable of dwellings to avoid clutter. Bin storage areas for the apartments are grouped with cycle parking with landscaping used to ensure a high quality appearance.
34. As set out in the original case officer report, it is considered that the proposed layout, density and internal house design are in keeping with the character of the area and ensure a quality residential environment reflecting the principles of urban design set out in Policy DES1.

Masterplanning for Major development

35. Policy DES2 of the Plan Strategy states that planning permission will be granted for Major development where it accords with a range of masterplanning principles.
36. The applicant has submitted a Masterplanning Statement responding to these requirements which states that:
- This proposed development which is on a brownfield site is located within the development limit of Belfast City and suitable for residential purposes. The surrounding area is predominantly residential and already provides for a range of amenities including public transport, road/footpath infrastructure, utilities and a range of amenities including shops, education, recreation and employment opportunities.
 - The proposed development presents the opportunity to develop a vacant brownfield site for 122 social housing units in a recognised area of high and pressing social housing need. The mix of accommodation proposed reflects the housing needs identified by the NIHE for this area.
 - The scheme is designed to provide a high-quality residential environment and fully integrate with the existing surrounding built and natural context in the area. The proposed buildings have been carefully sited and positioned to avoid any impact on the amenity of the existing neighbouring residents. The pattern, grain and density of development is in keeping with the form found in the surrounding area.
 - The concept design draws on the key characteristics of the site and local area and is in line with the Best Practice Guidance set out in the 'Creating Places' and 'Living Places' guidance documents. The layout has been designed to comply with planning policy and addresses the concerns raised by the local community through the pre-application community consultation process.
 - A significant area of the site has been retained as open space and the provision of a children's playground coupled with a quality landscaping scheme will create an attractive and visually pleasing amenity provision for the new residents and local community.
 - Vehicular and pedestrian access is from the Springfield Road with the detailed design in compliance with consultations held with DfI Roads.

37. Officers are of the opinion the proposal follows the general thrust of the masterplanning principles set out in Policy DES2 in that the proposal represents a much needed social housing layout on a brownfield site at the edge of the settlement limits which reflects, and responds positively to the surrounding context in terms of density and tenure, will provide a managed area of landscaped public space, including a children's playground.

New Residential Developments

38. Policy RD1 states that planning permission will be granted for new residential development where it is in accordance with the general urban design policies and where it is demonstrated that the proposal:

- a) will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas;
- b) does not unduly effect the privacy or amenity of neighbouring residents;
- c) makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure;
- d) provides appropriate open space;
- e) keeps hard surfacing to a minimum;
- f) creates a quality and sustainable residential environment;
- g) does not contain any units which are wholly to the rear of the property without direct, safe and secure access from the public street; and
- h) ensures that living rooms, kitchens and bedroom have access to natural light.

39. The applicant's Plan Strategy Statement has addressed these requirements, with the points summarised below:

- The development has been designed to respect the character of adjacent residential developments and will not create conflict with adjacent land uses (residential to north and south and industrial to east).
- There are sufficient separation distances between proposed and existing properties. Proposed dwellings are no higher than adjacent existing dwellings.
- Direct access is provided to Springfield Road and associated public transport infrastructure. Combined pedestrian and cycle lane provided along main entrance road, with on site cycle parking.
- 0.6 ha of usable open space and landscape buffer provided (12% of site area). Area of open space in excess of that required by Policy OS3.
- Proposal designed to keep hard landscaping to a minimum with landscaped open space and private gardens.
- The proposal meets or exceeds space standards set out in Appendix C of the Plan Strategy.
- No units located in rear of any property. Pathways around properties are 1.2m wide and either flat or gently sloping.
- Glazing designed to ensure optimum outlook from principle living spaces.

40. The new urban design policies follow the thrust of the previous residential policies that the proposal was assessed against as set out in the original case officer report. Officers are of the opinion that the proposal represents a quality residential development which responds positively to the surrounding context and offers appropriate levels of public and private open space whilst promoting linkages to the nearby public transport infrastructure and amenities.

Promoting healthy communities

41. Policy HC1 of the Plan Strategy states that the council will seek to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. The council requires the submission of a Health Impact Assessment (HIA) as part of major residential, commercial and industrial developments or other proposals with potential to have a significant adverse effect on public health and wellbeing.

42. The applicant has submitted a Health Impact Assessment which states that:

- As part of the provision of these new residential properties travel cards will be provided to all residents for a specified period to encourage use of public transport.
- Furthermore, a cycle lane is provided along the main entrance road which along with cycle parking spaces for all residents will encourage use of bicycles.
- All new dwellings are directly connected to high quality pedestrian routes within the development which are all overlooked and have public lighting and which connect to the Springfield Road thus encouraging walking as a sustainable travel mode.
- The proposed development is within walking distance of a range of public amenities and services including schools, shops and community facilities. The development includes dedicated pedestrian and cycle routes connecting to the Springfield Road which provides good connectivity and accessibility to these local services centres.
- The proposed development provides direct access to the Springfield Road which is well served by public transport to and from Belfast City Centre. There is a bus stop adjacent to the development entrance at Springfield Road.
- As part of the provision of these new residential properties travel cards will be provided to all residents for a specified period to encourage use of public transport and thus reduce reliance on use of private car travel.
- Furthermore, a cycle lane is provided along the main entrance road which along with cycle parking spaces for all residents will encourage use of bicycles.
- All new dwellings are directly connected to high quality pedestrian routes within the development which are all overlooked and have public lighting and which connect to the Springfield Road thus encouraging walking as a sustainable travel mode.
- Private car parking is restricted thus encouraging reduction in use of private car travel.
- As illustrated on the site plan and landscape plan the development includes significant public open space provision for residents in a variety of locations and forms. The overall open space area exceeds minimum area requirements/percentage of development area requirements.
- The main area of public open space is located centrally within the development and creates a linear park with new tree planting and pedestrian walkways linking the new dwellings to the Springfield Road. Other smaller pocket park types are located throughout the development.
- In addition to public open space the development also includes recreational facilities in the form of a dedicated play area with children's play equipment which is centrally located and overlooked.
- The design for the new development creates a visually interesting character through the use of high-quality materials which are used to create a variety of external finishes and appearances throughout. A mix of dwelling types as well as the use of terraced dwellings and semi-detached dwellings (as well as the small number of apartments) adds to the visual interest.
- The site layout responds to the existing site character (topography and surrounding context) to create clear vehicular and pedestrian routes throughout the site.

- A large landscaped buffer (8m deep) defines the western boundary where it interfaces with the development limit and Belfast Hills boundary.
- The design provides for landscaped embankments between dwelling rear gardens in the centre of the development to deal with existing levels and avoids use of harsh retaining structures.
- The proposed development comprises a wide range of dwelling types which are mainly houses with a small number of apartments.
- The dwelling types include 2, 3 and 4 bedroom types all of which are designed to Lifetime Homes standards. In addition, 10% of the dwellings are designed to full wheelchair standards.
- This range of dwelling types ensures that the development will cater for the needs of all sections of society and differing family types thus achieving balance and sustainability.
- As a Social Housing development, the scheme will assist in meeting the large demand for this type of housing in the area.

43. It is considered that the proposal follows the general thrust of Policy HC1 in that it provides a social housing scheme with a landscaped central open space area, private amenity provision and landscaped buffer. The development will provide pedestrian and cycle linkages to the main Springfield Road and amenities beyond, including the Belfast Hills a short distance to the west. Provision of Travel Cards for every resident, secured via planning agreement, along with the provision of cycle parking, will help promote alternatives to the private car.

Climate Change

44. 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.
45. The applicant's Plan Strategy Statement outlined that that the proposal was supported by a contamination assessment which confirmed that no contamination was present, an air quality impact assessment which demonstrated that the proposal, and its construction will not impact on air quality and a noise impact assessment which shows that there will be no excessive noise burden from adjacent land uses.
46. Given that no objections have been raised from Environmental Health and DAERA in relation to contamination, air quality or noise, the proposal is considered to meet the requirements of Policy ENV1.
47. 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. All new development proposals (including changes of use) will maximise opportunities to incorporate sustainable design features where feasible (such as grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain, energy efficiency). Development proposals should, where appropriate, demonstrate the highest feasible and viable sustainability standards in the design, construction and operation.
48. Policy ENV3 of the Plan Strategy states that planning permission will be granted for development that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development. In order to minimise the impact of extreme

weather conditions, new developments should also embed resilience to current and future climates.

49. The applicant's Plan Strategy Statement outlines the following:

- The Flood Risk Assessment has demonstrated that the proposal is not at risk of flooding nor will it lead to flooding elsewhere, with the proposed drainage infrastructure raising no objections from NIEA, DFI Rivers and NI Water.
- The central area of open space includes native species planting that will result in a net increase in biodiversity on this brownfield site.
- Flood resistance and resilience measures will be implemented to protect buildings from flood risk.
- All dwellings will provide natural means of ventilation and avoid reliance on air conditioning for cooling.
- As the proposal is for social housing it was not considered feasible to provide accessible green roofs.
- The Flood Risk Assessment accounted for climate change in its flood modelling.
- All dwellings have high levels of thermal insulation.

50. Policy ENV4 states that planning applications in flood risk areas must be accompanied by an assessment of flood risk in the form of a Flood Risk Assessment.

51. As stated above, a Flood Risk Assessment accompanied the application, and accounted for climate change in its flood modelling. DFI Rivers agreed with its conclusions and offered no objections from a drainage and flood risk perspective. It is therefore considered that the proposal meets the requirements of Policies ENV3 and ENV4.

52. In addition to the points set out in the Plan Strategy Statement, a Climate Change Statement has been submitted by the applicants which states that:

- All dwellings are designed using a *fabric first* approach to energy use and conservation. High levels of thermal insulation and air tightness to the dwelling envelopes combined with construction detailing to avoid thermal bridges at junctions limit the amount of thermal losses and thus ensure minimal energy requirements for space heating.
- High efficiency boilers will provide the heat source for space heating and water heating all of which will operate under zoned thermostatic controls to avoid unnecessary energy usage.
- Dwellings are orientated mainly on a north south access to ensure eastern and western sunlight is achieved whilst the remaining dwellings have a direct southerly aspect to either living rooms or kitchen dining rooms. All living and kitchen/dining areas are designed to have large, glazed areas to maximise sunlight and natural light to reduce reliance on artificial lighting.
- All houses will be constructed using timber frame which provides excellent thermal properties as well as providing a sustainable source of primary construction materials. Timber frames also allow for re-usable/recycling at end of life.
- All dwellings are designed to *Lifetime Homes* standards thus facilitating easy adaptation for residents who may develop mobility issues through illness or aging.
- The development comprises significant areas of soft landscape to public open spaces as well as in private amenity spaces (gardens). This ensures natural ground filtration to absorb water during periods of rainfall and reduction in surface water entering the drainage system and avoidance of potential for flooding.
- The proposed development includes significant new tree planting throughout along with new soft landscaped areas. Tree planting is planned for all of the public open

spaces as well as to the front gardens of dwellings along the new roads. Details of new tree planting along with all soft landscape planting are illustrated on Landscape Architects drawings that accompany the Planning Application.

53. Given the proposal includes the provision of much needed social housing on a brownfield site, with a landscaped area of public open space, and dwellings built to a modern energy efficient standard with no objections from Environmental Health Service or DAERA, it is considered that the proposal fulfils the overall requirements of Policies ENV1, ENV2 and ENV3. A planning condition is require to secure the energy efficiency and proposed climate mitigation measures.

Sustainable Urban Drainage Systems (SuDS)

54. Policy ENV5 of the Plan Strategy states that all built development should include, where appropriate, SuDS measures to manage surface water effectively on site, to reduce surface water runoff and to ensure flooding is not increased elsewhere.
55. The applicant states that the proposal has been designed to keep hard surfacing to a minimum with significant areas of soft landscaping (open space and private gardens). The developer has engaged with NI Water and has agreed a method of disposing of surface water from the site. A Flood Risk Assessment has demonstrated that the proposal will not lead to flooding beyond the site.
56. Having regard to the advice from DFI Rivers which has offered no objections to the proposals, and subject to a condition to secure an appropriate SuDS scheme, it is considered that the proposal satisfies Policy ENV5.

Promoting a Green and Active Place

57. Policy OS1 seeks to retain and improve areas of existing open space.
58. The applicant's Plan Strategy Statement points to the unzoned nature of the site and the former educational use, with any recognisable open spaces within the site linked to this previous use.
59. The thrust of Policy OS1 follows the previous policy in PPS 8 that the proposal was initially assessed against. The principle of redeveloping the site is considered acceptable for the reasons set out in the original case officer report, with the provision of social housing to meet a significant unmet need providing a substantial community benefit that decisively outweighs the loss of open space.
60. Policy OS3 states that all new development proposals should include appropriate provision of open space, including hard and soft landscaped areas and outdoor amenity areas. The applicant's Plan Strategy Statement states that open space is provided as an integral part of the development in the form of a main linear park. Approximately 12% of the site is given over to usable open space.
61. Again the policy is similar to the previous policy in PPS 8. It is considered that with the provision of a high quality of landscaped open space, in excess of 10% of the overall site area, the proposal fulfils the requirements of Policy OS3.
62. Policy NH1 – 'Protection of Natural Heritage Resources' seeks to ensure the protection of the district's natural heritage and biodiversity. It states that new development will not have unacceptable effects on sites, habitats, species or ecosystems and networks that are

important for their nature conservation, biodiversity or geodiversity value, including designated sites.

63. The applicant's Plan Strategy Statement pointed to the NI Biodiversity Checklist and Preliminary Ecological Assessment that were submitted with the application which demonstrated that there would be no unacceptable environmental effects.
64. The proposed development is not located on a protected site, and within the settlement limits, and has raised no objections from NIEA, Shared Environmental Services, DFI Rivers or Environmental Health Service. The proposal is considered compliant with Policy NH1 and will not cause unacceptable harm to sites of nature conservation importance or natural habitats.
65. Policy TRE1 states that the Council will seek to protect existing trees from new development, particularly those that are of visual, biodiversity or amenity quality and significance. In the applicant's Plan Strategy Statement it is stated that the Tree Survey submitted with the initial application found no existing trees on site high or moderate arboricultural quality. The trees on site are not the subject of a Tree Protection Order, and are of no recognisable visual quality, and given the comprehensive landscaping proposals, the proposal is compliant with Policy TRE1.
66. Policy LC1 states that new development should seek to protect and, where possible, restore or improve the quality and amenity of the landscape.
67. In the Plan Strategy Statement, the applicant outlines that the site is located at the edge of the settlement development limits with the Belfast Hills as a backdrop, and a series of 3D images were submitted with the application showing how the proposal will sit within the surrounding landscape. The brownfield nature of the part of the site is noted and stated as a reason for the ability of the site to absorb the proposed development. The Statement also points to the comprehensive planting scheme, augmentation of boundary planting and 8m landscaped buffer along western edge to minimise visual impact from Belfast Hills.
68. The overall visual impact of the proposal has already been considered in the initial assessment and original case officer report. The proposed redevelopment of this brownfield site, with existing trees with low amenity value, and what is a significant and comprehensive replanting scheme including a buffer along the edge of the settlement limits, is considered acceptable and meets the requirements of Policy LC1.

Other considerations

69. Other aspects of the proposal are considered to remain acceptable, having regard to the policies in the Plan Strategy.
70. Regard is also had to the previous decision of the Planning Committee which was to grant planning permission subject to completion of a Section 76 planning agreement.

Conclusion and Recommendation

71. Having regard to the assessment in this addendum report and the previous report to the Planning Committee, it is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, which has now been broadly agreed with the applicant.

Development Management Officer Report

Committee Application

Summary	
Committee Meeting Date: 14 February 2023	Item Number:
Application ID: LA04/2022/0129/F	Target Date:
Proposal: Proposed social housing led mixed tenure residential development comprising 122 residential dwellings, pedestrian and cycle ways, public open space, children's play area, landscaping (including 8 metre landscaped buffer to western boundary), boundary treatments, parking, access (provision of a right turn lane) and ancillary site works.	Location: Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor Ballymurphy Belfast Co. Antrim.
Referral Route: Major application	
Recommendation:	Approval
Applicant Name and Address: Eglantine Developments Ltd 1 Campsie Business Park Eglinton BT47 3XX	Agent Name and Address: Clyde Shanks Ltd 7 Exchange Place Belfast BT1 2NA
<p>Executive Summary: The application seeks planning permission for a residential development comprising of 122 residential dwellings, pedestrian and cycle ways, public open space, children's play area, landscaping (including 8 metre landscaped buffer to western boundary), boundary treatments, parking, access (provision of a right turn lane) and ancillary site works. The proposal is for a mixed tenure development comprising predominantly social housing. Alongside social rented offering the proposal offers a minimum of 10% intermediate housing. (110 social and 12 intermediate).</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Development Plan considerations - Principle of Housing at this location - Loss of Open Space - Scale, massing, design and layout - Open Space Provision - Impact on existing trees and vegetation - Traffic, Movement and Parking - Impact on the Environment and Amenity - Other Environmental Matters - Drainage and Flooding - Impact on Protected/ Priority Species and Habitats - Developer Contributions/ Section 76 Agreement - Pre-application Community Consultation <p>The principle of housing on this unzoned brownfield site, and the accompanying loss of open space, is considered acceptable given the provision of much needed social housing. The Northern Ireland Housing Executive are supportive of the proposal.</p>	

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

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

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

Consultation has confirmed that there will be no adverse impact on protected sites, species or habitats.

A Section 76 Planning Agreement will secure Green Travel measures including provision of Travel Cards. Social Housing provision will also be secured along with an Employability and Skills Plan and the management and maintenance of public open space.

DFI Roads – Awaiting final response (verbal confirmation already received confirming that DFI Roads are content subject to conditions and Travel Plan implementation)

DAERA – Approval subject to conditions

Rivers Agency – Awaiting final response

Shared Environmental Services – No Objection

NI Water – Approval subject to conditions

NI Housing Executive - Support

Non-Statutory consultations

Belfast City Council Environmental Health Department – No objection subject to conditions

Belfast City Council City Landscape Planning and Development Unit – No objection

Belfast City Council Place and Economy Department – No objection

Belfast Hills Partnership – Issues raised

A total of 10 letters of objection have been received. The issues raised are set out and considered in the main report.

Having regard to the development plan, relevant policy context and other material considerations the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and enter into the Section 76 planning agreement and deal with any other issues that may arise from outstanding consultations, unless they are substantive in which case the application will be reported back to the Planning Committee.

Signature(s):

Case Officer Report

Site Location Plan and Layout



1.0	Description of Proposed Development
1.1	Proposed social housing led mixed tenure residential development comprising 122 residential dwellings, pedestrian and cycle ways, public open space, children's play area, landscaping (including 8 metre landscaped buffer to western boundary), boundary treatments, parking, access (provision of a right turn lane) and ancillary site works.
1.2	The proposal is for a mixed tenure development comprising predominantly social housing (114 dwellings and 8 apartments). Alongside social rented offering the proposal offers a minimum of 10% intermediate housing. (110 social and 12 intermediate).
2.0	Description of Site
2.1	The site is located on the north-western edge of the Belfast Urban Area and just within the settlement limits as defined the Belfast Urban Area Plan and Belfast Metropolitan Area Plan 2015 (both v2004 & v2014). The site has an area of approximately 5Ha and is bounded by housing to the south-east and south-west, and an industrial estate to the

	<p>Z/2006/1448/F - Erection of two buildings - plaster moulding factory and a plaster mould store, located at Whiterock Business Park, Springfield Road, Belfast, BT12 7PF – adjacent and to the east of the site. Approved 30th August 2006.</p> <p>Z/2001/0276/F - Housing & associated infrastructure & community facilities for the existing travellers community - 2 no. houses, 14 no. bungalows and 1 no. community bungalow at Monagh By-Pass, Springfield Road, Belfast – adjacent and to the south of the site.</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001</p> <p>Draft Belfast Metropolitan Area Plan 2015 (versions published in 2004 and 2014)</p> <p>Public Local Inquiry into Objections to the Belfast Metropolitan Area Plan 2015 Part 2 'Report on Belfast City Council Area'</p> <p>Developer Contribution Framework (adopted January 2020)</p>
4.2	<p>Regional Development Strategy</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Planning Policy Statement 2 – Natural Heritage</p> <p>Planning Policy Statement 3 – Access, Movement and Parking</p> <p>Planning Policy Statement 4 – Planning and Economic Development</p> <p>Planning Policy Statement 11 – Planning and Waste Management</p> <p>Planning Policy Statement 13 – Transportation and Land-use</p> <p>Planning Policy Statement 15 – Planning and Flood Risk</p>
5.0	<p>Statutory Consultees</p> <p>DFI Roads – Awaiting final response (verbal confirmation already received confirming no objection)</p> <p>DAERA – No objection subject to conditions</p> <p>Rivers Agency – Awaiting final response</p> <p>Shared Environmental Services – No objection</p> <p>NI Housing Executive – Support</p> <p>NI Water – Approval subject to condition</p>
6.0	<p>Non-Statutory Consultees</p> <p>Belfast City Council Environmental Health Department – No objection subject to conditions</p> <p>Belfast City Council City Landscape Planning and Development Unit – No objection</p> <p>Belfast City Council Place and Economy Department – No objection</p> <p>Belfast Hills Partnership – Issues raised</p>
7.0	<p>Representations</p> <p>10 public objections have been received.</p> <p>The following issues were raised, with each addressed immediately below:</p> <ul style="list-style-type: none"> - Impact on natural habitats - This will be assessed in the main body of the report and has factored in comment from DAERA Natural Environment Division and Shared Environmental Services. - Loss of open space - The loss of open space will be addressed in the main body of the report. On balance, with the community benefits from redeveloping a vacant site for much needed social housing with a high quality of open space and landscaping, it is considered on balance to be acceptable. - Overlooking onto adjacent residential properties

	<ul style="list-style-type: none"> - Impact on residential amenity will be discussed in the main body of the report. Given generous separation distances and screening along boundaries it is not considered the proposal would prejudice the amenity of existing residents. - Impact of additional traffic - No through road is proposed to Dermot Hill. - Road Safety - The visibility splays at the main entrance point from Upper Springfield Road have been extended in response to DFI Roads concerns with regard to existing traffic speed along this stretch of road. DFI Roads has offered no objection in terms of impact of additional traffic on road network. - School capacity in area. This is not a material planning consideration. - Larger wall and fence would provide more security and prevent 'shortcutting' - The proposed fence along the boundary with Dermot Hill has been replaced by a 2.4m high wall. - Impact on views to Black Mountain and countryside - The site is located within the settlement limits and the presumption is therefore in favour of development. The scale and height of the development (generally two storey residential dwellings) are not considered to be excessive at this location. The right to a view is not a consideration for BCC Planning, however outlook, overlooking and impact on private amenity are. These areas will be covered in the main body of the report. - Lack of private housing in the area - A mixed tenure is something that would be supported by Planning Policy, in particular PPS12. The Housing Executive is supportive of the provision of social housing in an area of high social housing need.
8.0	Other Material Considerations The Belfast Agenda Creating Places DCAN 8 – Housing in Existing Urban Areas DCAN 15 – Vehicular Access Standards
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Development Plan considerations - Principle of Housing at this location - Loss of Open Space - Scale, massing, design and layout - Open Space Provision - Impact on existing trees and vegetation - Traffic, Movement and Parking - Impact on the Environment and Amenity - Other Environmental Matters - Drainage and Flooding - Impact on Protected/ Priority Species and Habitats - Developer Contributions/ Section 76 Agreement - Pre-application Community Consultation
9.2	Development Plan Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

9.3	Following the Court of Appeal decision on BMAP, the extant development plan is now the BUAP. BMAP has reverted to a draft plan and both the pre-examination (dBMAP 2004) and post-examination (dBMAP 2015) versions are material considerations. However, given the stage at which dBMAP 2015 had reached pre-adoption through a period of independent examination, the policies within the version of Draft BMAP 2015 are considered to carry significant weight in the decision making process.
9.4	Given the advanced stage that BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the only areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
9.5	<i>Belfast Urban Area Plan 2001 (BUAP)</i> The site is located on unzoned whiteland within the development limits of Belfast.
9.6	<i>Draft BMAP (2004 and 2014) designations</i> The site is located on unzoned whiteland within the development limits of Belfast.
9.7	<i>Draft Belfast Local Development Plan Strategy (Draft LDP)</i> The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered Sound and adopted. Paragraph 1.10 states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.
9.8	<i>The Belfast Agenda</i> The proposed development broadly contributes to the delivery of the core principles of the Belfast Agenda. One of the core aims of the Belfast Agenda is to support 66,000 additional people living in the city by 2035, and within this, 1,800 social housing units and an agreed city target of affordable housing. The provision of 122 no. residential dwellings supports these core aims.
9.9	Principle of Housing at this location The presumption is in favour of development on the site given its location within Belfast's settlement limits. The principle of residential use is also acceptable subject to the detailed planning policy considerations which are set out below.
9.10	Loss of Open Space As the proposed housing development is located on an area of existing open space the proposal has been assessed against the SPPS and Policy OS1 of Planning Policy Statement. There is a presumption against development that would result in the loss of existing open space or land zoned for the provision of open space. The presumption against the loss of existing open space will apply irrespective of its physical condition and appearance. The SPPS also reflects this, with the onus placed on the retention of open space unless it is demonstrated that its loss would bring about substantial community benefits which would outweigh any loss.
9.11	A case has been presented by the planning agent to justify the apparent loss of open space. It is stated that the site is not located on zoned open space, with any open space

	provision associated with the previous school on the site. It goes on to state that the site is not accessible to the public and secured by a locked gate and boundary fence. The statement points to the community benefits through the provision of much needed social and mixed tenure housing and a formal area of open space including a secure children's play area.
9.12	Northern Ireland Housing Executive (NIHE) are supportive of the proposal and consider that mixed tenure development is an important way to create cohesive, sustainable and balanced communities.
9.13	The Housing Executive welcomes the inclusion of accommodation to help address the demand for intermediate housing in the Belfast City Council area. The requirement for this provision is based on the Housing Executive's knowledge of the local housing market; their assessment of the intermediate market; and the level of Co-ownership activity in the Belfast City Council area. The Housing Executive estimates intermediate housing demand for the Council area at 140 units of accommodation per year.
9.14	NIHE state that demand for social housing in this part of West Belfast is high with 2,098 applicants in housing stress at March 2021. The site would be attractive to the wider catchment areas of Inner and Middle West Belfast. The projected housing needs assessment for both these areas over the period 2021-2026 indicates that 1,570 new social housing starts are required to address waiting list demand for this catchment area.
9.15	Scale, Massing, Design and Layout The proposal has been assessed against the SPPS and Policies QD1 of Planning Policy Statement 7.
9.16	Policy QD1 of PPS7 sets out the following criteria for new housing developments:
9.17	<i>a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;</i> The proposal consists of a mix of 122 residential units. The surrounding area is characterised predominantly by a mix of detached and townhouse development. Densities range between 25 units/ ha in the recently approved Glenmona development a short distance south of the site, and 31 and 37 units/ ha in the adjoining Belfield Heights and St. Gerards Manor developments respectively. The proposed density is sympathetic to this established residential character at approximately 23 units/ ha. This lower density reflects the site's edge of city location and ensures the development is 'softer' and less visually intrusive.
9.18	In terms of house types, semi-detached units dominate the layout, as is the case in adjoining developments. There are a total of 114 semi-detached units, with the remaining 8 units located within two apartment blocks. Although apartments are by no means common in the immediate area, their scale (2 storey) and central location, ensure that they do not appear overly dominant, nor do they detract from the overall quality of the development. The proposed mix of house types (12 in total), ensures variety in design and avoids a potentially monolithic appearance given the dominance of semi-detached dwellings on what is quite a linear layout, largely dictated by the existing topography and the fact that a large part of the site is on a flat man-made site on an otherwise sloping escarpment. At corner sites the proposed 'dual frontage' house types ensure the dwelling addresses the street to front and side with a 1.8m high decorative brick wall offering protection to private amenity whilst ensuring a high quality of streetscape, as opposed to a 1.8m close-boarded fence.

9.19	The proposed 2.4m high boundary wall between the application site and existing dwellings in Dermott Hill is a feature requested by the existing residents. Brick piers, cappings and string courses assist in breaking up the visual impact of the proposed boundary wall on both sides whilst soft landscaping (on both sides) further softens the visual impact. It has been designed using materials (i.e. brick) that will match the type of brick proposed for the new dwellings thus assisting integration.
9.20	Parking has been provided in the form in-curtilage parking, mostly to the side of the semi-detached dwellings, and a limited amount to the front, with the exception of communal parking bays which serve the two apartment blocks. This ensures that the dwellings address the road rather than cars and car parking, providing an all-round softer landscaping.
9.21	<i>b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;</i> The site does not lie within an area of archaeological potential. The Archaeological Impact Assessment submitted with the application has identified no known archaeological sites within the development area and very little known archaeology within the wider search radius. An inspection of the early edition OS maps shows that the development site has remained free from historic development. The site inspection indicated that the proposed development site has been subject to significant disturbance in the recent past.
9.22	A Tree Survey has identified 4 trees as not being suitable for retention, with the remaining being of low conservation value, a mix of leylandii, ash, alder and willow.
9.23	There are approximately 13 existing trees directly impacted by the proposed development. The majority of these are located internally and are of low conservation value, and offered no protection. The Arboriculturalist has confirmed that the two trees (Ash (common) and Scots Pine) located along the site boundary with Dermott Hill Drive are of 'Low value' and not worthy of retention. In fact the Ash tree has Ash Dieback (see screenshot from Tree Constraints Schedule below). These trees can therefore be removed to facilitate the construction of the proposed 2.4m boundary wall.
9.24	The loss of approximately 13 trees and some low level scrub and boundary hedging must be considered in conjunction with the comprehensive landscaping plan (discussed further below). As the new planting matures and becomes more established the result will be an increase in the extent, and indeed quality, of vegetation on the site. This is coupled with a planted 8m deep buffer along the western boundary of the site. Therefore, on balance, the loss of trees is considered acceptable given the low conservation value of the existing vegetation and what is a comprehensive planting scheme, which will be discussed in detail below.
9.25	<i>c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;</i> Public open space provision within the site is predominantly delivered through three main open space areas. These areas comprise a central area of open space area running south-north through the site from the Upper Springfield Road. There are two smaller pockets, one located just behind the dwellings in Belfield Heights and the other adjacent to the northern boundary with Dermott Hill. The total useable open space within the site measures approximately 6,000 sqm/0.6ha. 'Creating Places' states that a normal expectation for new green-field development may be around 10% of the site area or

	greater. The total area in this case equates to approximately 12% of the total site area. In terms of non-useable spaces, an 8m deep landscaped buffer is located along the western boundary of the site equating to approximately 2,500sqm/ 0.25Ha.
9.26	In terms of private amenity, the proposal encompasses a range of rear garden sizes and communal amenity areas at apartments for future residents. Apart from four anomalies on corner/ junction sites within the development where gardens are approximately 55 sqm, garden sizes range between approximately 75 sqm and 200 sqm. The average private amenity provision (for dwellings) is therefore greater than the 'Creating Places' guidance (70sqm) and are akin to greenfield standards on new housing developments within rural villages. In terms of the apartments, there is a communal private open space between the two blocks of approximately 1,160sqm. This equates to approximately 145sqm per unit, well in excess of the 'Creating Places' standards, where it is stated communal open space ' <i>should range from a minimum of 10 sq m per unit to around 30 sq m per unit</i> '.
9.27	Open Space provision will be discussed further under Policy OS2 of PPS8 below.
9.28	(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development; Given the scale of the development no such facilities are required.
9.29	<i>(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;</i> There is one main vehicular access point to the development site off Upper Springfield Road. This is an existing access which previously served the former school on the site.
9.30	This access provides links to existing public transport networks, with bus stops located a short distance from the site entrance. A footpath runs from the site access south-north through the main spine of open space which provides a pedestrian/ cycle corridor through the heart of the development.
9.31	Traffic calming measures have been provided in the form of speed control cushions. DFI Roads are satisfied with these speed control measures.
9.32	<i>(f) adequate and appropriate provision is made for parking;</i> DFI Roads is satisfied with the level car parking provision (164 spaces) and its arrangement given a commitment from the developer to enact a Travel Plan, including green travel measures, namely the provision of travel cards for the first three years of occupation of each dwelling.
9.33	<i>(g) the design of the development draws upon the best local traditions of form, materials and detailing;</i> The built form, with the rows of two storey semi-detached dwellings, reflects the character of the adjoining residential areas.
9.34	The mix of red brick and off-white render finish reflects the finishes and material of both the more established and newer dwellings that bound the site and those within the wider vicinity, including those approved on the 'Glenmona' site a short distance south. With the proposed modest density and predominance of semi-detached units, it will be a character very much in keeping with the area.
9.35	

	<p><i>h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;</i></p> <p>Screening is provided by mature planting and proposed along boundaries with existing housing to the south of the site, with a 2.4m wall along the northern boundary. Boundary planting will be augmented and forms part of a comprehensive planting scheme. A 1.8m fence provides screening along the eastern part of the access road onto Belfield Heights.</p>
9.36	<p>In the north south-eastern part of the site, where the development sits closest to neighbouring buildings, these separation distances range from approximately 24-25m from built form to built form. This separation distance has been achieved by generous rear garden depths on the dwellings at site Nos. 35-38. As there is a slight drop in levels into the site along the northern part of the site where the proposed dwellings back onto the rear of properties in Dermot Hill, with a further drop in terms of finished floor levels (approx. 3-4 lower there should be no significant levels of overlooking or dominance as a result of the development.</p>
9.37	<p>Where the proposed dwellings in the north-eastern corner of the site front onto the rear and sides of the dwellings within the Dermott Hill Grove and Dermot Hill Drive cul-de-sacs there is a separation distance of at least 20m to the site boundary. This separation distance, coupled with a 2.4m high boundary wall, should ensure that any overlooking is in the worst case minimal, and certainly not any cause for concern from an amenity perspective. Seven trees have also been proposed along this boundary which will not only enhance screening but also soften the impact of the proposed wall from the development side.</p>
9.38	<p>To the south the proposed development backs directly onto two properties at Mill Race. The separation distance here is approximately 21m. The ground levels fall away from the southern boundary somewhat, and the proposed floor levels of the dwellings facing south will be approximately 0.5m higher than the rear gardens of the existing dwellings. However given the generous separation distance, and what is a minor level change, this should not create any significant amenity issues.</p>
9.39	<p>To the east pf the proposed access roadway lies Belfield Heights, which backs onto the eastern boundary of the site. A 1.8m high fence will screen these dwellings from the development, with deep back gardens ensuring the amenity of these dwellings should experience any significant impacts.</p>
9.40	<p>The housing layout responds to the changes in ground levels across the site with generous separation distances and minimal cut and fill ensuring there is no unduly significant overlooking and/ or dominance from proposed back to back relationships. Internally the separation distance range between 22m and 27m. This is in excess of the recommended 20m set out in the 'Creating Places' guidance document. Some obstruction of views will be inevitable given the sloping nature of the site and the fact that proposed finished floor levels will be lower than those properties adjoining the site along the northern and north-eastern boundary. Screening between the proposed dwellings on the upper part of the site and the lower part of the site has been provided in the form of a narrow planted embankment. This will accompany the boundary fencing to enhance levels of privacy enjoyed to the rear of the proposed dwellings.</p>
9.41	<p>Internally, where differences in proposed finished floor levels of back to back dwellings can reach up to 3.5m, generous separation distances will ensure that any retaining structures have been pushed to the northern edge of deep garden areas so as to minimise their impact, whilst also ensuring the dwellings at the higher levels do not</p>

	dominate or impose significantly on the amenity of the dwellings at the lower end of the slope.
9.42	<p>i) <i>the development is designed to deter crime and promote personal safety.</i></p> <p>All car parking is located in areas which would encourage an optimum level of surveillance. All open space areas are positioned in such a way that would discourage anti-social behaviour and enclosed spaces and walkways behind building lines and behind proposed dwellings have been avoided. All rear gardens are private and well enclosed.</p>
9.43	<p>Open Space Provision</p> <p>The Proposal has been assessed against Policies OS1 and OS2 of Planning Policy Statement 8. Integral communal open space has been provided in the form of three 'village green' areas and a 'linear park' (as referenced on the proposed site layout). The area of the site is approximately 5 Hectares. Therefore an area of at least 5,000 square metres (10% of the site area) should be given over to communal open space. There are two main areas of open space, one located around the site access and off the main access road, and the other a long north-south strip of open space located centrally within the site, and both are interconnected. The total area of usable open space provision amounts to approximately 6,000 square metres, approximately 12% of the area of the site. In addition to this there are planted embankments which are of visual amenity value.</p>
9.44	<p>The largest open space area is located off the main south-north access road and helps incorporate existing planting along the roadside embankment into the overall layout. 'Creating Places' states that <i>'larger open spaces can be major focal points along local distributor roads and other important streets and avenues and can create settings for key community buildings'</i>. This is achieved here with the largest area of open space, and also helps create a visual buffer on this elevated site, sympathetic to the edge of settlement location adjacent to the Belfast Hills.</p>
9.45	<p>The integral location of the main areas of open space will ensure ease of access to dwellings and achieve maximum amenity value. The pockets of public open space are an intrinsic part of the overall site and represent approximately 12% of the site area. A public footpath runs through this main spine of open space and provides linkages through to the adjoining dwellings.</p>
9.46	<p>Policy OS2 of PPS 8 requires that for residential development of 100 units or more, or for development sites of 5 hectares or more, an equipped children's play area will be required as an integral part of the development. An equipped children's play area has been proposed within the northern part of the elongated central area of open space. The children's play area is overlooked by housing on three sides.</p>
9.47	<p>Impact on existing Trees and Vegetation</p> <p>The proposal has been assessed against policies QD1 of PPS7, OS2 of Planning Policy Statement 8 and NH5 of Planning Policy Statement 2. The existing mature landscaping is one of the key assets of the site, and similarly replacement/ proposed landscaping will have a significant role in enhancing the quality of the environment for prospective residents and workers alike, but also acknowledging the site's location at the north-western edge of Belfast's settlements limits and at foot of the Belfast Hills.</p>
9.48	<p>The proposal includes the removal of approximately 13 trees, most of which are located internally within the site with at least two located just within the northern boundary that will no doubt be impacted by the proposed 2.4m high wall.</p>

9.49	The proposal includes wide-ranging landscaping proposals throughout the site which incorporate the retention of existing trees where possible and augmenting where required. Additional trees and vegetation are included within the street scene and at site boundaries to compensate for any loss of vegetation. A comprehensive planting plan has been provided which includes a large number of semi-mature trees, heavy standard trees, low planting, hedging, grassland, climbing plants and native species planting.
9.50	The proposal provides a landscaping scheme including approximately 90 no. trees within the streetscape and an 8m planted buffer along the western boundary, respective of the site's edge of limits location. Trees are also located internally on a north-south axis between rows of proposed dwellings with trees also located along the rear of properties to the south abutting the existing Mill Race development. This comprehensive landscaping scheme helps mitigate the visual impact of the development at this edge of settlement location and also protects the amenity of adjacent properties to the south.
9.51	NED notes from the Drawing titled 'Soft Landscape Proposals' dated July 2021, that most hedgerows will be retained and augmented with native species, and, where hedgerows are removed, there is additional planting of new hedgerows as part of the proposed development. NED considers this additional planting sufficient to compensate for the loss of hedgerow for this development. NED is in agreement with the Preliminary Ecological Assessment that, due to the close proximity of the site to an SLNCI, all planting should be of native species to enhance biodiversity and the use non-native ornamental species should be minimised.
9.52	BCC Landscape Planning and Development Team has also welcomed the inclusion of soft landscaped areas, including tree planting, as part of the Soft Landscape Proposals. This will <i>'help enhance the amenity and biodiversity value of the development whilst mitigating any potential adverse visual impact'</i> . They are also encouraged to see that soft landscape buffers are also indicated to site boundaries.
	Traffic, Movement and Parking
9.53	The proposal has been assessed against the SPPS and Policies AMP1, AMP2, AMP6, AMP7 and AMPS of Planning Policy Statement 3 and the general principles of Planning Policy Statement 13.
9.54	A total of 164 car parking spaces have been provided, with 84 units having one space and 38 units having two spaces. 4 cycle parking spaces are provided close to the proposed apartment buildings.
9.55	A Travel Plan Framework has been submitted. The Plan summarises proposals for enhancing the attractiveness of walking, cycling and public transport for staff and visitors of the site, and outlines the restrictions imposed to curtail the use of private cars.
9.56	The Transport Assessment has been reviewed. DfI Roads is generally content with the TA on the understanding that the impact of the development will be mitigated through a Travel Plan and through measures to support Public Transport rather than off-site works to junctions. In particular, the provision of Travel Cards for each dwelling for the first 3 years, secured via Section 76 Planning Agreement.
9.57	In response to DfI Roads concerns reading the safety of the proposed access visibility splays were increased on the right hand side exiting from 4.5mx90m to 4.5mx93m. DfI Roads has confirmed that they are now content with the proposed access arrangements. A right turn pocket has been provided into the site to ensure cars waiting to access the site are not backing up onto the Upper Springfield Road.

9.58	A response from DFI Roads remains outstanding, however it has been confirmed in writing that an approval is recommended subject to conditions. A final consultation response is imminent.
9.59	<p>Impact on the Environment and Amenity</p> <p>Paragraphs 4.11 and 4.12 of the SPPS state that there are a wide range of environment and amenity considerations, including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. For example, the planning system has a role to play in minimising potential adverse impacts, such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development.</p>
9.60	Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. However, the above mentioned considerations are not exhaustive and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas. Each proposed use that may give rise to adverse impacts on amenity will be discussed in turn below.
9.61	<p>Noise</p> <p>Further to review of the above-mentioned Noise Impact Assessment (NIA) dated 13th January 2021, Environmental Health raised concerns around the potential noise impact on the closest proposed dwellings associated with the activities at the neighbouring Whiterock Business Park. The initial NIA considered only the daytime operation of the business park and specifically the activities at one of the premises. The existing Whiterock Business Park, however, has extant approval for light industrial use and there is unfettered access for use over a 24hr period as no conditions were attached with regard to the unit's operating times as this was not deemed necessary at the time the industrial lands sought planning approval.</p>
9.62	To protect future occupants of the proposed residential development from adverse noise impact, it is important therefore, to consider the potential for night time impact associated with the operation of the industrial units at the Whiterock Business Park as well as the daytime impact of the additional 12 units not included in the daytime assessment.
9.63	In relation to daytime activities, it is noted that the amended/updated NIA from Irwin Carr dated 8 th March 2022 has considered the operational noise associated with the soon to be occupied 12 units with the roller shutter doors open all of the time. Vehicular movement was also considered as well as noise from the nearby Churchills plastic moulding company including some external use of equipment which occurs occasionally throughout the day.
9.64	In terms of night-time potential impact, while this is very hard to predict accurately, Environmental Health has acknowledged the approach considered in the NIA with all 12 units operating as well as the plastics moulding business in operation (as a worst case) but with only 2 of the roller shutter doors open at night.
9.65	With regard to potential impact from activities at the nearby Whiterock Business Park, it is noted that the NIA has recommended mitigation measures to reduce the potential impact on certain dwellings immediately bordering the east of the site overlooking the Whiterock Business Park.

9.66	In view of the findings of the updated Noise Impact Assessment dated 07 March 2022, Environmental Health has requested that in the event that planning permission is granted, conditions are attached as detailed below to ensure prospective residents do not experience any significant impact on amenity. This includes the erection of a 3m high acoustic boundary to the rear of the dwellings (Nos. 1-26), which back onto the existing industrial estate to the east of the site.
9.67	Environmental Health welcomes the submission of the above Construction Environmental Management Plan (CEMP) and notes a number of general good practice measures have been presented as intended to be in place to control potential negative impacts such as excess noise, dust and vibration.
9.68	Environmental Health has however requested that a Final CEMP, providing greater detail on noise and vibration limits to be adhered to on site, how these will be managed and reported, should be secured via condition. This condition is detailed below.
	Contamination
9.69	A Generic Quantitative Risk Assessment (GQRA) and a Remediation Strategy have been provided by Pentland Macdonald Ltd in support of this application. No unacceptable risks to the water environment have been identified.
9.70	Potential onsite sources of land contamination are identified as: fuel storage at former educational centre; made ground and; infill. A range of historic and current potential off-site sources are identified as: several small quarries; bleech green; mill ponds; beetling mill; electricity sub stations; petrol filling station; police/army barracks and; former landfill.
9.71	Pentland Macdonald note that all off-site sources, except the former quarries, are unlikely to impact the application site due to their cross / down gradient locations and / or relative distances from the site.
9.72	Based on the information provided Environmental Health BCC and the DAERA Regulation Unit Land & Groundwater Team has no objections subject to conditions, which are listed below.
	Other Environmental Matters
9.73	DAERA Water Management Unit has stated that if NIW advise they are content that both the Belfast Waste Water Treatment Works (WWTW) and the associated sewer network for this development can take the additional load, with no adverse effect on the WWTW or sewer network's ability to comply with their Water Order Consents, then Water Management Unit has no objection to this aspect of the proposal.
9.74	NI Water initially indicated that a high level assessment has indicated potential network capacity issues. NI Water has also confirmed that additional treatment capacity will be available at Belfast WWTW from 1 July 2023 as a result of completion of initial phase of upgrade work
9.75	However, in a later consultation response NI Water confirmed that they it had worked with the developer to find an acceptable solution. As a result, the developer has requisitioned NI Water to provide offsite infrastructure to resolve the capacity issue. Scheme will be at full cost recovery and paid for by developer.
7.76	Consequently, NI Water is content to recommend approval of this planning application subject to conditions relating to the provision of a foul sewage network solution to

	mitigate downstream foul capacity issues and no occupation until such measures have been delivered.
	Drainage and Flooding
9.77	DFI Rivers has stated that site may be affected by the designated watercourse, known as the Whiterock Mill Race (New Barnsley Stream) which flows to the western site boundary. The site may be affected by other smaller undesignated watercourses within the site boundaries.
9.78	The Flood Risk Assessment Revision A, dated August 2022, prepared by Flood Risk Consulting indicates that the development does not lie within the detailed modelled 1 in 100 year fluvial floodplain; hence, DFI Rivers cannot sustain an objection to this development in relation to Revised PPS 15, Planning and Flood Risk, FLD 1.
9.79	Climate Change watercourse modelling contained within the Flood Risk Assessment (FRA) indicates an increased water level within the mill race of up to 150mm. This causes overtopping of the mill race bank, and indicates parts of the site to be within the climate change flood plain, to a stated depth of 136mm.
9.80	The applicant's hydrologist has recommended the applicant utilises the resilience measures in Paragraph 8.2.1.5 of the FRA, either a flood defence wall or mitigation measures. DFI Rivers has confirmed that the Flood Defence Wall is not an option that they would recommend. The FRA indicates that the site floods in a climate change scenario (20% additional flows) and in this instance would recommend that the Finished Floor Levels (FFLs) for the development are 250mm above ground level (as per the recommendations in the FRA). DFI Rivers has also confirmed that if this is not possible then flood resilience measures should be implemented up to this level. The agent has stated that FFLs for the development cannot be raised to 250mm above ground level for the entire development as level access is required for social housing, and subsequently the latter would be the preferred option.
9.81	A gated access to the existing Mill Race has been provided on the western boundary of the site, at the request of DFI Rivers.
	Impact on Protected Sites/ Priority Species and Habitats
9.82	The application site is hydrologically connected to the Blackstaff River, which flows into Inner Belfast Lough Area of Special Scientific interest (ASSI), Belfast Lough Special Protection Area (SPA) and Ramsar Site.
9.83	The site is directly adjacent to Divis Mountain Site of Local Nature Conservation Importance (SLNCI).
9.84	The site contains hedgerows and a watercourse which are Northern Ireland Priority Habitats (NIPH).
9.85	NED has assessed the Construction Environmental Management Plan submitted. They have confirmed that provided the appropriate mitigation and pollution prevention to protect the watercourse is implemented, the proposal is unlikely to have significant effects on any designated sites due to its distance from the sites and the scale and nature of the development. These mitigation measures will be secured via condition, as detailed below.
9.86	Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, Shared

	Environmental Services advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.
9.87	In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. This conclusion is subject to a number of mitigation measures being secured via condition. These conditions will be detailed below.
9.88	The proposal has been assessed against Policies NH2, NH4 and NH5 of Planning Policy Statement 2.
9.89	<p><i>Birds</i></p> <p>DAERA Natural Environment Division (NED) notes from the Preliminary Ecological Assessment (PEA) that the scrub and trees present at the site are suitable habitat for birds. During the site visit, four priority species and five Amber-listed species of conservation concern were noted, potentially breeding at the site. NED is in agreement with the PEA that, where possible, woodland and boundary hedgerow should be retained to minimise impact to breeding birds for this development. The vegetation removal along the boundaries is focused on the northern boundary, where the vegetation is sparse. The existing vegetation on the well defined eastern and western boundaries is to be retained where possible.</p>
9.90	<p><i>Bats</i></p> <p>NED notes an assessment of the potential roost features (PRF) was carried out on the trees present at the site. Four trees had low bat roosting potential (BRP) and the others were negligible BRP. The site was also considered to be low commuting and foraging potential. NED is therefore content that the proposed development will not significantly impact roosting bats.</p>
9.91	NED welcomes plans within the Construction Environmental Management Plan (CEMP) to avoid light spill on trees and boundary hedgerows and recommend that a light spill of less than 1 lux is maintained on hedgerows, in particular, along the western border adjacent to Divis SLNCI.
9.92	NED note that the grassland present at the site has some wildflower diversity and welcomes plans within the Soft Landscape Proposals to replace with wildflower planting of native, locally sourced wildflower species as compensation.
9.93	NED notes from the PEA that the watercourse at the site is NIPH. NED welcomes the 8m buffer strip proposed in the Soft Landscape Proposals and the mitigation measures, lighting plan and pollution prevention outlined in the CEMP. NED highlight that a 10m buffer is normally recommended, however, considers the proposed layout sufficient to protect the watercourse NIPH, provided the suitable buffer is maintained between all construction works and the watercourse throughout the development.
9.94	<p><i>Other Natural Heritage interests</i></p> <p>NED notes from the PEA that there was no evidence of badgers or otters during the site survey and is content that no further surveys are required.</p>
9.95	<p>Belfast Hills Partnership raised a number of issues in their consultation response:</p> <p><i>It is very important this SLNCI is protected from issues often associated with large areas of new housing with an adequate buffer. ie flytipping, light pollution, escape of invasive species and unauthorised access on to private land. These buffers are vital and must be designed with climate change and wildfires in mind.</i></p> <p>An 8m deep planted buffer has been provided along the western boundary of the site which shall provide protection to the SLNCI abutting the site.</p>

9.96	<p><i>Belfast Hills Partnership note that on some of the plans the western buffer is shown as being within residents gardens. This would be unacceptable as it would not afford protection to the buffer zone.</i></p> <p>It would not be uncommon for private gardens to abut landscaped buffers onto the countryside and arguably this would offer more protection to the SLNCI than accessible public open space or communal roadway/ footpath.</p>
9.97	<p><i>The PEA mentioned there were no formal records of badgers within 2 Km of the site. We have records of both badgers and Pine Marten (a NI priority Species) within 250m of the area. It is important these species are afforded adequate protection from loss of habitat and disturbance.</i></p>
9.98	<p>There is no evidence of badger activity on the site. These species are afforded protection under the Wildlife Order.</p>
9.99	<p><i>The development of this site would result in the loss of an important nature pocket on the urban fringe</i></p> <p>DAERA Natural Environment Division has offered no objection in relation to impacts on natural habitats. The site is located on unzoned within the settlement limits, and subject to satisfying relevant planning policy requirements, the presumption is in favour of development.</p>
9.100	<p><i>The meadow mix mentioned in the Landscape Proposals included some species which are not known locally to NI such as Corn cockle, Corn marigold and Corn poppy. As the site is so close to ecologically important habitats only indigenous and locally sourced species should be used e.g. Eco Seeds NI</i></p> <p>These species are incorporated into a revised planting plan. NED was in agreement with the Preliminary Ecological Assessment that, due to the close proximity of the site to an SLNCI, all planting should be of native species to enhance biodiversity and the use non-native ornamental species should be minimised.</p>
9.101	<p>Developer Contributions/ Section 76 Agreement</p> <p>A Draft Section 76 planning agreement accompanies the application and seeks to secure the implementation of an agreed Travel Plan, an Employability and Skills Plan, the management and maintenance of public open space within the development and the provision of social housing.</p>
9.102	<p>Given the potential impacts of introducing a significant level of vehicular traffic onto an already pressured road network the developer has proposed a number of Green Travel measures within the Travel Plan Framework accompanying the application. DFI Roads has accepted the principle of this approach in terms of the Travel Plan and the provision of Green Travel measures, including Travel Cards for all residents for three years.</p>
9.103	<p>An employability and Skills Plan will also be required to identify the projected requirements for the employability and skills generated within the various phases of the development and promote employment opportunities.</p>
9.104	<p>The development will also provide a substantial area of landscaped and managed public open space, including a play area, to serve the site and the wider area. The implementation and provision of landscaping within the site and along existing site boundaries will be secured via condition as detailed below, and the long-term management of planting and open spaces will be secured via the Section 76 Agreement.</p>
9.105	<p>Finally, the provision of social/ affordable housing will also be secured via the Section 76 agreement.</p>

9.106	The above draft clauses have been put forward by the planning agent. A final Section 76 agreement has yet to be agreed with the Council.
9.107	<p>Pre-application Community Consultation</p> <p>For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.</p>
9.108	Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2021/1347/PAN) was submitted to the Council on 08/06/2021, with a revision submitted on 22/06/2021.
9.109	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.
9.110	<p>A Pre Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p> <ul style="list-style-type: none"> - In the absence of a public event being held in the locality of the proposed development due to Covid-19 restrictions, an online magazine was created on 06/08/2021 to set out details of the proposal. - Comments were invited via an online feedback menu. - Notification of the consultation magazine going live was published in the Irish News on 23/07/2021. - Notification was sent to a number of local Councillors via email. - 319 local properties were notified by letter. - 6 hard copies of the magazine were provided to local residents on request.
9.111	One representation was received from a local resident further to notification. Approximately 40 members of the public provided feedback following the public consultation magazine going live.
9.112	Given the numerous requests for an in-person consultation event the planning agent agreed to meet a delegation of local residents on site on 8 th September 2021. Approximately 25 people attended the event.
9.113	<p>A total of 45 representations were received before, during and after the consultation period. There was general support for social housing however concerns were raised with regard to the following:</p> <ul style="list-style-type: none"> - Potential pedestrian/ vehicular access from the site to adjacent housing developments. - Impact on traffic and parking in the area. - Insufficiencies in boundary fencing and need for a wall between existing and proposed housing. - Overpopulation when combined with recent residential approval close by. - Impact on semi-rural character. - Impact on residential amenity. - Noise, disturbance and environmental impact of construction works.

	<ul style="list-style-type: none"> - Capacity of sewage network. - Pressure on educational and health services. - Will housing be for local people. - More appropriate to provide recreational uses provided on site. - Importance of future management of the site. - Loss of views.
9.114	<p>As a result of the feedback the following amendments were carried out:</p> <ul style="list-style-type: none"> - All vehicular/ pedestrian accesses to neighbouring developments have been removed. - Robust boundary treatments have been added (including 2.4m wall along northern boundary). - Separation distances between existing and proposed dwellings have been maximised. - No dwellings have been located higher than existing neighbouring dwellings where possible. - Extensive landscaping proposed at main entrance to reduce visual impact. - Some of the housing to be intermediate/ affordable.
9.115	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.
9.116	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.
10.0	Recommendation:
10.1	Having had regard to the statutory development plan, the draft development plan, relevant planning policies, planning approvals in the area and proposed mitigation, and the consideration of the issues set out in this report, the proposed development is considered acceptable.
10.2	It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission, finalise the wording of conditions and enter into the Section 76 Agreement and resolve any issues arising from any outstanding consultation responses.
11.0	Draft Conditions
1.	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
2.	<p>The existing trees outlined in green on approved plan No. 4737-P-10 E shall be retained in accordance with this plan unless necessary to prevent danger to the public in accordance with details that shall have first been submitted to and approved in writing by the Council. Any retained trees or plants indicated on the approved plans which, within a period of five years from the completion of the development, 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: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.</p>

3.	<p>Prior to the commencement of any site works, all existing trees shown on Drawing Number 4737-P-10 E as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations. Such tree protection measures shall remain in situ during the duration of the build. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.</p> <p>Reason: To protect existing trees indicated to be retained.</p>
4.	<p>All hard and soft landscaping works shall be carried out in accordance with the approved plan No. L0-01 K. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard and soft landscape areas and works shall be permanently retained in accordance with the approved details .</p> <p>Reason: In the interests of the character and appearance of the area, to promote sustainable drainage and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
5.	<p>The residential unit/s 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>
6.	<p>A buffer of at least 8m, as depicted on Drawing Nos.4737-P-10 and L0-01 K must be maintained between the location of all construction works including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil and the watercourse located along the western boundary of the application site.</p> <p>Reason: To negate any potential pollution issues to European Site features in Belfast Lough connected via the adjacent watercourse and to protect NI Priority Habitat and to prevent likely significant effects on the Belfast Lough SPA and Ramsar, and Inner Belfast Lough ASSI.</p>
7.	<p>If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
8.	<p>After completing any remediation works required and prior to occupation of the development, a verification report needs to be submitted in writing and agreed</p>

	<p>with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks. The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
9.	<p>Prior to the commencement of construction, the applicant shall provide to and have agreed in writing by the Council, a Materials Management Plan. This Materials Management Plan should present an auditable system of how the excavation, movement, placement and re-use of materials on the site will be managed to ensure no risk to human health exists on the developed site.</p> <p>All construction thereafter must be in accordance with the approved Materials Management Plan.</p> <p>Reason: Protection of human health.</p>
10.	<p>Prior to the occupation of the proposed development, the applicant shall provide to and have agreed in writing by the Council, a Verification Report. This report must demonstrate that the remediation measures outlined in the Pentland Macdonald Ltd report entitled 'Contamination Assessment and Remediation Strategy, Former Gort na Mona Educational Resource Centre, Springfield Road, Belfast, for McGinnis Group' (referenced PM21-1065 and dated October 2021) and the Pentland Macdonald letter dated 24th February 2022 regarding 'Residential development at former Gort Na Mona Educational Resource Centre, Belfast (LA04/2022/0129/F) - Contaminated Land Clarifications' (PM21-1065_Let1) have been implemented. The Verification Report should also demonstrate that the agreed Materials Management Plan has been implemented during construction.</p> <p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the identified potential contaminant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that:</p> <ul style="list-style-type: none"> a) A 300mm thick capping layer has been emplaced in the grassed public open space area shown on Figure 4 of the Contamination Assessment and Remediation Strategy report, composed of material that is suitable for a public open space in a residential setting end use and with a maximum nickel concentration of 78.3 mg/kg. b) The gardens of units 13-20 have a clean capping layer measuring 1m thick, composed of material that is suitable for a residential with homegrown produce end use. c) The properties shown on Figure 4 of the Contamination Assessment and Remediation Strategy report as requiring gas protection measures have been provided with gas protection in accordance with their Characteristic Situation 2 classification (as per the requirements of BS 8485:2015+A1:2019). Gas protection measures must be verified in line with the requirements of CIRIA C735.

	<p>d) Any soils excavated from within the delineated area of gas risk (as shown on Figure 4, the quadrilateral defined by 2020 BH3, BH22, BH32 and BH34) have only been reused across parts of the site where no buildings are located.</p> <p>Reason: Protection of human health.</p>
11.	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Council in writing, prior to the development being occupied. If required, 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>Reason: Protection of human health.</p>
12.	<p>No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>
13.	<p>Prior to installation, the applicant shall submit to the Council, for review and approval in writing, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to first floor habitable rooms on the eastern facade of dwellings numbered 1 to 26 as well as the windows of the ground and first floor habitable rooms of both the south and east façades of dwelling no. 69 and habitable rooms on the ground and first floor southern façade of dwelling number 70 of the hereby permitted development as shown on the JNP Architects 'Proposed site plan', dated 11/05/2021, drawing no. 4737-P-10, revision E. The window specification for habitable rooms shall be capable of achieving a sound reduction value of 33dBRw/27dBRtra in line with recommendations of the Acoustic Design Statement in appendix C of the Irwin Carr Consulting Noise Impact Assessment (dated 8th March 2022, referenced Rp002N 2021193).</p> <p>Reason: To protect the amenity of prospective residents.</p>
14.	<p>Prior to installation, the applicant shall submit to the Council, for review and approval in writing, confirmation of the sound reduction specification of alternative means of acoustically attenuated ventilation to be installed in first floor habitable rooms of dwellings no.1 to 26 and in the southern and eastern facades at ground and first floor of dwellings no. 69 and in the ground and first floor habitable rooms of the southern elevation of dwelling number 70 as shown on the JNP Architects 'Proposed site plan', dated 11/05/2021, drawing no. 4737-P-10, revision E. The alternative means of ventilation shall have a sound reduction value, when in the open position, equivalent or greater to that provided by the glazing units of the same</p>

	<p>dwellings in line with the Acoustic Design Statement in appendix C of the Irwin Carr Consulting Noise Impact Assessment (dated 7th March 2022, referenced Rp002N 2021193).</p> <p>Reason: To protect the amenity of prospective residents.</p>
15.	<p>Prior to occupation of the hereby permitted development, the final window schedule and alternative means of ventilation schedule shall be installed, as approved, to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative means of ventilation provided in compliance with building control requirements.</p> <p>Reason: To protect the amenity of prospective residents.</p>
16.	<p>Prior to occupation of the hereby permitted development, the applicant submit, to the Council for review and approval in wiring a report to verify that the window schedule and alternative means of ventilation as approved have been installed. This report may take the form of a written declaration from the supplier and installation contractor confirming purchase and subsequent installation.</p> <p>Reason: To protect the amenity of prospective residents.</p>
17.	<p>Prior to occupation of the hereby permitted development, a 3m high close boarded acoustic timber fence of a mass of at least 15kg/m2 with no gaps shall be constructed to the rear of dwellings numbered 1 to 26 as recommended in appendix C 'Acoustic Design Statement' of the Irwin Carr Consulting Noise Impact Assessment dated 08 March 2022, report ref: Rp002N 2021193 and as shown in the JNP proposed site plan, dated 28/05/2021 drawing number: 4737- P-10F revision F.</p> <p>The fence shall be retained permanently unless otherwise agreed in writing by the Council.</p> <p>Reason: To protect the amenity of prospective residents.</p>
18.	<p>Prior to commencement of the development, the applicant shall submit to the Council, for review and approval in writing, a Final Construction Environmental Management Plan (CEMP). The final CEMP must outline the methods to be employed to minimise any noise, vibration and dust impacts associated with the construction operations demonstrating the use of 'best practicable means'. The plan must pay due regard to BS 5228:2009+A1:2014 Code of practice for Noise and vibration on construction and open sites, and IAQM Guidance on the Assessment of dust from demolition and construction 2014. The CEMP shall include the noise and vibration limits not to be exceeded on site and outline the arrangements for noise and vibration monitoring. The CEMP should also include arrangements for liaising with nearby residents. All construction works thereafter must be carried out in accordance with the approved management plan.</p> <p>Reason: Protection of amenity of nearby houses</p>
	<p>Notification to Department (if relevant)</p> <p>Not required.</p>
13.0	<p>Representations from elected members: None received</p>
<p>Neighbour Notification Checked</p> <p>Yes</p>	

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ANNEX	
Date Valid	26th January 2022
Date First Advertised	11th February 2022
Date Last Advertised	11 th February 2022
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Belfield Heights,Belfast,Antrim,BT12 7GN The Owner/Occupier, 1 Mill Race,Belfast,Antrim, The Owner/Occupier, 1 Mill Race,Belfast,Antrim,BT12 7GP The Owner/Occupier, 10 Belfield Heights,Belfast,Antrim,BT12 7GN The Owner/Occupier, 10 Mill Race,Belfast,Antrim,BT12 7GP The Owner/Occupier, 10 St Gerards Manor,Belfast,Antrim,BT12 7GW 10, Dermott Hill Drive, Belfast, Antrim, Northern Ireland, BT12 7GG The Owner/Occupier, 11 Belfield Heights,Belfast,Antrim,BT12 7GN The Owner/Occupier, 11 Mill Race,Belfast,Antrim,BT12 7GP The Owner/Occupier, 11 St Gerards Manor,Belfast,Antrim,BT12 7GW The Owner/Occupier, 12 Belfield Heights,Belfast,Antrim,BT12 7GN The Owner/Occupier, 12 Mill Race,Belfast,Antrim,BT12 7GP The Owner/Occupier, 12 St Gerards Manor,Belfast,Antrim,BT12 7GW The Owner/Occupier, 12 Upper Springfield Road,Belfast,Antrim,BT12 7QP The Owner/Occupier, 13 Belfield Heights,Belfast,Antrim,BT12 7GN The Owner/Occupier, 14 Belfield Heights,Belfast,Antrim,BT12 7GN The Owner/Occupier, 14 Dermott Hill Grove,Belfast,Antrim,BT12 7GH The Owner/Occupier, 14 Mill Race,Belfast,Antrim,BT12 7GP The Owner/Occupier, 14 St Gerards Manor,Belfast,Antrim,BT12 7GW The Owner/Occupier,	

15 Belfield Heights,Belfast,Antrim,BT12 7GN
 The Owner/Occupier,
 15 Dermott Hill Drive,Belfast,Antrim,BT12 7GG
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 15 Mill Race,Belfast,Antrim,BT12 7GP
 15, Belfield Heights, Belfast, Antrim, Northern Ireland, BT12 7GN
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 16 Belfield Heights,Belfast,Antrim,BT12 7GN
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 16 Dermott Hill Grove,Belfast,Antrim,BT12 7GH
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 16 Mill Race,Belfast,Antrim,BT12 7GP
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 17 Dermott Hill Drive,Belfast,Antrim,BT12 7GG
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 17 Mill Race,Belfast,Antrim,BT12 7GP
 17, Dermott Hill Drive, Belfast, Antrim, Northern Ireland, BT12 7GG
 18 Belfield Heights Belfast Antrim
 The Owner/Occupier,
 2 Belfield Heights,Belfast,Antrim,BT12 7GN
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 2 Mill Race,Belfast,Antrim,
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 2 Mill Race,Belfast,Antrim,BT12 7GP
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 2 St Gerards Manor,Belfast,Antrim,BT12 7GW
 The Owner/Occupier,
 21 Monagh Parade,Belfast,Antrim,BT11 8EH
 The Owner/Occupier,
 22 Dermott Hill Drive,Belfast,Antrim,BT12 7GG
 22, Dermott Hill Drive, Belfast, Antrim, Northern Ireland, BT12 7GG
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 23 Monagh Parade,Belfast,Antrim,BT11 8EH
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 23a ,Monagh Parade,Belfast,Antrim,BT11 8EH
 24 Dermott Hill Drive,Belfast,Antrim,BT12 7GG
 The Owner/Occupier,
 25 Monagh Parade,Belfast,Antrim,BT11 8EH
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 3 Belfield Heights,Belfast,Antrim,BT12 7GN
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 3 Mill Race,Belfast,Antrim,
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 37a ,Monagh Parade,Belfast,Antrim,BT11 8EH
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 4 Mill Race,Belfast,Antrim,BT12 7GP
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 4 St Gerards Manor,Belfast,Antrim,BT12 7GW
 The Owner/Occupier,
 5 Avoca Close,Belfast,Antrim,BT11 8QT
 The Owner/Occupier,
 5 Belfield Heights,Belfast,Antrim,BT12 7GN
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 5 Mill Race,Belfast,Antrim,BT12 7GP
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 7 Mill Race,Belfast,Antrim,BT12 7GP
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 7 Springfield Road,Belfast,Antrim,BT12 7AB
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 735 Springfield Road,Belfast,Antrim,BT12 7FP
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 8 Belfield Heights,Belfast,Antrim,BT12 7GN
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 8 Mill Race,Belfast,Antrim,BT12 7GP
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 8 St Gerards Manor,Belfast,Antrim,BT12 7GW
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 9 Belfield Heights,Belfast,Antrim,BT12 7GN
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 9 St Gerards Manor,Belfast,Antrim,BT12 7GW

The Owner/Occupier,
 Apartment 10,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 11,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
 The Owner/Occupier,
 Apartment 12,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 14,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 15,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 16,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 17,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 18,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 19,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 20,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 21,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 25,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
 The Owner/Occupier,
 Apartment 7,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
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 Apartment 8,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
 The Owner/Occupier,
 Apartment 9,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
 The Owner/Occupier,
 Springfield Road,Belfast,Antrim,
 The Owner/Occupier,
 Unit 1,733 Springfield Road,Belfast,Antrim,BT12 7FG
 The Owner/Occupier,
 Unit 10,733 Springfield Road,Belfast,Antrim,BT12 7FG
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 Unit 11,733 Springfield Road,Belfast,Antrim,BT12 7FG
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Unit 8,733 Springfield Road,Belfast,Antrim,BT12 7FG
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Unit 9,733 Springfield Road,Belfast,Antrim,BT12 7FG
The Owner/Occupier,
Unit12,733 Springfield Road,Belfast,Antrim,BT12 7FG

Date of Last Neighbour Notification	26 th January 2023
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Date of EIA Determination	8 th June 2021 (pre-application)
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ES Requested	No
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Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

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ADDENDUM REPORT	
Committee Meeting Date: 20 th June 2023	
Application ID: LA04/2022/1280/F	
Proposal: Proposed social housing led, mixed tenure residential development comprising of 52 no. dwellinghouses and 87 no. apartments with public open space, children's play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Blackstaff Road (139 no. units in total).	Location: Former Kennedy Enterprise Centre (north of Westwood Shopping Centre), Blackstaff Road, Belfast BT11 9DT.
Referral Route: Major development	
Recommendation:	Approval subject to conditions and a Section 76 agreement
Applicant Name and Address: Johncorp (No.2) Ltd C/O Rushmere House Cadogan Park Belfast BT9	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Background <p>This application was considered at the April 2023 meeting of the Planning Committee. The Committee resolved to grant planning permission, giving delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning application, and resolve a technical issue raised by DfI Roads.</p> <p>The decision on the application has yet to be issued because of the need to conclude the Section 76 planning agreement, which is currently being drafted.</p> <p>Since the Committee's decision, the Belfast Local Development Plan: Plan Strategy has been adopted (02 May 2023). This provides a new policy framework for decision-making. In accordance with the advice given to Members at the April 2023 Planning Committee, the application is reported back to the Committee to enable the Committee to reconsider the application following adoption of the Plan Strategy.</p> <p>This report should be read in conjunction with the report to the April Committee, appended.</p> <p>Updated Policy Context</p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>	

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.

Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies 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).

Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.

Relevant Planning Policies

Plan Strategy

The following policies in the Plan Strategy are relevant to consideration of the application.

- Policy SP1A – managing growth and supporting infrastructure delivery
- Policy SP2 – sustainable development
- Policy SP3 – improving health and wellbeing
- Policy SP4 – community cohesion and good relations
- Policy SP5 – positive placemaking
- Policy SP6 – environmental resilience
- Policy SP7 – connectivity

Policy SD2 – Settlement Areas

- 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

- Policy DES1 – Principles of urban design
- Policy DES2 – Masterplanning approach for major development

Policy RD1 – New residential developments

Policy HC1 – Promoting healthy communities

Policy EC4 – Loss of zoned employment land

Policy RET1 – Establishing a centre hierarchy

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

Policy TRE1 – Trees

Supplementary Planning Guidance

Affordable Housing and Housing Mix

Residential Design

Placemaking and Urban Design

Masterplanning approach for Major developments

Sensitive Uses

Sustainable Urban Drainage Systems

Transportation

Trees and Development

Updated Assessment

Late items to the April 2023 Committee

Prior to the April Committee meeting, the applicant confirmed that the proposal would deliver a minimum of 80% social housing with the tenure for the remaining 20% to be decided.

The Northern Ireland Housing Executive (NIHE) updated the projected housing need for Middle West Belfast for 2022- 2027 as 1,107 homes.

DfI Roads provided a late response to the application. It advised that the proposal remains unacceptable in its current form as *'the visibility splays at houses No.112 & No.113 do not comply with DCAN15. They are unacceptable as they run through neighbouring driveways and gardens.'* The Committee gave officers delegated authority to resolve that issue.

Plan Strategy

The adoption of the Plan Strategy requires the following updated assessment.

Additional Information

Officers requested that the applicant provides a “Plan Strategy Statement” that sets out how the proposal complies with the relevant policies in the Plan Strategy. Where the proposal does not meet the policy requirements, the applicant was asked to either modify the proposal or justify why they are not proposing to change the proposal.

The applicant has subsequently provided a Plan Strategy Statement, which sets out the policies in the Plan Strategy which they believe apply to this proposal. The Plan Strategy Statement covers a range of policies which are considered in more detail below. In summary, the applicant considers that the proposal complies with the relevant policies and that the development remains acceptable in relation to the Plan Strategy and other material considerations.

Consultation responses

No additional consultations have been considered necessary following adoption of the Plan Strategy and receipt of the Plan Strategy Statement.

Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy. No further consultations have therefore been issued.

Strategic Policies

The Plan Strategy sets out strategic policies including Policies SP2 – Sustainable development, SP3 – Improving health and wellbeing, SP4 – Community cohesion and good relations, Policy SP5 – Positive placemaking, SP6 – Environmental resilience, SP7 – Connectivity.

The applicant has not specifically addressed the above policies in their Plan Strategy Statement but considers that the development is acceptable in relation to the Plan Strategy.

Officers remain concerned about the appropriateness of the scheme in terms of place making (Policy SP5). However, this issue was considered by the Committee previously and found to be acceptable in the planning balance when considering the significant unmet need for social housing in this part of the city.

Affordable Housing

Policy HOU5 of the Plan Strategy states that planning permission will be granted for residential development on sites greater than 0.1 hectares and/or containing 5 or more dwelling units where a minimum of 20% of units are provided as affordable housing.

The proposal is an affordable housing-led scheme. The applicant states that discussions are ongoing with Housing Associations in relation to the delivery of the development and a minimum of 80% of the proposed units will be allocated for social housing with the remainder intermediate or market housing. Tenures of the remaining 20% will be finalised and agreed with NIHE and the Housing Association that develops and manages the social housing element of the scheme.

Policy HOU5 and its associated Supplementary Planning Guidance promote mixed tenure housing developments and seek to avoid mono-tenure affordable housing schemes. Whilst 80% social housing is high, particularly for a housing proposal of this scale, an element of non-social housing would remain. Moreover, in its original decision, the Committee placed significant weight on the proposal helping to meet social housing need in the area in the planning balance. Having

regard to Policy HOU5, it will be important that all tenures are integrated, including pepper potting throughout the scheme, and that the housing is tenure blind. This can be secured through the planning agreement. The proposal is considered acceptable in the context of Policy HOU5.

Housing Mix

Policy HOU6 of the Plan Strategy states that planning permission will be granted for new residential developments on sites greater than 0.1ha and/or containing 5 or more dwelling units where the proposed development provides a suitable mix of house types and sizes to promote choice and assist in meeting community needs and that provision should particularly be made for smaller homes across all tenures to meet future household requirements.

The applicant states that the development proposes 139 units with a mix of houses, bungalows and apartments. The breakdown of housing mix includes 87 apartments (80 2bed and 7 1bed), 46 2 storey dwellings (12 3bed and 34 2bed), 4 2.5 storey dwellings (4 bed) and 2 bungalows (2 bed). The applicant further states that the final mix of housing tenures is to be finalised but at least 80% will be allocated for social housing.

It is considered that the proposal provides a suitable mix of house types. The majority of units are smaller home i.e. 1 and 2 bed (7 1bed and 116 2bed) which will serve to meet future household requirements. Moreover, NIHE has expressed support for the scheme (and housing mix). The proposal is considered acceptable in the context of Policy HOU6.

Adaptable and accessible housing

Policy HOU7 of the Plan Strategy states that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life, maximising the ability for occupants to remain in their homes and live independent lives for as long as possible.

The applicant states that all proposed houses and apartments are designed in a flexible way to ensure that accommodation is adaptable throughout all stages of life, maximising the ability for occupants to remain in their homes and live independent lives for as long as possible. Each of the units have been designed to meet 'Lifetime Homes' (LTH) standards. The construction of all units to Lifetime Home standards and Housing Association Guide (HAG) standards for social housing will ensure that all units will meet the adaptable home requirements of criteria a. to f. of Policy HOU7.

However, Policy HOU 7 also states that for residential developments of 10 units or more, planning permission will be granted where at least 10% of the units are wheelchair accessible and designed in accordance with criteria g. to o. The applicant states that only four of the proposed 139 units would meet these requirements. These are house types E and F which are full wheelchair bungalows and Wheelchair/Complex Needs Housing designed to Housing Association Wheelchair Housing Guidelines – bespoke for specific needs and in excess of Policy HOU7 requirements. Nevertheless, these comprise only 3% of the overall total units and less than the 10% requirement set out in Policy HOU7. The applicant states that the application was submitted in June 2022 when the policy was not given weight in determination of planning applications and considers that it would be procedurally unfair to now apply this new policy requirement.

The level of wheelchair accessible dwellings falls well below the required 10% and fails to satisfy the policy requirements. However, regard is had to the fact that some of the units proposed exceed the minimum space standards for non-wheelchair housing and that the full Lifetime Homes standards meet some of the wheelchair adaptable standards. Furthermore, four full wheelchair housing units are proposed. Regard is also had to the Committee's previous consideration of the

application in April 2023. Taking these factors into consideration, the conflict with Policy HOU7 is considered acceptable in the planning balance.

Masterplanning for Major development

Policy DES2 of the Plan Strategy states that planning permission will be granted for Major development where it accords with a range of masterplanning principles.

The applicant has considered the masterplanning principles and states that the application site is currently an “eyesore” in an area characterised by mixed use development and the proposal can support urban repair in this part of West Belfast and considers the proposal meets criterion ‘b’ of DES 2. The applicant indicates that whilst the proposal is not designed to BREEAM ‘excellent’ standards, the residential units will meet and exceed energy efficiency standards required for housing and considers the proposal meets criterion ‘c’ of DES2. The applicant considers that the density of the development meets Policy HOU4 and criteria ‘d’ of DES2. The housing density equates to 47 units per hectare which complies with the density band for ‘Outer Belfast’ as set out in Policy HOU 4. With regards to criterion ‘e’, the applicant considers that the development is centred around an area of public open space and high quality hard and soft landscaping is proposed throughout the site and extends along Blackstaff Road which will be of significant value to the prospective residents and will improve the appearance of the area and therefore complies. The applicant advises that the landscape Management and Maintenance Plan submitted with the application will be implemented by the Housing Association that develops and manages the site and as such the proposal meets criterion ‘f’. In relation to criterion ‘j’ the applicant considers that there are a limited number of trees on the existing site and that significant number of trees are proposed to mitigate for the loss of trees and will enhance the character and appearance of the area. In relation to criterion ‘i’, officers advise that appropriate public art can be secured by means of a planning condition.

Whilst officers remain concerned about the proposal in terms of masterplanning and place making, these principles were considered by the Committee previously and found to be acceptable in the planning balance when considering the significant unmet for social housing in this part of the city.

Residential Design

Policy DES 1 of the Plan Strategy 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 where it accords with a range of criteria. Officers remain concerned that the proposal does not respond positively to its local context and character (being on an industrial estate).

Policy DES 2 of the Plan Strategy states that planning permission will be granted for major development where it accords with a series of masterplanning principles.

Policy RD 1 of the Plan Strategy states that 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 meets defined criteria. For the reasons set out in the previous Committee report, officers consider that the proposal is contrary to criterion a. as it would result in conflict with adjacent land uses.

Whilst officers remain concerned about some aspects of the proposal, they are mindful that the Committee previously found the principle of residential development and the design and layout of the scheme to be acceptable in the planning balance.

Promoting healthy communities

Policy HC1 of the Plan Strategy states that the council will seek to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. The council requires the submission of a Health Impact Assessment (HIA) as part of major residential, commercial and industrial developments or other proposals with potential to have a significant adverse effect on public health and wellbeing.

The applicant states that the planning application has been subject to assessment by a range of statutory consultees including DFI Roads, DAERA Land Resource Management and Environmental Health when public health objections were raised and the proposal was supported by NIHE. The applicant states that Policy HC1 requires the submission of a Health Impact Assessment (HIA) where proposals are considered to have significant adverse effect on public health or wellbeing and do not consider that to be the case. However, the applicant has considered the potential benefits of the development on health and wellbeing including active travel (considered below), access to local services, reducing the use of the private car, the provision of public open space, leisure and recreational facilities, high quality design of the dwellings and site layout and promotion of balanced communities and sustainable neighbourhoods.

Whilst officers have concerns that the proposal is in conflict with some aspects of Policy HC1, including the wellbeing of prospective residents living next to, and in some cases having an outlook onto, an industrial estate, they are mindful of the previous view of the Committee which accepted the principle of housing in this location in the planning balance.

Climate Change

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. All new development proposals (including changes of use) will maximise opportunities to incorporate sustainable design features where feasible (such as grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain, energy efficiency). Development proposals should, where appropriate, demonstrate the highest feasible and viable sustainability standards in the design, construction and operation.

Policy ENV3 of the Plan Strategy states that planning permission will be granted for development that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development. In order to minimise the impact of extreme weather conditions, new developments should also embed resilience to current and future climates.

The applicant states that all dwellings will be designed to exceed the new building control requirements and will be highly efficient and that PV panels will likely be installed to the apartments with potential for inclusion on the dwellings which would be possible under permitted development rights in the future.

The applicant further states that all proposed drainage will be designed to not cause any future flood risk and considers the location of the site, the levels and design will help protect against extreme weather/wind conditions and indicates that a number of different areas of landscaping are provided to enhance the natural environment and biodiversity, especially considering the existing site conditions. Furthermore, the applicant states that glazing and ventilation systems will be designed to ensure all dwellings do not overheat and therefore no air conditioning systems should be required. All dwellings have been designed with large windows to maximise natural light and

solar gain to habitable rooms and buildings will be designed with high thermal mass to absorb the heat produced by the building and release it over a period of time.

The applicant considers that the proposed development is compliant with Policy ENV2 Mitigating Environmental Change and Policy ENV3 – Adapting to Environmental Change.

Social housing schemes normally exceed usual standards for energy efficiency and climate change mitigation. It is considered that appropriate details can be secured by condition.

Sustainable Urban Drainage Systems (SuDS)

Policy ENV5 of the Plan Strategy states that all built development should include, where appropriate, SuDS measures to manage surface water effectively on site, to reduce surface water runoff and to ensure flooding is not increased elsewhere.

The applicant states that no SuDS are proposed as they are considered inappropriate for a social housing development in this location and highlights that the site benefits from 38% green space whereas the current site is almost completely hard surfaced. The applicant considers that the proposed development is compliant with Policy ENV 5 – Sustainable Drainage Systems (SuDS). Officers advise that suitable SuDS provision can be secured by condition.

Green and blue infrastructure and active travel

Policy GB1 of the Plan Strategy states that planning permission will be granted for proposals that protect, augment, complement and/or improve the network and connectivity of green and blue infrastructure across the district. New development should incorporate green infrastructure features as part of the design, including green roofs and walls, SuDS, tree and hedgerow planting and creating accessible links with neighbouring open space, in addition to providing open space on the site, where appropriate. The LDP seeks to secure improvements and expansion of the green and blue infrastructure network, including those identified in the LDP and/or the council's GBIP and associated strategies /action plans, as a result of new development. This may include the carrying out of agreed works by the developer or a financial contribution from the developer in lieu, having regard to the scale, nature and location of the proposed development and to the terms of supplementary guidance on these matters as published by the council.

Officers have previously expressed concerns about connectivity, however, the Committee previously found the proposal to be acceptable in the planning balance.

Demolition

Policy ENV2 of the Plan Strategy states that 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.

The applicant states that most of the site has been cleared with only a small portion of the original buildings remaining in situ but opportunities to recycle material from the remaining buildings for use as hardcore or fill will be explored during the construction phase. There are no plans to integrate grey water recycling or green roofs, however, such innovations will be explored during the detailed design stage. The applicant further states that the demolition of buildings at the site is permitted development under the Planning (general Permitted Development) Order (Northern

Ireland) 2015 and planning permission is not required to demolish them and the buildings were previously used for a range of business and light industrial uses and it would have been inappropriate for conversion to residential use. The applicant considered that the proposals comply with Policy ENV2 in relation to demolition.

It is accepted that most of the site has been cleared. An appropriate scheme for recycling of remaining materials on site can be secured by means of condition (this would need to ensure that any recycled materials are fit for human health).

Economy

Policy EC4 of the Plan Strategy states that zoned employment areas will be retained in employment use and will be the focus of economic regeneration and development opportunities and only in exceptional circumstances will the loss of zoned employment land be considered acceptable subject to meeting a range of specified criteria. Policy EC4 is applicable as the site is zoned in dBMAP (v 2004) as a Major Area of existing Employment/Industry.

The applicant has not specifically addressed the above policy in their Plan Strategy Statement.

However, consideration of the loss of zoned employment land is set out in the original Committee report (appended) which advised that the proposal did not comply with the broadly similar policy set out in Planning Policy Statement 4 – Economic Development (PPS4). The proposal does not comply with policy EC4. However, as per the initial assessment it is considered that greater weight should be attached to the more recent zoning as a designated District Centre given the advanced stage that dBMAP (v2014) had reached, as well as the planning permission for extension of the Westwood Centre, which remains extant (Z/2011/1494/F). This aspect of the scheme is considered to remain acceptable.

Policy RET 1 sets out a network and hierarchy of retail centres which includes District Centre. The site is designated in the dBMAP (v2014) as part of the Westwood District Centre, although housing is not specifically prohibited by Policy RET 1.

Other considerations

Other aspects of the proposal are considered to remain acceptable, having regard to the policies in the Plan Strategy.

Regard is also had to the previous decision of the Planning Committee which was to grant planning permission subject to completion of a Section 76 planning agreement.

Update on Section 76 planning agreement

It was agreed at the April Committee meeting that a Section 76 would be required to secure the following planning obligations:-

- Provision of affordable housing at least 80% (112 units) of which is for social housing;
- Green Travel Measures in the form of implementation of a Travel Plan, a travel card for each unit a period of 3 years and 50% subsidised membership of a car club for each unit for 3 years along with the implementation of a Travel Plan including a Travel Co-ordinator;
- Employability and Skills interventions during the construction phase;
- Long term management and maintenance of communal and public open space; and
- Agreement with ASDA to fit an in-line duct attenuator to its gable wall to reduce the noise impact on the nearest proposed rear gardens.

A draft of the planning agreement has been forwarded to the applicant's solicitor for review and comments are awaited.

Officers advise that the level of subsidy for the car club should be increased from 50% to 100% in line with current practice. Furthermore, in the interests of a mixed and balanced community, no more than 80% of the housing units should be delivered as social housing (this can include provision for moderate flexibility). Further obligations in the planning agreement should be to ensure that the affordable housing is pepper potted throughout the scheme and that the dwellings are tenure blind in terms of materials and external appearance.

Representation from ASDA

Since the April Planning Committee, a representation has been received on behalf of Asda. The representation raises concerns as set out below.

- Appears that noise from Asda's service yard operations and fixed plant is largely based on library noises data and theoretical modelling. Concerns that actual on-site activity levels may vary from predicted levels
- Mitigation can only be successful if the ventilation is sufficient to exclude the need for open windows for cooling in hot weather and the sound insulation of the proposed windows/facade/ventilation is sufficient to avoid any adverse impact inside the dwellings, taking all the acoustic features into account and the permitted 24hr use of the Asda service yard.
- Use of BS8233:2014 internal noise criteria over 8hr and 16hr night reference time periods would not be appropriate as the guidance is only applicable to anonymous noise, such as road traffic noise, and would not offer suitable protection against intrusive activity noise with specific noise characteristics.
- Considers that detailed planning conditions are necessary covering the façade sound insulation, alternative ventilation requirements, overheating risk and suitable internal criteria that would fully protect residents from adverse impact from Asda noise sources.
- Asda will not accept future abatement action for existing noise activity or plant noise, as a result of future noise complaints from proposed residential properties.
- The responsibility for avoiding future adverse noise impact from existing adjacent commercial activity lies with the Local Planning Authority and developer.

The applicant has been asked to address the issues and further information has been sought from Environmental Health. Delegated authority is requested to deal with this issue in consultation with Environmental Health.

NI Water Response

An updated response has been received from NI Water which sets out an update on the Waste Water Impact Assessment (WWIA). The response advises that the issues limiting development at the proposed development site are as follows:

- Upper Falls Boucher CSO – failing 3DWF; inadequate Watercourse Dilution; Not passing Formula A; Not screened – this is deemed high polluting
- Sewer capacity issues downstream of proposed development
- Belfast WwTW – no available capacity until completion of upgrade in Autumn 2023 (subject to funding)

NI Water has carried out a high-level assessment of the proposal and advises that they would consent to a foul discharge connection at a rate of 0.22 l/s to the existing connection manhole which would allow up to 23 residential units to connect to the NI Water sewer for foul discharge only. For the remaining 116 residential units, NI Water is investigating a possible solution to permit a foul connection and advise that the nature of the downstream network issues mean that storm

water offsetting is not suitable solution for this site. However, by diverting flow to create capacity for the proposed development along with some measure of storm water off-setting, it may be possible. A modelling investigation is required to better understand the impact and more time is needed to assess what potential solutions there may be for this site.

NI Water advises that a further update will be provided once the modelling investigation is completed. NI Water advises that planning permission cannot be conditioned until Stage 2 of the wastewater impact has been completed and signed off by NI Water with all necessary third-party sign offs in place.

Notwithstanding, NI Water's updated position, for the reasons set out in the original case officer report, a condition is recommended which will ensure that no development takes place until the method of sewage disposal has been submitted and agreed in writing with the Council (see condition 7 below).

Updated Layout

To recap, DFI Road's response of 17 April 2023 states that '*Dfi Roads considers this application as submitted in its present form to be unacceptable.*

1. *The visibility splays at houses No.112 & No.113 do not comply with DCAN15. They are unacceptable as they run through neighbouring driveways and gardens.'*

Discussions have been taking place between the applicant, officers and Dfi Roads on how best to resolve this issue. An updated layout has been submitted to the Council and is under consideration by DFI Roads. Delegated authority is requested to resolve this issue should the Committee continue to resolve to grant planning permission.

Conclusion and Recommendation

Officers are mindful that the Committee previously set aside officer's in principle concerns about the appropriateness of the development in the planning balance, having regard to the significant contribution that the proposal would make to the unmet need for social housing in the area.

The proposal is contrary to some of the policies in the Plan Strategy as set out above. However, it would not be unreasonable for the Committee to continue to resolve to approve the application in the planning balance should the Committee continue to give significant weight to the significant unmet need for affordable housing in the area. Should this be the case, delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and the Section 76 planning application and to liaise with Environmental Health and DFI Roads on the outstanding matters.

DRAFT CONDITIONS

Draft Conditions

Following the Planning Committee's decision to approve the above application at the April 2023 Committee, the following draft conditions are proposed.

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

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

2. No external finishes shall applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.

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

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

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

3. Notwithstanding the submitted landscaping details as set out in Drawing No. 87B – Landscaping Plan, a final landscape plan shall be submitted to and agreed in writing by the Council prior to occupation. The final landscape plan shall include additional tree planting in the rear gardens. The landscaping shall be carried out in accordance with the approved details.

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

4. 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.

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

5. The residential unit/s 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.

Reason: In the interests of amenity.

6. Notwithstanding the submitted landscaping details as set out in Drawing No. 87B – Landscaping Plan, details of equipped children's play area shall be submitted to and agreed in writing by the Council prior to occupation. The details shall include drawings and detailed specifications of all equipment proposed. The equipped children's play equipment shall be installed prior to occupation and shall be permanently retained and maintained in accordance with the approved details.

Reason: In the interests of amenity.

7. No development shall take place on-site until the method of sewage disposal has been submitted and agreed in writing with the Council or evidence of a Consent to discharge granted under the terms of the Water (NI) Order 1999 has been submitted to and agreed in writing to the Council.

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

8. Prior to the construction of the drainage network, a Drainage Assessment, shall be submitted to and agreed in writing by the Council. The Drainage Assessment shall

demonstrate compliance with the Planning and Flood Risk Supplementary Planning Guidance of the Belfast Local Development Plan Strategy 2035 and the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100 year event. The development shall be carried out in accordance with agreed details.

Reason: In order to safeguard against surface water flood risk.

9. 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 & Development Control: Planning for Air Quality (January 2017)*, this Service would request that an updated Air Quality Impact Assessment be submitted to and approved in writing by the Council 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 combustion systems and must demonstrate that there will be no exceedances of the Air Quality Strategy objectives at relevant human receptor locations, associated with operation of the proposed combustion plant and with the overall development. The development shall be carried out in accordance with the approved details.

Reason: To ensure that ambient air pollution related to the site is appropriately dealt with, in the interests of human health.

10. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) until a Quantitative Risk Assessment which considers the triangular area in the west of the site has been submitted to and approved in writing by the Council. The Quantitative Risk Assessment shall consider the RSK (Ireland) Ltd letter dated 21st March 2023 (RSK Ref: 603089 L03, EH Ref: ST/STM/661864, Planning Ref: LA04/2022/1280/F). The Quantitative Risk Assessment shall follow current Environment Agency and CIRIA guidance and British Standards and include:

A detailed site investigation in line with BS 10175:2011+A2:2017. Any ground gas investigations shall be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019. A satisfactory assessment of the risks (including an updated Conceptual Site Model), conducted in line with current Environment Agency guidance. Risks associated with ground gases shall be assessed under the methodology outlined in BS 8485:2015+A1:2019.

This Quantitative Risk Assessment shall determine if any human health contaminant linkages exist in this part of the site.

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

11. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless a Detailed Remediation Strategy has been submitted to and approved in writing by the Council. The Remediation Strategy shall consider the RSK Ireland report entitled 'Johncorp (No.2) Ltd, Remedial Strategy, Blackstaff Road, Belfast, 603089-R3 (00), November 2022' and the subsequent RSK Ireland Ltd letters dated 15th February 2023, 28th February 2023, 21st March 2023 and 24th March 2023. The Remediation Strategy shall follow current Environment Agency and CIRIA guidance and British Standards and must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. In particular, this Detailed Remediation Strategy must incorporate detail on:

Should the Quantitative Risk Assessment required for the triangular area in the west of the site demonstrate that human health contaminant linkages exist on this part of the site, then the Detailed Remediation Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. How any existing materials on site are to be moved and reused across the site taking consideration of any changes in site levels; this information is to be presented in the form of a Materials Management Plan. This Materials Management Plan should present an auditable system of how the excavation, movement, placement and re-use of materials on the site will be managed to ensure no risk to human health exists on the developed site. The final detail on the vapour protection measures to be incorporated within the necessary properties.

The final detail on the clean capping layer to be emplaced in all landscaped areas of the site, as shown in the updated version of Figure 5 submitted as an attachment to the RSK (Ireland) Ltd letter dated 24th March 2023.

How all the proposed remedial works are to be verified.

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

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

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

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

13. If during the carrying out of the development, new contamination or risks 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.

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: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health and protection of environmental receptors to ensure the site is suitable for end use.

14. Prior to construction of each phase or block of the hereby permitted development, the applicant shall submit to the Council, for review and approval in writing, confirmation of the proposed construction of walls and roofs demonstrating how the necessary sound reduction performance will be achieved as recommended in figure 8 of the RSK Noise Assessment Further Information dated 24th March 2023, report reference 602827(4).

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

Reason: Protection against adverse noise impact.

15. The walls and roof construction across all residential units at the hereby approved development shall be constructed as approved to achieve sound reduction values across 1/3 octave bands and in terms of overall A-weighted reduction (dBRw) as recommended in figure 8 of the RSK Noise Assessment Further Information dated 24th March 2023, report reference 602827(4) to ensure suitable internal noise levels in habitable rooms will be achieved.

Reason: Protection against adverse noise impact.

16. Prior to installation of window units within each phase or each block of the hereby permitted development, the applicant shall submit to the Council, for review and approval in writing, the final window schedule detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades and floors of the hereby permitted development. The window specification for habitable rooms shall be in accordance with the specification presented in items 10 and 13 in the RSK Further Noise Impact Assessment Information dated the 24th March 2023, report reference 602827(4).

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

Reason: Protection against adverse noise impact.

17. Prior to installation of any alternative means of ventilation to be incorporated within each phase or block of the hereby permitted development, the applicant shall submit to the Council, for review and approval in writing, confirmation of the specification of the alternative means of ventilation to serve habitable rooms. The sound reduction specification for the alternative means of ventilation shall be in accordance with the specification presented within item 10 and 13 of the RSK Further Noise Assessment information letter dated 24th March 2023, report reference 602827(4).

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

Reason: Protection against adverse noise impact.

18. Prior to occupation of each phase or block of the hereby permitted development, the window schedule and approved alternative means of ventilation shall be installed, as approved, to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided. The approved windows and alternative means of ventilation shall be retained thereafter.

Reason: Protection against adverse noise impact.

19. Prior to occupation of each phase or block hereby permitted, a report verifying that all construction elements including walls, roofs, the window schedule and alternative means of ventilation as approved have been installed shall be submitted to the Council for review and approval in writing. The report shall comprise the following lines of evidence:

- a written declaration from the suppliers and installers of the glazing and alternative means of ventilation confirming that the scheme of windows and alternative means of ventilation have been installed as approved.
- a review of the declarations and specifications by a competent acoustic consultant and a summary report verifying that all facades and habitable rooms have been successfully installed with the recommended glazing and alternative means of ventilation specifications.
- Compliance noise measurements recorded during the daytime (living rooms) and night time (bedrooms) at plot numbers and for measurement durations to be specified and agreed in advance with the Environmental Health Service of Belfast City Council prior to submission of the verification report.

Reason: Protection against adverse noise impact.

20. Prior to occupation of apartment Block A, hereby permitted, an acoustic fence shall be constructed to a minimum height of 2.5m, be of a density of at least 12kg/m² between the external amenity area and the Asda service delivery yard shown as boundary type C and boundary type G on RPP Architects drawing titled: '*Proposed Site Plan – Boundary Treatments*', drawing no. 2579-ZZ-DR-16-0004, planning reference number 05A, published on the planning portal on the 1st March 2023.

Reason: Protection against adverse noise impact.

21. Prior to construction of hereby permitted apartment blocks A to D, the applicant shall submit to the Council, for review and approval in writing, confirmation of the design of the boundary treatments/screening to the roof terraces. The information shall be accompanied by a statement from the acoustic consultant demonstrating how the design of the proposed boundary treatment/screening will reduce external noise levels in these amenity areas.

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

Reason: Protection against adverse noise impact.

22. Prior to occupation of each of the hereby permitted apartment blocks, screening/boundary treatment shall be installed as approved.

Reason: Protection against adverse noise impact.

23. All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the quality of surrounding soils and groundwater verified. Should contamination be identified during this process, Condition 13 will apply.

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

24. 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 submitted in writing and agreed with the Planning Authority. The methodology is available at:

- a. <http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>.
- b. <http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>.

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

25. Prior to commencement a Public Art Strategy shall be submitted to and agreed in writing by the Council. The Public Art Strategy shall set out details of the proposed artwork within the site. The development shall not be carried out unless in accordance with the agreed details.

Reason: In the interests of visual amenity.

26. Prior to commencement an Environmental Mitigation Plan shall be submitted to and agreed in writing by the Council. The Environmental Mitigation Plan shall set out details of how the existing materials on site are to be recycled/re-used within the site and achieved in a manner which would protect human health. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the development incorporates appropriate measures to adapt to mitigate environmental change.

27. Prior to commencement of development, a Climate Change Plan shall be submitted to and agreed in writing by the Council. The Climate Change Plan shall include details of how the development will provide environment mitigation and resilience measures, including SuDS. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the development incorporates environmental mitigation and resilience, having regard Policies ENV2, ENV3 and ENV5 of the Belfast Local Development Plan: Plan Strategy 2035.

DFI Roads – Conditions to follow

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 April 2023	
Application ID: LA04/2022/1280/F	Target Date:
Proposal: Proposed social housing led, mixed tenure residential development comprising of 52 no. dwellinghouses and 87 no. apartments with public open space, children's play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Blackstaff Road (139 no. units in total).	Location: Former Kennedy Enterprise Centre (north of Westwood Shopping Centre), Blackstaff Road, Belfast BT11 9DT.
Referral Route: Major development	
Recommendation:	Refusal
Applicant Name and Address: Johncorp (No.2) Ltd C/O Rushmere House Cadogan Park Belfast BT9	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: This application seeks full planning permission for a proposed social housing led, mixed tenure residential development comprising of 52 no. dwellinghouses and 87 no. apartments with public open space, children's play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Blackstaff Road (139 no. units in total). Further information is awaited from the applicant on the nature of the proposed tenure mix. The site comprises land last used for industrial purposes. The site benefits from an extant permission for retail use (extension to the Westwood Centre). The site is currently vacant and the majority of former industrial/employment buildings have been demolished. The key issues to be considered in the assessment of this application are: <ul style="list-style-type: none"> The principle of the proposed residential use at this location Loss of employment land last used as industrial Loss of retail land within the designated Westwood District Centre Compatibility of housing with adjacent uses Design and layout Housing need Access, parking and traffic management Other environmental considerations – Drainage, Contamination, Noise, Impact on Designated Sites/Natural Heritage Assets The application site is located in an industrial/employment and commercial area. The site is adjacent to the Westwood Shopping Centre and close to the Kennedy Centre. Surrounding lands	

in the immediate context are all in non-residential uses. Officers consider that the introduction of a residential development in this area would not be compatible with the surrounding existing land uses some of which operate 24/7. Furthermore, many of the existing businesses in the area operate unrestricted hours/noise levels and in addition would benefit from permitted development rights to expand or changes within their current Use Class. The development has the potential to adversely impact on existing businesses should it be approved.

In draft Belfast Metropolitan Area Plan (dBMAP) (v2004), the site is zoned as a Major Area of existing Employment/Industry (Ref: BT 011/30). In dBMAP (v2014), the site is designated as part of the Westwood District Centre (Ref: BT 010/5) following the granting of an extension to the Westwood Centre in the interim period between the publication of the Draft Plans. Within the Belfast Urban Area Plan 2001 (BUAP), the site is not zoned and is white-land within the settlement development limit. Whilst the zoning of the site has changed between the draft plans, a residential use on the site would not comply with either version of dBMAP.

NI Water has objected to the application on grounds that sufficient waste-water treatment capacity is not available at present for the proposed development and foul sewage network capacity issues. NIEA has raised concerns regarding foul sewage arrangements. These issues are dealt with in detail in the main report.

NIHE confirms that there is a need for affordable housing in the area. This is a material consideration. However, Officers advise that this housing need is not sufficient to override the serious concerns about the appropriateness of the site for any form of housing.

The Senior Urban Design Officer raises concerns regarding the suitability of the proposed residential use at this location, design concerns including the outlook from proposed units, pedestrian routes through the site, linear parking areas, boundary treatments and articulation of apartments/houses.

One representation has been received from an adjoining business, raising concerns regarding safety risk, traffic impact and impact on/of adjoining existing businesses.

The matters raised in the representations are considered in the main report.

Recommendation

Having regard to the development plan, relevant policy context and other material considerations, including the representation received, the proposed development is considered unacceptable. It is recommended that full planning permission is refused for the reasons set out in the report.

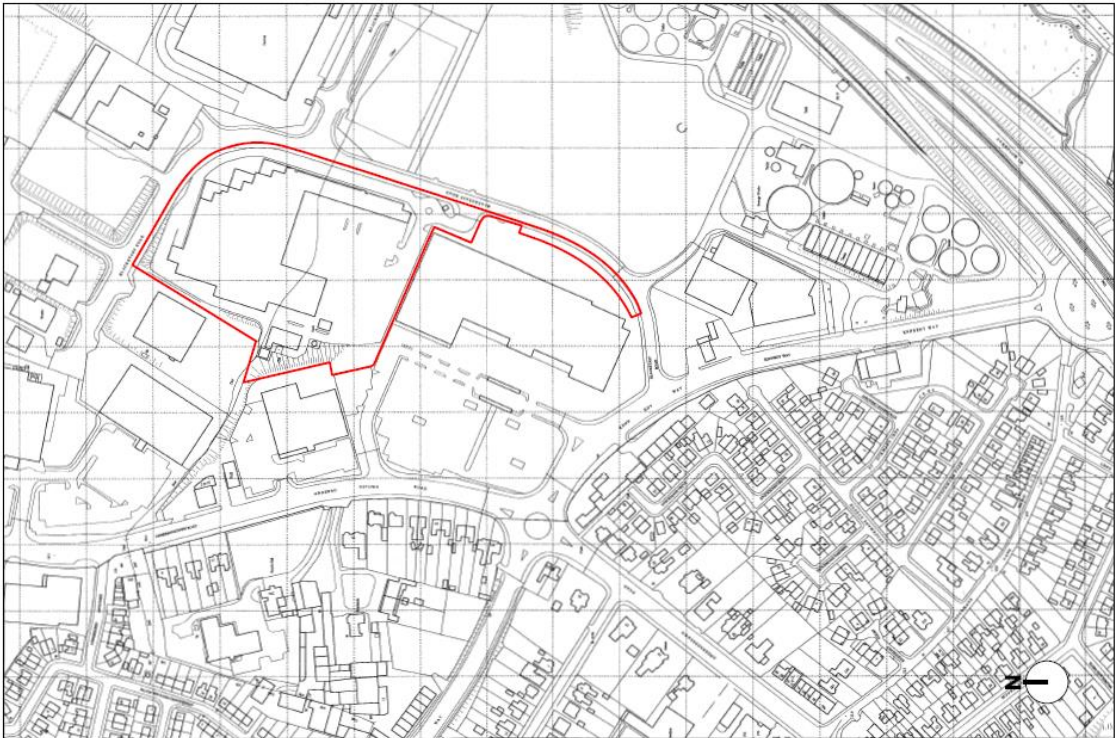
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of reasons for refusal and to deal with any other matters which may arise.

Officer Report

1.0

Drawings

Site Location Plan



Proposed Site Layout (Drawing No. 4B)



Selection of Proposed Elevations - House Types



Proposed Elevations – Apartments
Block A – Blackstaff Road Elevation



Block B – Blackstaff Road Elevation



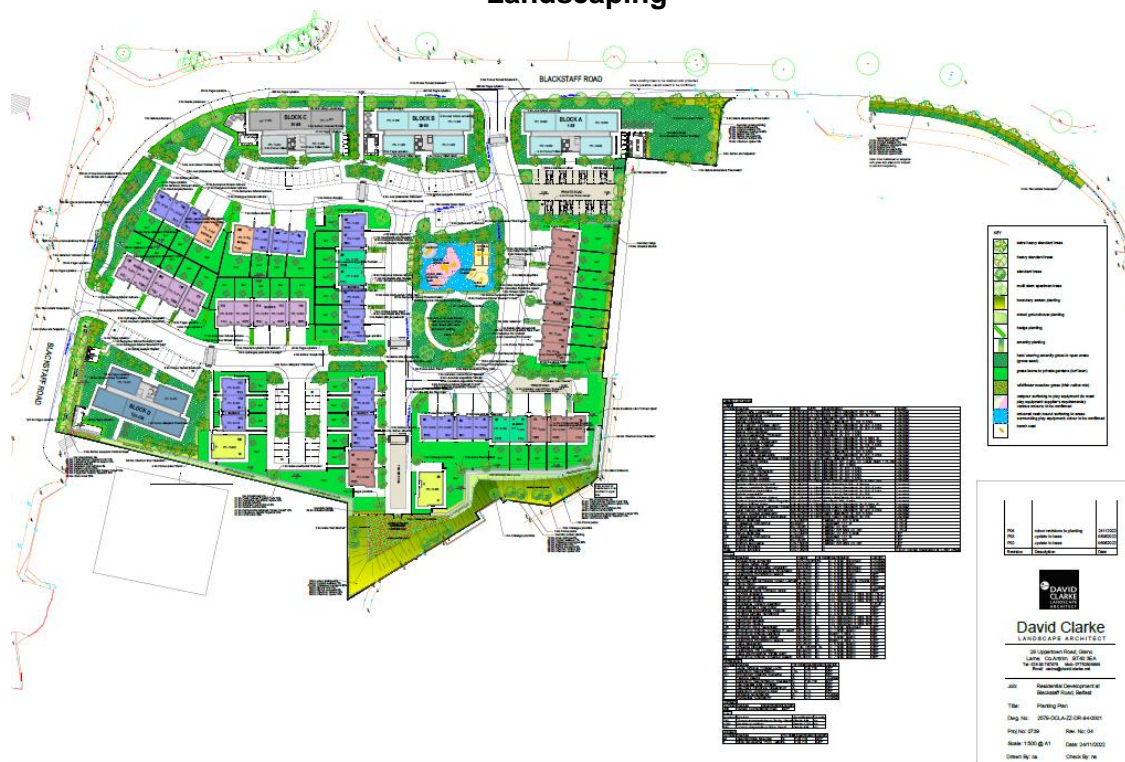
Block C – Blackstaff Road Elevation



Block D – Blackstaff Road Elevation



Landscaping



Proposed CGIs







2.0	Characteristics of the Site and Area
2.1	<p>The site comprises a former industrial complex and is located in an existing commercial and industrial/employment area. The majority of the buildings on the site have been demolished or are in a state of poor disrepair. The Westwood Centre and associated car parking abuts the site to the immediate south. Lidl supermarket is located to the immediate west. There are significant level changes between ground levels/finished floor levels of the site and the abutting lands/ buildings to the south and west. The Kennedy Centre is situated to the north/north west. Existing industrial/employment premises are located to the north and east. Belfast City Council Civic Amenity Site is located opposite the site on the eastern side of the Blackstaff Road.</p>
3.0	Description of Proposal
3.1	<p>The application proposes a social housing led, mixed tenure residential development comprising of 52 no. dwellinghouses and 87 no. apartments with public open space, children's play park, landscaping, car parking, associated site works and infrastructure and access arrangements from Blackstaff Road (139 no. units in total). However, the application does not confirm what the tenure mix would be and this information is awaited. The Design and Access Statement indicates that the scheme will comprise of social and private houses and apartments but no further breakdown has been provided.</p>

3.2	The application follows a Pre-Application Discussion (PAD) with officers.
4.0 4.1	<p>Planning Assessment of Policy and Other Material Considerations</p> <p>Policy Context</p> <p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 3 (PPS 3) – Access, Parking and Movement • Planning Policy Statement 4 (PPS 4) – Planning and Economic Development • Planning Policy Statement 7 (PPS 7) – Quality Residential Environments • Planning Policy Statement 3 (PPS 8) – Open Space, Sport and Outdoor Recreation • Planning Policy Statement 12 (PPS 12) – Housing in Settlements • Planning Policy Statement 13 (PPS 13) – Transportation and Landuse • Planning Policy Statement 15 (PPS 15) – Flood Risk <p>Local Planning Policy Context</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014) • Belfast Local Development Plan Draft Plan Strategy 2035 <p>Other Material Considerations</p> <ul style="list-style-type: none"> • Developer Contribution Framework • Creating Places • Belfast Agenda <p>4.2 Relevant Planning History</p> <p>On the site:-</p> <p>LA04/2020/0975/PAN - Proposed residential development with associated car parking and access, Lands to south and west of Blackstaff Road (north of Westwood Shopping Centre, Belfast. PAN acceptable 16.06.20.</p> <p>LA04/2020/0700/PAD - Proposed mixed tenure social and affordable residential development, Lands to the south and west of Blackstaff Road (north of Westwood Shopping Centre), Belfast.</p> <p>LA04/2018/0968/F - Application under Section 54 of the Planning Act (Northern Ireland) 2011 in respect to planning permission LA04/2017/1399/F for the variation of conditions 2, 3 and 4 to allow for the reallocation of approved convenience and comparison floorspace between Unit 11 and Unit H, Westwood Shopping Centre, Kennedy Way, Belfast, BT11 9BQ. Permission granted 07.08.2018</p> <p>Z/2011/1494/F - Proposed extension and alterations to existing Westwood Centre to provide new car parking, new retail and ancillary storage incorporating a 35,000 ft sq food store, Westwood Shopping Centre, Kennedy Way, Belfast, BT11 9BQ. Permission granted 29.11.2012</p>

	<p>Z/2004/2742/F - Proposed extension to existing Westwood Shopping Centre to provide new retail and storage units incorporating a 35,000 sq.ft foodstore along with additional carparking, Westwood Shopping Centre, Kennedy Way, Belfast. BT11 9BQ. Permission granted 03.12.2008.</p> <p>Adjacent to the site:-</p> <p>LA04/2022/1280/F - Partial redevelopment of former Kennedy Way Waste Water Treatment Works to include the development of new Mechanical & Electrical (M&E) workshops, storage, changing facilities and ancillary offices (development to include three new buildings 1) the main hub building; 2) a store to hold an alternative bottled water supply; and 3) a generator store), access improvements, parking, service yards, storage areas, contractors compound, boundary fencing, cesspool, solar PV panels and landscaping, Former NI Water Ltd Sewage Treatment Works Blackstaff Road Belfast BT11 9DT. Decision pending. This application is due to be considered at the April 2023 Planning Committee.</p>
4.3	Consultations
4.3.1	<p>Statutory Consultations</p> <p>Responses from statutory consultees are summarised below. Further detail concerning their feedback is provided in the main assessment section of the report, where appropriate.</p> <p>DFI Roads – Objection but further information received and being considered.</p> <p>DFI Rivers Agency – No objection subject to a condition.</p> <p>NI Water – Objection</p> <p>DAERA NIEA – <i>Water Management Unit</i> - potential to adversely affect the surface water environment, <i>Regulation Unit</i> – No objections subject to conditions, <i>Natural Environment Division</i> – No objection</p>
4.3.2	<p>Non-Statutory Consultations</p> <p>Responses from non-statutory consultees are summarised below. Further detail concerning their feedback is provided in the main assessment section of the report, where appropriate.</p> <p>BCC Environmental Health – Whilst not providing an objection, they raise concerns regarding noise impacts associated with existing adjacent commercial and industrial/employment uses and potential future conflicts that may evolve under permitted development rights.</p> <p>BCC Economic Development Unit - Employability and skills related Developer Contributions Section 76 clauses should be applied during the construction phase of the development.</p> <p>BCC Urban Design Officer – Whilst not providing an objection, raises concerns regarding the suitability of residential development at this location and design concerns including outlook from proposed units, pedestrian routes through the site, linear parking areas, boundary treatments, articulation of apartments/houses.</p> <p>BCC Waste Management Team – No objections.</p> <p>NIHE – Should the Council be minded to approve a residential development on the site and it is satisfied that a high quality attractive environment for households to live and work can be achieved, the Housing Executive would seek to impose the affordable</p>

	<p>housing in the emerging Draft Plan Strategy and ensure at least 20% of any housing proposals were affordable.</p> <p>Crown Estates – No objection.</p> <p>SES – Project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.</p> <p>NIE – No objection.</p> <p>BCC Plans and Policy Team – No objection – advises that prevailing regional policy applies including SPPS and PPS 4. Consideration should be given to the implications of introducing a residential use to this location and the long-term viability of the overall employment zoning.</p> <p>BCC Landscape Planning and Development Team – No objection.</p> <p>BCC Tree Officer – Recommends further tree and landscaping and suitable tree planting species.</p> <p>PSNI – Notable concern highlighted regarding pedestrian linkages to the surrounding area and the informal alleyway to the Kennedy Centre. General advice provided on designing out crime.</p>
4.4	Representations
4.4.1	<p>The application has been advertised and neighbours notified. One third-party objection has been received and raises the following issues:</p> <ul style="list-style-type: none"> • Safety risk <ul style="list-style-type: none"> ○ Housing families and young children on a busy industrial estate. ○ HGV traffic transiting adjacent (high frequency & 24 hours per day). ○ In the past there have been serious pedestrian/vehicle collisions at the bend where this housing estate is planned to be located. A previous employee was seriously injured with a broken pelvis. • Traffic <ul style="list-style-type: none"> ○ Currently only one way in and out of the industrial estate. ○ Intensification of existing access which is extremely congested and has had numerous road traffic accidents in the past. ○ The number of parking spaces for the planned development looks insufficient. This would lead to parking on the Blackstaff Road where HGVs are meeting frequently. Further congestion. ○ Traffic is already an issue leaving the estate and traffic lights / roundabout would be essential. ○ U-Store construction is nearing completion and would add to already heavily congested road. ○ Would need another separate entrance/exit if this was to go ahead. • Environment <ul style="list-style-type: none"> ○ Several industrial sites located within the industrial estate. ○ Noise issues/complaints from new residents. We operate 24 hours per day, 7 days per week and have waste extraction and compactors on our site that may disturb residents during the night. ○ Air quality/smell/pest complaints (e.g. Recycling centre, sewage treatment works, Keenan Seafoods and North Down Group).
4.4.2	The matters raised in the representation are considered in the report.

	PLANNING ASSESSMENT
5.0	Key Issues
5.1	<p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> • The principle of the proposed residential use at this location • Loss of employment land last used as industrial • Loss of retail land within the designated Westwood District Centre • Compatibility of housing with adjacent uses • Design and layout • Housing need • Access, parking and traffic management • Other environmental considerations – Drainage, Contamination, Noise, Impact on Designated Sites/Natural Heritage Assets
5.2	Development Plan Context
5.2.1	Section 6(4) of the Planning Act (Northern Ireland) 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.
5.2.2	The adoption of the Belfast Metropolitan Area Plan (BMAP) in 2014 was declared unlawful as a result of a judgement in the court of appeal delivered on 18 May 2017. This means that the Belfast Urban Area Plan 2001 (BUAP) provides the statutory plan context for the area.
5.2.3	Both versions of dBMAP 2015 (v2004 and v2014) are material considerations. Draft BMAP 2015 (dBMAP 2014), in its most recent, post-examination form remains is considered to have significant weight. It was at the most advanced stage possible prior to adoption. However, in assessing this application regard is also had to the provisions of draft BMAP which was published in 2004 (dBMAP 2004).
5.2.4	<p><i>Belfast Urban Area Plan 2001 (BUAP)</i></p> <p>The site is located on un-zoned white-land within the development limits of Belfast. BUAP states that the Westwood Centre offers a major opportunity for enhancing shopping provision in the west of the city.</p>
5.2.5	<p><i>Draft BMAP (2004 and 2014) designations</i></p> <p>In dBMAP (v2004) the site is within settlement development limit and zoned as a Major Area of existing Employment/Industry (Ref: BT 011/30). In dBMAP (v2014) the site is also within the settlement development limit and designated as part of the Westwood District Centre (Ref: BT 010/5).</p>
5.2.6	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material

	consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.
5.3	Principle of the proposed residential use at this location
5.3.1	Policy SFG2 of the RDS seeks to grow the population of the City of Belfast. Policy SFG3 of the RDS seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities.
5.3.2	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3, PPS4 and PPS7 remain applicable under 'transitional arrangements'.
5.3.3	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-17 highlight the importance of creating shared space, paragraphs 4.18-22 details that sustainable economic growth will be supported. whilst paragraphs 4.23-27 stress the importance of good design.
5.3.4	The proposed residential development is proposed to be located on land last used for economic development purposes and therefore falls to be assessed under Policy PED 7 and PED 8 of PPS 4 – Planning and Economic Development. The assessment is set out in detail below. The proposal is also required to be assessed under retail policy set out in the SPPS and the residential proposal is assessed in accordance with relevant policy set out in the SPPS and Policy QD 1 of PPS 7 – Quality Residential Developments. The area within which the residential development is proposed to be located is an existing commercial and industrial/employment area and it is considered that the principle of residential development at this location would be incompatible with the surrounding context and would be unacceptable due to the potential conflict that could arise with existing adjacent commercial and industrial businesses. The assessment of Policy is set out below.
5.4	Policy Considerations
5.4.1	In dBMAP (v 2014) the site is zoned as a Major Area of existing Employment/Industry. Policy PED 7 - of PPS 4 states that in respect of 'Zoned' land that <i>'Development that would result in the loss of land or buildings zoned for economic development use in a development plan (either existing areas or new allocations) to other uses will not be permitted, unless the zoned land has been substantially developed for alternative uses.'</i>
5.4.2	In this case planning permission was granted for an extension to the Westwood Centre (Z/2011/1494/F) on 29 November 2012. A previous permission (Z/2004/2742/F) for a similar development was approved on 03 December 2008. Planning approval Z/2011/1494/F has been enacted and although no development has been carried out on the application site the permission remains live.
5.4.3	Under the BUAP the site is un-zoned and therefore Policy PED 7 would apply insofar as it relates to un-zoned land. Policy PED 7 states that in respect of 'Un-zoned' land that <i>'On un-zoned land a development proposal that would result in the loss of an existing Class B2, B3 or B4 use, or land last used for these purposes, to other uses will only be permitted where it is demonstrated'</i> that the proposal complies with a number of criteria which are set out and considered below. The site was last used for economic development uses.

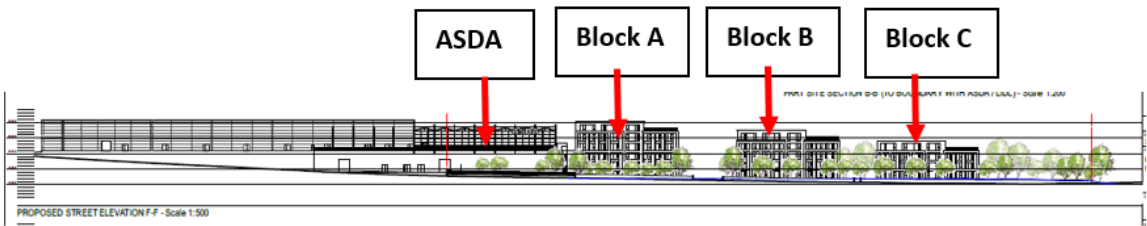
5.4.4	<p>The proposal is assessed below against the criteria set out in Policy PED 7.</p> <ul style="list-style-type: none"> • redevelopment for a Class B1 business use or other suitable employment use would make a significant contribution to the local economy; <i>Not applicable the proposed development is for a residential use.</i> • the proposal is a specific mixed-use regeneration initiative which contains a significant element of economic development use and may also include residential or community use, and which will bring substantial community benefits that outweigh the loss of land for economic development use; <i>The proposal is not for a mixed use and does not contain an element of economic development.</i> • the proposal is for the development of a compatible sui generis employment use of a scale, nature and form appropriate to the location; <i>The proposed development does not include any employment use.</i> • the present use has a significant adverse impact on the character or amenities of the surrounding area; <i>The present use of the site is currently vacant land which is capable of redevelopment.</i> • the site is unsuitable for modern industrial, storage or distribution purposes; <i>There is no evidence to suggest that the site could not be redeveloped for modern industrial, storage or distribution purposes.</i> • an alternative use would secure the long-term future of a building or buildings of architectural or historical interest or importance, whether statutorily listed or not; <i>There are no buildings of heritage value located on the site.</i> • there is a firm proposal to replicate existing economic benefits on an alternative site in the vicinity. <i>There is no associated proposals to replicate economic benefits on an alternative site in the vicinity.</i>
5.4.5	<p>The proposal does not meet the criteria set out in Policy PED 7. Notwithstanding, officers consider that greater weight should be attached to the more recent zoning as a designated District Centre given the advanced stage that dBMAP (v2014) had reached, as well as the planning permission for extension of the Westwood Centre, which remains extant (Z/2011/1494/F).</p>
5.4.6	<p>Policy PED 8 of PPS 4 states that ‘A proposal for development in the vicinity of an existing or approved economic development use that would be incompatible with this use or that would prejudice its future operation will be refused.’ The amplification text sets out a number of examples of where these circumstances could potentially arise and states that ‘new development, such as housing, could prejudice the continued existence of a particular economic development use.’</p>
5.4.7	<p>The amplification text further states that ‘The requirements of non-planning legislation, for example those relating to public health and environmental pollution, may result in costly new requirements and restrictions being imposed on such businesses as a consequence of new neighbouring development. In such circumstances, the Department may refuse planning permission for new development in order to avoid jeopardising employment in the existing enterprise.’</p>
5.4.8	<p>It is the view of officers that the introduction of a residential use in this commercial and industrial/employment area would be incompatible with surrounding land uses which do not have restrictions regarding hours of opening/operation, delivery times and noise levels. Furthermore, such businesses would benefit from permitted development rights</p>

	which could allow them to lawfully expand their operations without requiring planning permission or move within the Use Classes Order.
5.4.9	The objection received from a neighbouring business (Huhtamaki) advises that it operates 24/7 and that its waste extraction and compactors operate at night. The objection also states that HGV traffic pass through adjacent on a high frequency basis and 24 hours per day and have raised concerns regarding noise issues/complaints arising from new residents. Officers consider that the issues set out in the objection provides evidence that the proposed development would be incompatible with its immediate surrounding context.
5.4.10	The objection also raises concerns regarding air quality/small and pest complaints as a result if existing operators in the area. The proposal is considered to be incompatible with the existing surrounding context and fails to satisfy Policy PED 8 of PPS 4. Environmental Health has considered the Noise Impact Assessment and subsequent Addendums that have been submitted in support of the application and raise concerns regarding the potential risk due to the complexity of the location and future impacts that may reasonably be expected to occur given the predominantly commercial nature of the area
5.5	Loss of Land Designated as a District Centre
5.5.1	The SPPS states that ' <i>Planning Authorities should retain and consolidate existing district and local centres as a focus for local everyday shopping</i> '. The site is designated in the most recent development plan i.e. dBMAP (v2014) as part of the Westwood District Centre. The plan is silent on a residential use within this designation. District centres are essentially zoned as retail / commercial spaces within the city and the BUAP recognises that the Westwood Centre offers a major opportunity for enhancing shopping provision in the west of the city. The proposed use would limit potential further expansion of the retail function of the Westwood District Centre and could lead to additional retail development being relocated to less appropriate locations. As such, it is considered that the principle of housing at this location is unacceptable. The proposal is contrary to the designation in dBMAP (v2014) which designates the site as a District Centre and paragraph 6.276 of the SPPS, as it fails to retain and consolidate this existing district centre as a focus for local everyday shopping and it has the potential to undermine the function of the district centre. Refusal is also recommended on this basis.
5.5.2	Whilst the development plan context has changed from employment/industry zoning to a designated district centre in draft BMAP versions, this does not justify the proposed residential use on the site.
5.6	Compatibility of housing with adjacent uses
5.6.1	Environmental Health notes that the proposed housing is in a predominantly brownfield commercial/industrial area and is surrounded to the east and north by a busy road frequented by HGVs servicing the various commercial businesses in the area. The commercial premises nearby include: two supermarkets with service delivery yards immediately neighbouring the site, a refrigerator trailer park, a Council waste recycling site, a 24hr printing/packaging business, a wholesale distributor of fresh food produce, and a fish products premises. The neighbouring businesses have unrestricted operational times for access/activities. At least four of the neighbouring businesses currently operate at night as well as during the day. There are no restrictions in terms of noise levels that apply to these existing uses and as such the introduction of a sensitive use such as residential has the potential to adversely impact on existing businesses.

5.6.2	Environmental Health advises that the decision regarding the suitability of the site for residential end use should consider the risk of potential conflict in future with the existing other commercial uses/activities in terms of potential impacts that may evolve under permitted development rights and how any complaints associated with these would be effectively investigated and indeed resolved. An objection from an adjacent business raises concerns regarding potential noise complaints arising from new residents.
5.6.3	The Environmental Health response advises that the Noise Impact Assessments <i>'revealed high road traffic noise impacting some areas of the site closest to the Blackstaff Rd and low frequency noise activity impacting other areas of the site at night. It was advised by RSK [applicant's consultant] that the source of the low frequency noise was most likely from refrigerated vehicles in the area. There are also numerous pieces of plant and equipment mounted at rooftop and rear walls of neighbouring commercial premises which were identified as needing further consideration. RSK subsequently provided further information and assessment of plant and equipment impact using predictive noise modelling inputting noise measurements and/or data for the plant and equipment identified close to the development. The modelled predictions of plant noise at two of the worst-case receptor locations across the site was then used by RSK within detailed façade calculations to determine a sound reduction specification for windows and alternative means of ventilation and to demonstrate that internal noise levels within habitable rooms could be achieved against specific assessment criteria.'</i>
5.6.4	The Environmental Health response further advises that <i>'Noise associated with lower frequencies can be particularly problematic to mitigate.</i> The applicant's noise consultants have provided information on examples of glazing configurations which Environmental Health, whilst cautious regarding the methodology employed, consider that it may be possible to provide a window with the necessary sound reduction performance identified in the Noise Impact Assessment.
5.6.5	However, Environmental Health has raised concerns about the calculations submitted by the noise consultants which applied a relaxation of the low frequency noise <i>'Where there is a complex site location surrounded by many different types of noise sources such as road traffic and various commercial activities, the potential for and hence the significance of any uncertainty increases. For that reason, it was not considered appropriate to apply this relaxation of the noise impact.'</i> This uncertainty raises serious concerns for planning officers as to whether appropriate measures can mitigate against the high noise levels likely to occur on the site/surrounding area.
5.6.6	The applicant's Noise Impact Assessment (NIA) identifies two of the key noise sources as plant noise from a vent on the gable wall of ASDA and predicted refrigerated trailer noise associated with a potential worst-case scenario of 35 refrigerated HGVs located at the AGRO Merchant lorry park at Blackstaff Road immediately to the north of the site. The Environmental Health response advises that the NIA predicts a noise level which is significantly higher than the upper noise threshold limit within private amenity areas suggested in the WHO 1999 Community Guidelines on Noise as the level whereby there the potential for onset of serious annoyance.
5.6.7	The applicant's noise consultants have presented confirmation by email that the applicant has agreement, in principle from ASDA, to allow the applicant/developer to fit an in-line duct attenuator to this fan to significantly reduce the noise impact on the nearest proposed rear gardens. This would require works beyond the site boundary and could not be included as a condition. Officers note that no formal confirmation of agreement with ASDA/Westwood Centre to carry out such works has been forthcoming and that this mitigation measure would need to be secured by a Section 76 planning agreement.

5.6.8	<p>Officers have advised that the lorry park does not benefit from planning permission and Environmental Health response states that the NIA suggests that the low frequency noise impacting the site may be strongly associated with the operation of these trailers. However, it should be noted that the night-time noise measurement survey was unattended and did not definitively identify this site as the main and only source of low frequency noise activity. Other businesses operating nearby such as North Down group involve the loading and dispatch of refrigerated delivery trucks which commence operations as early as 4am and use the Blackstaff Rd access route in and out. In addition, Keenans Seafoods, also located along Blackstaff Road to the west and north of the site, require access by refrigerated vans/trucks at various times of the day including night-time. It would therefore be inappropriate to interpret that the absence of activities at the AGRO Merchant lorry park site would necessarily make a significant reduction to noise impacting the site. The NIA would have to be reviewed/revised to consider the extant approved use of that site as a waste facility and consider activity noise from North Down and Keenan Seafoods which the latest plant and equipment noise modelling assessment did not include (accepted by Environmental Health on the basis that a worst case had been factored in for the AGRO site).</p>
5.6.9	<p>With regard to the proposed amenity areas, the NIA states that noise in most external amenity areas will not exceed the 50-55 dBL_{Aeq,T} ideal range. However, Environmental Health stresses that the guidance does not refer to this is an “ideal range”, but lower and upper limits. Environmental Health advises that these limits at which the WHO has suggested have the potential to result in onset of annoyance (50dBL_{Aeq}) and potential for onset of serious annoyance (55dBL_{Aeq}).</p>
5.6.10	<p>Environmental Health advises that the applicant’s predicted noise levels for the communal area of Block A next to the ASDA service yard is based on noise from plant only. Whereas, the impact of road noise should also be taken into account, which were noted as high as 65dBL_{Aeq}. The communal amenity areas to the proposed blocks of apartments (including roof terrace areas) would be exposed to noise levels more than the WHO guidelines upper threshold limit of 55dBL_{Aeq}. Information remains outstanding in respect of noise impact from road traffic and plant on the terrace areas.</p>
5.6.11	<p>Environmental Health refers to the guidance which states that <i>‘the acoustic environment of external amenity areas that are an intrinsic part of the overall design should always be assessed and noise levels should ideally not be above the range 50-55dBL_{Aeq,16hr}.’</i> Development should be designed to achieve the lowest practicable noise levels in these external amenity spaces but should not be prohibited. In this case, the amenity areas are considered an intrinsic part of the overall scheme and necessary to provide a quality residential environment and planning officers consider that the proposal has failed to demonstrate that the noise impact on amenity areas across the development is satisfactory.</p>
5.6.12	<p>In conclusion, Environmental Health advises that the development location has been considered in terms of noise impact associated with existing neighbouring uses and activities operating during the day and over the assessment period. Environmental Health highlights that there is potential for other noise sources to impact on the proposed development that either were not or cannot be captured during the noise measurement survey. For example, there could be seasonal operational variations at other neighbouring sites as well as logistical variations on different days of the week) and potential for other noisy activities at some point in the future to commence at neighbouring sites through permitted development rights available to those neighbouring commercial/light industrial uses. The surrounding business premises would also be able to change activities in accordance with the Use Classes Order.</p>

5.6.13	Environmental Health is of the view that although the noise assessment has demonstrated that facades may mitigate against existing noise as measured and modelled on site, the location still presents a potential risk in terms of its complex location and future impacts that may reasonably be expected to occur given the predominantly commercial nature of the area. Whilst Environmental Health has provided draft conditions, these are on a without prejudice basis. They indicate that these are numerous and onerous which in itself demonstrates the complexities involved in deciding to develop this site for residential end use among an established commercial/ industrial area with numerous existing and potential future noise sources.
5.6.14	Officers conclude that the proposed housing is incompatible with its commercial surroundings. The site is not considered suitable for housing and the proposal is contrary to paragraphs 4.11, 4.25-27 and 4.34 of the Strategic Planning Policy Statement, Policy PED 8 of Planning Policy Statement 4, and criteria (a) and (h) of Policy QD 1 of Planning Policy Statement 7 – Quality Residential Environments. Refusal is recommended on this basis.
5.7.	Design and Layout
5.7.1	The proposal has been assessed against the SPPS and Policy QD1 of PPS 7 as follows.
5.7.2	<p>Policy QD1 of PPS7 states that <i>‘Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area’</i> Furthermore, <i>‘All proposals for residential development will be expected to conform to all of the following criteria:’</i></p> <p><i>a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;</i></p>
5.7.3	The proposal consists of a mix of 139 residential units with a density of 55.6 units per hectare. The Westwood Shopping Centre and Lidl Supermarket abut the site to the south and west and their floor levels sit at a much higher level than the application site. Belfast City Council Civic Amenity Site is located opposite the site to the east. NI Water Former Waste Water Treatment Works which is the subject of a separate planning application (LA04/2022/1479/F) is located to the south east. Existing established industrial/employment sites are located to the north, west and north east and include Huhtamaki, North Down Group, Keenan Seafoods and Virgin Media along with a number of other businesses located within Fern Business Park, Holly Business Park and within the wider Blackstaff industrial estate. The Kennedy Shopping Centre is located to the west/north west with a service yard accessed via Blackstaff Road. The surrounding area is characterised by commercial and industrial/employment development some of which operates 24 hours per day, 7 days a week without controls on hours of operation, delivery times, noise levels.
5.7.4	There are no residential units in the immediate surrounding context and the nearest housing is located off Kennedy Way (at Stockman’s Avenue/Drive) 275m to the south of the site and on Andersonstown Road 112m to the west of the site. Officers consider that, if approved, residential development at this location would result in the introduction of an incompatible use within the existing commercial and industrial/employment area and such a development would be out of keeping with the existing character and appearance

	<p>of the surrounding context. The Senior Urban Design Officer considers that the site would effectively be an island site surrounded by uses that would not be considered complementary or 'good neighbours' to residential use and has expressed serious reservations about the suitability of this site for residential use given the immediately surrounding industrial and commercial/retail context and the pressures these competing uses place on the site. The provision of housing in this industrial and commercial context would represent poor place-making.</p>
5.7.5	<p>In terms of house types, the development proposes a social led housing scheme comprising 139 units which comprise of 4 apartment blocks providing 87 apartments, and 52 houses including 46 two storey dwellings, 4 two and a half storey dwellings and 2 single storey dwellings. The Design and Access Statement indicates that the scheme will comprise of social and private houses and apartments but no further breakdown has been provided.</p>
5.7.6	<p>Three apartment blocks (Blocks A, B and C) are proposed to be located fronting onto Blackstaff Road (eastern boundary) and vary in height. The tallest most southerly block (Block A) is 6 storeys high (18.5m high) reducing to 5 storeys (16.25m high), the middle block (Block B) is 5 storeys (15.5m) reducing to four storeys (13.2m) and the northern block (Block C) is 4 storeys (12.5m) reducing to 3 storeys (10.15m) high. The fourth block located at the north-western portion of the site is similar in design to Block C albeit with a contrasting predominantly red brick finish as opposed to the buff brick finish on Block C. Block D is also 4 storeys high (12.5m high) reducing to 3 storeys (10.15m). Block A is proposed to sit adjacent to the adjoining ASDA store, part of the Westwood District Centre and the 6 storey element is comparable in height to that of the adjacent Asda store as illustrated in the contextual elevation below. The scale of apartment Blocks B and C reduce along Blackstaff Road from 5 storeys to 3 storeys. Adjoining development to the east, north is generally akin to 2 storeys in height. Taking account of the surrounding context i.e. predominantly large scale commercial and industrial buildings the height and scale of apartment blocks and proposed houses is considered acceptable.</p>  <p>Contextual Elevation – Blackstaff Road</p>
5.7.7	<p>The 52 houses are proposed to be laid out in a number of terraces some of which front onto a central communal amenity area. Other terraces are proposed back-to-back with garden or garden and parking to the rear of the properties. Two detached bungalows are provided to cater for residents with mobility needs. The design of the proposed dwellings includes a variety of contemporary house types/apartment blocks and a limited palette of materials/external finishes which include red and buff facing brick, dark grey cladding panels, dark coloured PPC aluminium doors and windows (to apartments), grey PVC windows and doors for houses and concrete roof tiles. The use of a limited palette of materials across the development would serve to provide a cohesive design approach and unify the development.</p>
5.7.8	<p>The Urban Design Officer considers that greater depth could be applied to the facades of the four apartment blocks by way of deeper window/door reveals and the potential for more vertical and horizontal shifts in the form including the insertion of terraces and</p>

5.7.9

variation in roof forms to enhance the residential character of these 4 blocks. The applicant has been provided with the opportunity to address this and in response has noted the suggestions but no amendments have been proposed. Whilst it is considered that the suggested improvements would improve the design quality, the design of the proposed apartments and houses is nevertheless considered acceptable.

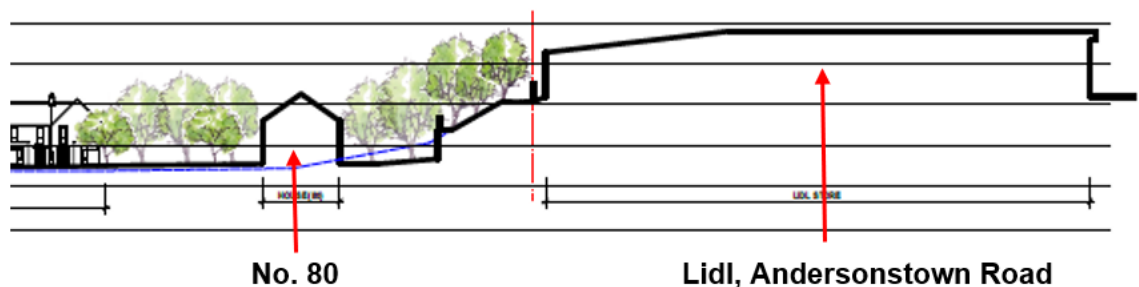
The change in levels between the finished floor levels of dwellings numbered 77-83 and 86 (which are located in the south-western part of the site) and the ground level of the Westwood Centre Car park / rear of Lidl ranges from between c.7.4 m and 8.1m. A new 4m high retaining wall is proposed along the rear boundary of these properties as set out on Drawing Nos. 4A – Proposed Site Plan and 05 – Proposed Site Plan – Boundary Treatments (see extract below). The retaining wall will be supported by an existing steep embankment along part of the site's western boundary. The embankment continues further along the site boundary enclosing a triangular portion of the site which is proposed to be gated. Trees and boundary screen planting are proposed on the existing embankment. The 4m high retaining wall supported by the existing embankment will be located within 8 – 11 metres of the rear wall of the aforementioned dwellings and would result in a poor outlook for prospective occupiers of these properties as illustrated in the section drawing below. The rear of Lidl Supermarket would sit in close proximity to the top of the embankment which is marginally lower than the ridge height of dwellings numbered 77- 83.


*Extract from Drawing No. 5 – Proposed Site Plan – Boundary Treatments
(4m high retaining wall coloured yellow)*



Lidl

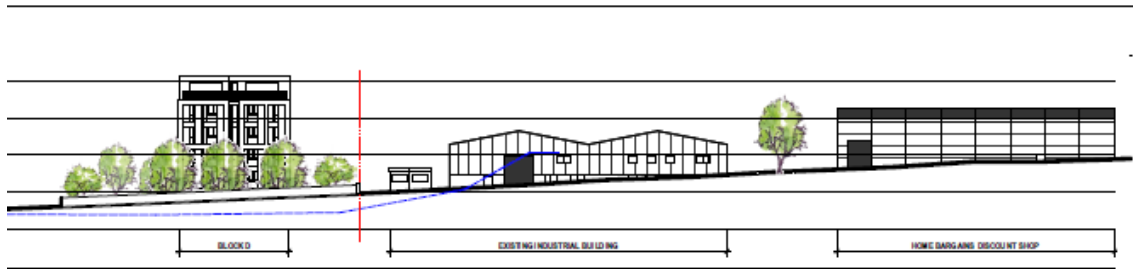
Extract from Drawing No. 83 – Site Sections (Section H-H)



5.7.10	<p>Boundary Treatments would vary across the site, however, there is a predominance of close boarded fences to delineate gardens particularly rear gardens and as a consequence, concerns arise regarding the resultant visual impact. The Urban Design and Tree Officers consider that there is further opportunity to include additional planting particularly in rear gardens to soften what would be large expanses of unbroken and continuous close boarded fencing particularly within gardens of numbers 93 - 117 in the northern central part of the site. The Tree Officer also considers there to be too much close boarded fencing to the rear of units numbered 93 – 117 and has raised concerns regarding the visual appearance of this fencing which will be viewed through the gaps between the housing blocks and along the Blackstaff Road to the north. The Tree Officer considers the proposal for 9 trees within rear gardens (dwellings numbered 70, 72, 74, 75, 76, 77, 82, 86, 87) to be inappropriate and advises that efforts should be made to secure additional suitable tree planting within private gardens. The applicant was provided with the opportunity to address the Tree Officer's comments. No amendments were proposed by the applicant's team to address this matter.</p>
5.7.11	<p>Boundary treatment along the Blackstaff Road is predominantly a low level brick wall with metal railings above (1.1m high) which is considered acceptable. Trees are also proposed along the boundary which will help soften the visual impact of the proposed development. The Tree Officer considers that it would be appropriate for a mix of trees to be planted along the Blackstaff Road rather than one variety which he considers is susceptible to fungal disease and shorter lifespans. Boundary treatment enclosing the amenity space adjacent to Block A comprises a low red brick wall with a close boarded acoustic fence above (2.5m high) fronting onto Blackstaff Road and a 2.5m solid timber fence along the southern boundary of the amenity area along with a 1.8m high hit and miss fence along the western boundary of the amenity area.</p>
5.7.12	<p>Dwellings numbered 70-76 located along the southern portion of the site would have a rear outlook onto the side wall of the adjoining Westwood Centre/Asda Supermarket (see section below). Whilst boundary treatments are proposed and include planting (boundary screen planting and 5 trees within individual gardens of dwellings numbered 70, 72, 74, 75, 76 on Drawing 04A – Site Layout) and a 2.5m timber close boarded fence the side wall of ASDA (c.18m high) located 16.6m from the rear of these dwellings would dominate views from the rear of these properties resulting in a poor outlook for prospective residents. Given the orientation of the site and the path of the sun it is considered that the proximity of the Westwood Centre/Asda Supermarket would give rise to overshadowing of a significant portion of the rear gardens of these properties resulting in a poor environment for prospective occupants.</p> <p><i>Extract from Drawing No. 83 – Site Sections (Section I-I)</i></p> 
5.7.13	<p>The primary view from apartments in Block D which face west would result in prospective occupants looking westwards into the existing adjacent warehouse building currently occupied by Virgin Media, the ground level of which sits c. 2.3m above the ground level and finished floor level of Block D. Four new trees are proposed along part of the</p>

boundary. Notwithstanding, it is considered that landscaping along part of the boundary would not mitigate the poor outlook to the adjacent warehouse and commercial buildings beyond from this viewpoint as illustrated in the section drawing below. The Senior Urban Design Officer considers that residents of Block D would be subject to close range views west (c. 21m between Block D and the adjacent warehouse) onto a large two storey industrial building, yard and telecommunications tower and to the north views would be directed towards a mix of industrial units complete with large working yards, storage areas and loading/parking bays. It is noted that the parking of lorries/trailers on a site to the north, opposite the proposed Block D does not benefit from planning permission and an enforcement investigation has been opened regarding this issue and is ongoing.

Extract from Drawing No. 82b – Site Sections (Section G-G)

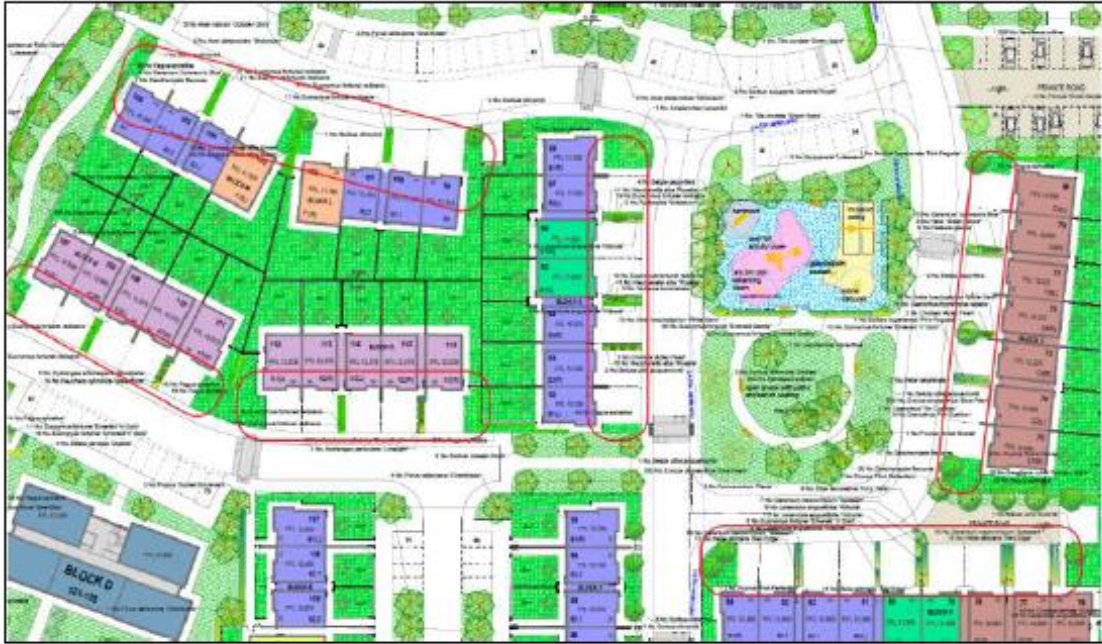


5.7.14

Views from the apartment Blocks A, B and C looking eastwards would overlook the Council's Civic Amenity Site, existing industrial development at Holly Business Park further east and the former NI Water Waste Water Treatment Works site. Outlook from the apartments in a north easterly direction will overlook Fern Business Park, the North Down Group premises, Huhtamaki premises as well as the industrial/employment units located beyond. Block A is also positioned within metres of the southern boundary of the site and the NE corner of the immediately adjacent Asda superstore, with its side elevation overlooking the flat roof of Asda and its roof top equipment. The resultant impact would provide a poor outlook for prospective occupants resulting in a poor quality residential environment. This opinion is shared by the Senior Urban Design Officer.

5.7.15

The outlook from houses looking onto the central public open space is welcomed. However, this does not apply to all units. Parking has been provided in the form of in-curtilage parking for 42 houses (numbered 70 – 117 excluding nos. 87-92), rear parking for 10 houses (numbered 87-92 and 118 – 121) and communal parking for the four apartment blocks (A, B, C and D). In curtilage parking is provided in the main to the front of the houses with a few located to the side and rear. The resultant impact is that the outlook from the front of many of the dwellings would be over areas dominated by car parking with little or no front gardens/open space and minimal landscaping proposed to soften these areas resulting in a layout which offers a poor quality outlook for prospective occupants. The Senior Urban Design Officer considers that linear parking to the front of apartment Block A, B and C would benefit from being broken up further to reduce their visual dominance. The Tree Officer considers that appropriate proposed planting and planted boundaries could be used to delineate public and private spaces particularly to the front of properties highlighted in red on the plan below to achieve a higher quality streetscape and reduce the visual impact of vehicle parking to the front of dwellings. The applicant was provided with the opportunity to address the Tree Officer's comments. However, no amendments were proposed by the applicant's team to address this matter.



5.7.16 In summary, it is the view of officers that the proposed residential development within an existing established commercial and industrial/employment area would be out of character with the surrounding context. In addition, the proposed poor outlook from apartments as demonstrated above would result in a poor quality environment for prospective officers and would fail to satisfy criterion (a) of Policy QD 1 of PPS 7. Refusal is recommended on this basis.

b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;

5.7.17 The site does not lie within an area of archaeological potential and there are no archaeological or built heritage on the site. There are no landscape features on the site which are worthy of retention and existing trees on site are to be removed.

c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

5.7.18 Policy OS 2 of PPS 8 (Open Space, Sport and Recreation) states that 'The Department will only permit 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' and that 'A normal expectation will be at least 10% of the total site area.' (residential developments of 300 units or more require 15% of the total site area).

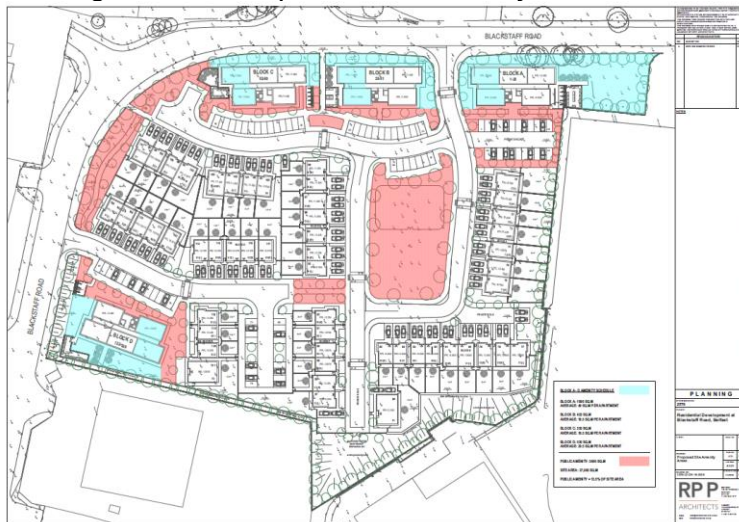
5.7.19 The applicant has provided the map below which sets out a breakdown of private (communal) amenity space (coloured blue) and public amenity space (coloured pink) within the development which states that public amenity space equates to 13.5% of the site area. BCC Landscape Planning and Development Team (LPDT) advise that they are satisfied that the overall provision of proposed amenity open space (13.5% of the total site area) for a development of this scale and consider it compliant with

recommendations set out in Policy OS 2 of PPS8 Open Space, Sport and Outdoor Recreation.

5.7.20

Officers consider that a number of areas which include narrow strips around the car parking areas associated with Blocks A, B and C do not satisfy the requirements of public open space and have not been included in the officers' calculations. Notwithstanding, the overall provision of public open space equates to 10.7% and the proposal is considered to satisfy this requirement of Policy OS 2.

Drawing No. 81 – Proposed Site Amenity Areas



5.7.21

Policy OS2 further states that *'For residential development of 100 units or more, or for development sites of 5 hectares or more, an equipped children's play area will be required as an integral part of the development.'* The largest public open space area provided for within the central part of the site includes a communal amenity area and the provision of an equipped children's play area which is welcomed by the Tree Officer. BCC LPDT consider that the proposed open space is integral to the overall design and layout of the development, especially in the creation of a green, central core and are supportive of the proposed equipped children's play area. An equipped children's play area is proposed within the communal open space area and therefore this policy requirement is satisfied.

5.7.22

In terms of private amenity, the proposal makes provision for a range of rear garden sizes and communal amenity areas at apartments for future residents. Creating Places states that *'a variety of different garden sizes should be provided and back garden provision should therefore be calculated as an average space standard for the development as a whole, and should be around 70 sq m per house or greater.'* Individual gardens in the houses proposed range from 38 sqm to 171 sqm. The average amount of amenity provision per house is 70.96 sqm and therefore meets the recommended standard.

5.7.23

The long-term management of communal open space areas would normally be secured through the use of a Section 76 Planning Agreement.

5.7.24

Amenity space for the four apartment blocks is provided in the form of communal roof terraces for each apartment and communal amenity space around the buildings. This is calculated as an average of 40 sqm per unit for Block A, 18.5 sqm per unit for Block B, 19.5 sqm per unit for Block C and 29.5 sqm per unit for Block D. 'Creating Places' recommends that communal open space *'should range from a minimum of 10 sq m per unit to around 30 sq m per unit'*. The proposed level of amenity space per apartment are

	within or exceed the recommended ranges and are considered acceptable. The apartments would also benefit from the proximity to the central communal area of open space within the development.
5.7.25	Roof terraces are proposed on all for apartment blocks. Environmental Health response indicates that it has not been satisfactorily demonstrated that noise levels across the site would be acceptable.
5.7.26	A landscape plan and associated landscape management plan have been submitted which proposes planting within the development. LDPT welcome the inclusion of a range of soft landscaped areas, including tree, shrub, hedge and buffer planting and consider that landscape proposals will help improve amenity value for residents and enhance local biodiversity and that the proposed species mix and planting specifications are acceptable, and are also content with information submitted as part of the Landscape Management Plan. The Tree Officer considers the proposal for 9 trees within rear gardens to be inappropriate and advises that efforts should be made to secure additional suitable tree planting within private gardens.
5.7.27	In reference to Policy QD1 of PPS7 Quality Residential Environments, adequate provision has also been made for private and public open space with the inclusion of amenity areas within the development.
5.7.28	The proposal is considered to comply with the recommended standards set out in Creating Places and Policy OS 2 and complies with Policy QD1 criterion (c). <i>d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;</i>
5.7.29	The application site is located adjacent to two designated district centres (Westwood and Kennedy Centres) which provide a range of facilities to cater for the needs of prospective occupants. Notwithstanding, given the scale of the development no such facilities are required. <i>(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;</i>
5.7.30	There are two proposed vehicular access points to the development site off Blackstaff Road although these access roads are not connected within the development and no traffic calming measures have been provided. The applicant has indicated that the current layout limits the potential for the site to be used as a rat-run. The Senior Urban Design Officer has raised concerns that the layout primarily caters for the needs of the private car over the needs of the pedestrian and considers that connecting both internal streets to provide a more permeable layout across the site and avoid a design approach that relies on a series of 'dead-ends' (four in total) would have been appropriate.
5.7.31	The PSNI response advises that <i>'This new development is located within a brown field site and this could have implications given that this is residential building amongst commercial space whereby there may be more activity during various hours of the day and the pedestrian access through the entire development could be a cause for concern.'</i>
5.7.32	No formal pedestrian linkages have been provided to link the site with surrounding amenities. There is an existing footpath along Blackstaff Road which links to Kennedy Way and the wider area. There is also an existing informal pedestrian route through to

	<p>the Kennedy Centre car park to the west from Blackstaff Way. This is not controlled by the applicant whose team advised that this pedestrian route is closed at night-time and is not relied upon to serve the development. In any event, the use of this link provides access to the car park of the Kennedy Centre with no direct/dedicated pedestrian link to the Andersonstown Road or surrounding amenities. Prospective occupants of the development, including children would be required to walk along the footpath which runs from the site along Blackstaff Road through the informal link to a car park serving the Kennedy Centre and would be required to navigate their way through the Kennedy Centre car park to the Andersonstown Road to access local amenities such as schools and public transport.</p>																																																		
5.7.33	<p>Accessing the bus service along Kennedy Way would potentially require residents to cross the busy 4 lane carriageway with the existing pedestrian crossing some distance away (c. 500m) from the junction of Blackstaff Road and Kennedy Way at the junction of Kennedy Way and the Andersonstown Road.</p>																																																		
5.7.34	<p>The PSNI was requested to provide a view on connectivity to the surrounding developments via the informal link. In response the PSNI advised that <i>‘The potential pedestrian linkages to the surrounding area and the alleyway which forms part of this would carry risk of notable concern.’</i> The PSNI response also states that in respect of vehicular traffic <i>‘Local Police suggest that there would be concerns with the infrastructure in respect of vehicle access via Kennedy Way. This is an extremely busy/congested junction and the additional 139 units will only increase vehicular footfall in the area.’</i></p>																																																		
5.7.35	<p>Notwithstanding the above concerns raised by the PSNI, DFI Roads has verbally advised that they have no objections on road safety grounds. However, officers consider that the proposal fails to provide adequate connectivity to surrounding amenities and no pedestrian linkages to surrounding amenities are proposed to serve prospective occupants of the proposed development. It is therefore considered that the proposal fails to meet criterion (e) of Policy QD 1.</p> <p><i>(f) adequate and appropriate provision is made for parking;</i></p>																																																		
5.7.36	<p>The Transport Assessment sets out the parking requirements in accordance with PPS 3 and Creating Places. The total number of spaces required is 253.</p> <p>Table 3-1: PPS3 Parking Requirements</p> <table><tr><th>Housing Type</th><th>No. of Bedrooms</th><th>In-curtilage Spaces</th><th>Parking Standards</th><th>No. of Units</th><th>Spaces Required</th></tr><tr><td rowspan="3">Terrace</td><td>2</td><td>2</td><td>2.25</td><td>28</td><td>63</td></tr><tr><td>3</td><td>2</td><td>2.5</td><td>12</td><td>30</td></tr><tr><td>4</td><td>2</td><td>2.75</td><td>4</td><td>11</td></tr><tr><td>Detached</td><td>2</td><td>2</td><td>2.75</td><td>6</td><td>17</td></tr><tr><td></td><td>3</td><td>2</td><td>2.75</td><td>2</td><td>6</td></tr><tr><td rowspan="2">Apartments</td><td>1</td><td rowspan="2">N/A</td><td>1.25</td><td>7</td><td>9</td></tr><tr><td>2</td><td>1.5</td><td>79</td><td>119</td></tr><tr><td colspan="4">Total</td><td>138</td><td>253</td></tr></table>	Housing Type	No. of Bedrooms	In-curtilage Spaces	Parking Standards	No. of Units	Spaces Required	Terrace	2	2	2.25	28	63	3	2	2.5	12	30	4	2	2.75	4	11	Detached	2	2	2.75	6	17		3	2	2.75	2	6	Apartments	1	N/A	1.25	7	9	2	1.5	79	119	Total				138	253
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5.7.37	<p>Policy AMP 7 of PPS 3 states that <i>‘Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the Department’s published standards or any reduction provided for in an area of parking restraint designated in a development</i></p>																																																		

	<p><i>plan. Proposals should not prejudice road safety or significantly inconvenience the flow of traffic'</i> The policy goes on to set out a number on instances where a reduced level of car parking may be acceptable which include <i>'where, through a Transport Assessment, it forms part of a package of measures to promote alternative transport modes; or where the development is in a highly accessible location well served by public transport;'</i> Parking is provided in the form of private in curtilage spaces (84) and communal spaces (86). In total 170 spaces are proposed to serve the development. Cycle parking is proposed at a number of locations throughout the development including adjacent to Apartment Blocks A, C and D providing 52 cycle parking spaces.</p>
5.7.38	<p>DFI Roads is expected to be satisfied with the level of car parking proposed and its arrangement given a commitment from the developer to enact a Travel Plan which sets out proposals for green travel measures to support the reduced level of parking, namely the provision of travel cards for the first three years of occupation of each dwelling and discounted membership of a car club for 3 years. Such measures would normally be secured through a Section 76 Agreement. The proposed development is considered to comply with PPS3 and criterion (f) of Policy QD 1.</p> <p><i>(g) the design of the development draws upon the best local traditions of form, materials and detailing;</i></p>
5.7.39	<p>The built form, predominantly characterised by proposed apartments blocks and rows of two storey terraced dwellings reflects the character of residential developments found in the wider area such as along and off the Andersonstown Road. The mix of red brick and buff brick finish reflects the finishes and materials of established dwellings within the wider vicinity of the site. The proposed design of the development is considered to comply criterion (g) of Policy QD 1.</p> <p><i>h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;</i></p>
5.7.40	<p>The concerns about the compatibility of the proposed housing with adjacent commercial uses is addressed in the previous section of the report.</p> <p>The proposal itself would not give rise to unacceptable overlooking, loss of light, overshadowing or adverse impacts on adjacent properties (the primary concern being the adverse impact of adjacent land-uses on the proposed housing). In this regard, the proposal is compliant with criterion h).</p> <p><i>i) the development is designed to deter crime and promote personal safety.</i></p>
5.7.41	<p>The Planning Statement accompanying the application states that <i>'The proposed development has been designed to Secured by Design standards with the site and individual properties adequately enclosed and defended by appropriate boundary treatments. Careful consideration has also been given to the site layout to ensure that there are no isolated areas of communal open space which are not overlooked and that could give rise to anti-social behaviour. The dwellings have been arranged to overlook the areas of open space within the site to allow passive surveillance for the safety and security of those using the areas. The communal areas will be appropriately and adequately lit by street-light at night.'</i></p>
5.7.42	<p>The applicant has indicated that <i>'As the development will be developed and managed by a social housing provider it will be subject to 'Designing Out Crime' design review. This post planning process will help mitigate against antisocial behaviour. The development</i></p>

	<p><i>will be registered by 'Secure by Design' and evaluated against their criteria. All social housing projects are required to meet these requirements.'</i></p> <p>The PSNI in their response provides advice on designing out crime. The Senior Urban Design Officer also highlights that such matters require to be considered early in the design and considers the site somewhat vulnerable given its isolated location in the middle of a retail/industrial park where the predominant surrounding uses cease operation in the early evening.</p>
5.7.43	<p>Notwithstanding, comments from the PSNI and the Senior Urban Design Officer it is considered that on balance the proposed development does not conflict with criterion i) of Policy QD 1. For the avoidance of doubt this section of the report deals with secure by design issues in respect of the internal layout of the development. The concerns regarding the informal link between Blackstaff Road and the Kennedy Centre remain.</p> <p>Space Standards</p>
5.7.44	<p>Eighty, 2 bed apartments (3 person) and seven, 1 bed (2 person) apartments are proposed within the apartment blocks and all meet the space standards set out in the addendum to PPS 7 and the draft LDP. The Planning Statement accompanying the application states that the <i>'development has been designed in its entirety to meet current requirements of the Housing Association Guide and LifeTime Homes.'</i></p>
5.8	<p>Housing Need</p>
5.8.1	<p>The consultation response from the Northern Ireland Housing Executive (NIHE) advises that: <i>'The wider context of the area reflects this industrial/ commercial designation and our initial viewed based on wider non-housing land uses in the immediate locality, the Council should satisfy themselves that any departure from a Major Area of Existing Employment/Industry use is justified and that any residential development in such a location would provide a high quality attractive environment for households to live and work.'</i> The response further states that <i>'Should the Council be minded to approve a residential development on the site and it is satisfied that a high quality attractive environment for households to live and work can be achieved, the Housing Executive would seek to impose the affordable housing in the emerging Draft Plan Strategy and ensure at least 20% of any housing proposals were affordable. Social need in West Belfast has traditionally been high. A high proportion of public stock is now privately owned, with tenants utilising the house sales scheme. The development is located within the Andersonstown Common Landlord Area and part of the Middle West Belfast Housing Need Area (HNA) where demand for social housing is high. The projected housing needs assessment for Middle West Belfast over the period 2021-2026 indicates that 889 new social housing starts are required to address waiting list demand for this catchment area.'</i></p>
5.8.2	<p>Whilst it is recognised that there is a significant need for social housing in this part of the city, there are fundamental issues about the suitability of the site for housing, as set out above. Officers consider that the proposal for social housing is not of itself sufficient to outweigh the concerns raised regarding the introduction of residential development within a predominantly commercial and industrial/employment area. Furthermore, the applicant's team has advised that discussions are ongoing with a number of Housing Associations who are aware of the surrounding development and consider the site appropriate for residential development. Confirmation has not been provided that a partnership has been established with a Housing Association to develop the site.</p>
5.8.3	<p>The provision of affordable housing, including the final level and mix of social and intermediate housing, would normally be secured through a Section 76 Agreement where there is planning justification for it.</p>

5.9	Traffic, Movement and Parking
5.9.1	The proposal has been assessed against the SPPS and Policies AMP1, AMP 2, AMP6, AMP7 and AMP8 of Planning Policy Statement 3 and general principles of Planning Policy Statement 13.
5.9.2	A total of 170 car parking spaces are proposed to serve the development along with 52 cycle parking spaces. The Transport assessment advises that 253 parking spaces would be required in accordance with the Parking Standards, but a reduced level of car parking is provided as various sustainable transport options are available as an alternative to the private car such as several bus stops, a Glider route and a nearby train station (Balmoral).
5.9.3	A Travel Plan and Transport Assessment have been submitted in support of the development. The Travel Plan sets out measures to reduce dependency on travel by car and promote sustainable travel modes. Green travel measures in the form of a implementation of a Travel Plan, Residential Travel Pack, 3-year residential Travel Card, discounted membership of a car club (50%) for a 3 year period car club scheme.
5.9.4	The Transport Assessment sets out an assessment of the traffic impact of the proposed development which has been considered by DFI Roads.
5.9.5	An objection on behalf of the adjacent existing business Huhtamaki, raised concerns regarding the traffic impact of the proposal and intensification of the existing access which is extremely congested and states that there have been numerous road traffic accidents in the past and the insufficiency of parking spaces. DFI Roads previously objected to the proposal however further information has been submitted and is being considered. DFI Road's latest position on the application will be subject to an update at the Planning Committee meeting.
5.9.6	Officers consider that the proposal complies with the SPPS, Policies AMP1, AMP 2, AMP6, AMP7 and AMP8 of PPS 3 and the general principles of Planning Policy Statement 13.
5.10	Environmental Considerations
5.10.1	Drainage
5.10.2	The application is supported by a Flood Risk Assessment. The proposal has been considered against policies FLD 1-5 of Revised PPS15. DFI Rivers have raised no objections under Policies FLD 1, 2, 3, 4 and 5 subject to a condition which relates to the submission of a Final Drainage Assessment.
5.10.3	NI Water has objected to the proposal on the basis that there is insufficient waste water treatment capacity available to service the proposed development. They have also advised that the foul sewer network cannot presently serve this development proposal without significant risk of environmental harm and detrimental impact on existing properties. Importantly, NI Water makes allowance for existing significant committed development across the city. Such development, which includes un-implemented permissions across the city, will not all come forward at once.
5.10.4	In practical terms it is considered unreasonable for the Council to refuse planning permission for the proposed development on the basis that NI Water's pre-existing commitments to connect to significant levels of un-implemented development across the city. Moreover, NI Water has not provided evidence that the proposed development

	would have a direct and detrimental impact on waste-water infrastructure or environment, particularly in the context of impacts over and above what has already been committed across the city.
5.10.5	NI Water confirms that it has a programme for WWTW improvements which will increase capacity over the coming years. Whilst NI Water advises that it cannot support the proposal at this time, some additional capacity will be available from July 2023 as a result of the completion of initial upgrade work, subject to an Impact Assessment. The development, if approved, would not come forward until after July 2023.
5.10.6	The Tree Officer welcomes the opportunity for Water butts proposed within dwellings and apartment blocks which will serve to promote SuDS.
5.11	Contamination
5.11.1	The application is supported by a Land Contamination Assessment and further addendums submitted in response to queries raised by Environmental Health. Environmental Health considers that a Detailed Remediation Strategy would be required and should address issues around potential vapour risk and identify the properties which require vapour protection measures. In addition, the remediation strategy would be required to incorporate a Materials Management Plan and set out how contaminated soils on the site are proposed to be moved and reused in a manner that would not pose a risk to end users and mitigation measures relating to the banked area in the western part of the site and details on the clean capping layer in all landscape areas. Furthermore, Environmental Health recommends a condition that the banked area located in the west part of the site is subject to a separate GQRA and that a verification report is submitted and approved by the Council prior to any occupation. NIEA has no objection to the proposed development subject to conditions/informatives if permission is granted. Officers are satisfied that the measures set out in the negative conditions recommended by Environmental Health and NIEA would, if implemented, not result in any adverse impact on prospective occupants.
5.12	Air Quality
5.12.1	The application is supported by an Air Quality Impact Assessment. An objection raises concerns regarding air quality complaints arising from potential occupants due to existing business/operators in the area. Environmental Health has reviewed the assessment and concludes in regard to traffic impact that estimated road transport emissions, as a result of the proposed development, are likely to have a 'negligible' impact on nitrogen dioxide and particulate matter concentrations in the local area. With regard to construction phase, subject to mitigation measures proposed, there would be no significant adverse dust effects arising from the construction phase of the proposed development. Environmental Health raises no objection on air quality grounds subject to conditions regarding the use of centralised combustion sources.
5.13	Impact on Protected Sites/Priority Species and Habitats
5.13.1	In accordance with Regulation 43(1) of the Conservation (Natural Habitats, etc.) (Northern Ireland) 1995 (as amended) Shared Environmental Services (SES) on behalf of the Council has carried out an appropriate assessment and having considered the nature, scale, timing, duration and location of the project, SES advises that the development would not have an adverse effect on the integrity of any European site, either alone or in combination with other plans or projects. In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including mitigation measures. This conclusion is subject to mitigation measures being conditioned

	in any approval which require agreement on the method of sewage disposal or granting of consent to discharge prior to commencement.
5.13.2	The 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, should adopt the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 10/10/2022. This found that the project would not have an adverse effect on the integrity of any European site.
5.14	Developer Obligations
5.14.1	Para 5.69 of the SPPS states that ' <i>Planning authorities can require developers to bear the costs of work required to facilitate their development proposals.</i> ' Relevant further guidance is provided by the Council's Developer Contribution Framework, adopted in 2020.
5.14.2	<p>Were the application to be found to be acceptable by the Committee, the following measures would be required to be secured through a Section 76 planning agreement:</p> <ul style="list-style-type: none"> • Provision of affordable housing; • Green Travel Measures in the form of implementation of a Travel Plan, a travel card for each unit a period of 3 years and 50% subsidised membership of a car club for each unit for 3 years along with the implementation of a Travel Plan including a Travel Co-ordinator; • Employability and Skills interventions during the construction phase; • Long term management and maintenance of communal and public open space; a • Agreement with ASDA to fit an in-line duct attenuator to its gable wall to reduce the noise impact on the nearest proposed rear gardens.
5.15	Pre-Application Community Consultation
5.15.1	In accordance with the requirements of Section 27 of the Planning Act (NI) 2011, the applicant served a Proposal of Application Notice (PAN) on Belfast City Council on 02 August 2021 (LA04/2021/1830/PAN). Belfast City Council responded confirming that the PAN and associated approach met the requirements of Section 27 of the Planning Act and was acceptable subject to additional consultation with the West Belfast Partnership Board.
5.15.2	A Pre-Application Community Consultation Report has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements. The report has confirmed advertising for the public (website) event and that the website event in lieu of the public event took place in accordance with section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015. The report also confirmed that information leaflets had been distributed to c. 650 properties in the surrounding area.
5.15.3	The report states that 20 comments were left via the online feedback form. The PACC report advises that the comments received fell into 4 categories i.e. traffic congestion, need for social housing, support for local businesses and need for additional schools and medical facilities.

5.15.4	The PACC report states that <i>'The Applicant has undertaken a comprehensive pre-application consultation exercise. Throughout this process the Applicant and project team has sought to directly engage with the general public and elected representatives for the area. All of the feedback received during the consultation has been fully analysed...The general concerns and issues that were raised by respondents focused mostly on concerns around traffic congestion & management, the need of housing (particularly social housing) along with provision of local services inclusion Schools & Hospitals. The design team has taken time to carefully consider the feedback and has provided a response to each of the key areas raised during the consultation feedback process. The proposals for new homes of the site were welcomed by those who fed back to the team during the consultation period.'</i>
5.15.3	The Pre-Community Consultation Report submitted satisfactorily demonstrates that the applicant has complied with the requirements of Sections 27 and 28 of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.
6.0	Summary of Recommendation
6.1	Having regard to the development plan, relevant policy context and other material considerations, including the consultation responses and representation received, the proposed development is considered unacceptable. It is recommended that full planning permission is refused for the reasons set out in the report.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of reasons for refusal and to deal with any other matters which may arise

Draft Reasons for Refusal:

1. The proposed development is located within a designated District Centre as identified in the draft Belfast Metropolitan Area Plan 2015 (v2014). The proposal would reduce the land available within the District Centre to deliver retail and other appropriate commercial uses and would fail to retain and consolidate the District Centre as a focus for local everyday shopping. The proposal is contrary to paragraph 6.276 of the SPPS and Designation BT010/5 – Westwood Centre of the draft Belfast Metropolitan Area Plan 2015 (v2014).
2. The application site is surrounded by existing commercial uses and businesses, many of which are not subject to restrictions on hours of operation or other controls. The proposed housing would be a poor-quality living environment for residents who would be subject to unacceptable noise and environmental impacts, both from within the houses/apartments and the outdoor amenity space/open space. The application fails to demonstrate that the noise levels would be satisfactory. The site is not considered suitable for any form of housing and the proposal is contrary to paragraphs 4.11, 4.25-27 and 4.34 of the Strategic Planning Policy Statement, Policy PED 8 of Planning Policy Statement 4, and criteria (a) and (h) of Policy QD 1 of Planning Policy Statement 7 – Quality Residential Environments.
3. The application site is surrounded by existing commercial uses and businesses, many of which are not subject to restrictions on hours of operation or other controls. The proposed development has the potential to adversely affect the operations and viability of existing surrounding commercial uses and businesses and generally compromise the ability of the industrial estate to provide employment and economic growth. The proposal is contrary to paragraphs 4.20 – 4.21 of the Strategic Planning Policy Statement and Policy PED 8 of Planning Policy Statement 4.

4. The proposed development would be located on an existing commercial/industrial park, resulting in poor place making and an unsuitable residential living environment. Specifically, access to the development would be through an incongruous industrial estate/commercial park. Secondly, the proposed development would provide a poor quality residential environment for prospective occupants by reason of poor outlook from Blocks A, B, C and D onto the existing commercial and industrial/employment area. Thirdly, the overbearing impact of the retaining wall and embankment onto the dwellings and rear gardens numbered 77-83 and 86 on Drawing No. 04A – Site Layout. Fourthly, the overbearing nature of the Westwood Shopping Centre/ASDA on apartments within Block A and the dwellings and rear gardens numbered 70-76 on Drawing No. 4A – Site Layout. The proposal is contrary to paragraphs 4.12, 4.25-27 and 4.34 of the Strategic Planning Policy Statement and criteria (a) and (h) of Policy QD1 of Planning Policy Statement (PPS) 7 – Quality Residential Environments . and Policy PED 8 of Planning Policy Statement 4, and unacceptable.
5. The proposal fails to provide adequate connectivity to surrounding amenities and would result in an isolated housing development within an existing commercial and industrial/employment area and encourage use of an unsafe informal link to the Kennedy Centre. The proposal is contrary to paragraphs 4.12 and 4.24-27 of the Strategic Planning Policy Statement and criteria (e) of Policy QD 1 of Planning Policy Statement (PPS) 7 – Quality Residential Environments.
6. The application is not accompanied by a Section 76 planning agreement to secure the Green Travel Measures (Travel Plan, Travel Cards for each unit for a 3 year period, Discounted Membership of a Car Club), Employability and Skills interventions, long term management and maintenance of private communal and public open space areas which would be required to manage and mitigate the development. The proposal is contrary to paragraph 5.69 of the SPPS, Policy AMP 7 of Planning Policy Statement 3, Policy OS 2 of Planning Policy Statement 8 and Chapter 9 of the Developer Contributions Framework.

Notification to Department (if relevant): Not Required

Date of Notification to Department:

Response of Department:

Representations received from Elected Members: None

ANNEX	
Date Valid	14th July 2022
Date First Advertised	5th August 2022
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 1,6a ,Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 10 Blackstaff Road,Kennedy Way Industrial Estate,Belfast,Antrim,BT11 9DT The Owner/Occupier, 11 Blackstaff Road,Belfast,Antrim,BT11 9DT The Owner/Occupier, 14 Andersonstown Road,Andersonstown,Belfast,Antrim,BT11 9AJ The Owner/Occupier, 14a ,Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 16a ,Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 19 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 19a ,Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 1c ,Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT The Owner/Occupier, 2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT The Owner/Occupier, 2 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 3 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT The Owner/Occupier, 3 Blackstaff Way,Ballymurphy,Belfast,Antrim,BT11 9DS The Owner/Occupier, 3,3 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 4,4-5 ,Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 45 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 47 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 5 Blackstaff Road,Belfast,Antrim,BT11 9DT The Owner/Occupier, 5 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 5-8a Dc Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 5a ,Blackstaff Road,Kennedy Way Industrial Estate, Belfast,Antrim,BT11 9DT The Owner/Occupier, 6 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 6,5 Kennedy Way,Belfast,Antrim,BT11 9AP The Owner/Occupier, 7 Blackstaff Road,Belfast,Antrim,BT11 9DT The Owner/Occupier, 9 Blackstaff Road,Belfast,Antrim,BT11 9DT The Owner/Occupier, Ess,Blackstaff Way,Ballymurphy,Antrim, The Owner/Occupier, Factory 7,Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT The Owner/Occupier, Fern Business Enterprise,Blackstaff Road,Kennedy Way Industrial Estate,Belfast,Antrim,BT11 9DT The Owner/Occupier, Holly Business Park,Blackstaff Way, Ballymurphy, Belfast, Antrim, BT11 9DS The Owner/Occupier, Kennedy Enterprise Centre,2 Blackstaff Road,Belfast,Antrim,BT11 9DT	

The Owner/Occupier, NI Water, Sewage Treatment Works,Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Office,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, The Managment, Westwood Shopping Centre,Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Tyre Depot,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 1,4 Blackstaff Way,Ballymurphy,Antrim,BT11 9DT

The Owner/Occupier, Unit 1,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 1,Westwood Shopping Centre,Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 1-2,Westwood Retail Park,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 10,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 10,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 10,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim, BT11 9BQ

The Owner/Occupier, Unit 11 ,Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9BL

The Owner/Occupier, Unit 11,5 Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier,
Unit 11,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 11,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim, BT11 9BQ

The Owner/Occupier, Unit 12,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 12,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 12,Kennedy Enterprise Centre,2 Blackstaff Road,Belfast,Antrim,BT11 9DT

The Owner/Occupier, Unit 12,Westwood Shopping Centre,51 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 13,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 14,2 Blackstaff Road,Kennedy Way Industrial Estate,Belfast,Antrim,BT11 9DT

The Owner/Occupier, Unit 14,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 14,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 14,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 15,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 15,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 15,Kennedy Enterprise Centre,2 Blackstaff Road,Belfast,Antrim,BT11 9DT

The Owner/Occupier, Unit 15a,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 16,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 16,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 16,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 16/17/18,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 17,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 17,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 17,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 17-18,Westwood Shopping Centre,Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 18,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 18,5 Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 18,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 18,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 19,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 19,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 19a,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 19b,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 19b,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 1a,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 1a,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 2,3 Blackstaff Way,Ballymurphy,Belfast,Antrim,BT11 9DT

The Owner/Occupier, Unit 2,4 Blackstaff Way,Ballymurphy,Antrim,BT11 9DT

The Owner/Occupier, Unit 2,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 2,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 2,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 2,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 20,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 20,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 21,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 21,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 22,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 22,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 22,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 23,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 23,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 24,5 Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 24,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 24,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 25,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 25,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 26,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 27,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 28,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 29,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 3 ,Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 3,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 3,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 3,Westwood Retail Park,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 3,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier,Unit 3,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 35,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 36,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 39,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 3a,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 4,48 Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 4,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 4,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 4,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 4-5,Westwood Retail Park,51 Kennedy Way, Belfast, Antrim, BT11 9BQ

The Owner/Occupier, Unit 4-5,Westwood Retail Park,51 Kennedy Way, Belfast, Antrim, BT11 9BQ

The Owner/Occupier, Unit 5 ,Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT

The Owner/Occupier, Unit 5,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 5,Blackstaff Road,Belfast,Antrim,BT11 9DT

The Owner/Occupier, Unit 5,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 5,Kennedy Enterprise Centre,2 Blackstaff Road, Belfast, Antrim, BT11 9DT

The Owner/Occupier, Unit 5,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 5/6,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 5a,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 6,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT

The Owner/Occupier, Unit 6,48 Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 6,5 Kennedy Way,Belfast,Antrim,BT11 9BQ

The Owner/Occupier, Unit 6,Westwood Retail Park,51 Kennedy Way,Belfast,Antrim,

The Owner/Occupier, Unit 6,Westwood Retail Park,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 6,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ

The Owner/Occupier, Unit 6/7,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 6/7,D C Silencers Complex,Kennedy Way, Belfast, Antrim, BT11 9AP

The Owner/Occupier, Unit 7,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim, BT11 9DT

The Owner/Occupier, Unit 7,48 Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 7,5 Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 7,D C Silencers Complex,Kennedy Way,Belfast,Antrim,BT11 9AP

The Owner/Occupier, Unit 7,Westwood Retail Park,51 Kennedy Way, Belfast, Antrim, BT11 9BQ

The Owner/Occupier, Unit 7,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim, BT11 9BQ

The Owner/Occupier, Unit 7,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim, BT11 9BQ

The Owner/Occupier, Unit 7-8,M1 Business Park,Blackstaff Way,Belfast,Antrim,BT11 9DS
 The Owner/Occupier, Unit 7b,2 Blackstaff Road,Kennedy Way Industrial Estate, Belfast, Antrim,BT11 9DT
 The Owner/Occupier, Unit 8,48 Kennedy Way,Belfast,Antrim,BT11 9AP
 The Owner/Occupier, Unit 8,5 Kennedy Way,Belfast,Antrim,BT11 9BQ
 The Owner/Occupier, Unit 8,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP
 The Owner/Occupier, Unit 8,Westwood Retail Park,51 Kennedy Way, Belfast, Antrim, BT11 9BQ
 The Owner/Occupier, Unit 8,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim, BT11 9BQ
 The Owner/Occupier, Unit 8,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ
 The Owner/Occupier, Unit 8a,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP
 The Owner/Occupier, Unit 9,D C Enterprise Centre,Kennedy Way,Belfast,Antrim,BT11 9AP
 The Owner/Occupier, Unit 9,Westwood Shopping Centre,51 Kennedy Way, Belfast, Antrim,BT11 9BQ
 The Owner/Occupier, Units 1,16,17 & 18,D C Enterprise Centre,Kennedy Way, Belfast, Antrim,BT11 9AP
 The Owner/Occupier, West Belfast Enterprise Centre,Blackstaff Road,Kennedy Way Industrial Estate,Belfast,Antrim,BT11 9DT

Date of Last Neighbour Notification	10th August 2022
Date of EIA Determination	21st July 2022
ES Requested	No

Development Management Report Addendum Report 3	
Application ID: LA04/2019/0081/F	Date of Committee: 20 June 2023
Proposal: 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.	Location: Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.
Referral Route: Proposal would secure a Financial Developer Contribution exceeding £30,000. Previously considered by the Committee in December 2019 and March 2022	
Recommendation:	Approval subject to S76 planning agreement
Applicant Name and Address: Latner 10 Developments Ltd Unit 983 Moat House 54 Bloomfield Avenue Belfast BT5 5AD	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Background This application was considered at the March 2022 meeting of the Planning Committee. The Committee resolved to grant planning permission subject to a Section 76 Planning Agreement to secure the following: <ul style="list-style-type: none"> • a developer contribution of £52,000 for enhancement works at the King George V playing fields – the value of the contribution would be subject to an inflationary uplift for the period from December 2019; • securing the 12 apartments as affordable housing in perpetuity; and • ensuring the delivery and ongoing maintenance of the proposed pocket park to be provided prior to occupation of any of the approved 12 apartments. <p>Delegated authority was given to the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 Planning Agreement. If the planning agreement was not signed and completed within 3 months, the application would be reported back to the Committee.</p> <p>Since the Committee's decision, the Belfast Local Development Plan: Plan Strategy has been adopted (02 May 2023). Moreover, the application is required to be reported back to the Committee as the planning agreement, although at a very advanced stage of drafting, is yet to be signed.</p> <p>The previous case officer reports to the Committee are appended. This includes the Lates items to the March 2022 Committee.</p> Updated Policy Context Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.	

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.

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.

Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies 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).

Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.

Relevant Planning Policies

The following policies in the Plan Strategy are relevant to consideration of the application.

- Policy SD2 – Settlement Areas
- 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
- Policy DES1 – Principles of urban design
- Policy RD1 – New residential developments
- Policy HC1 – Promoting healthy communities
- Policy TRAN6 – Access to public roads
- Policy TRAN8 – Car parking and servicing arrangements
- Policy TRAN10 – Design of car parking
- Policy ENV1 – Environmental quality
- Policy ENV2 – Mitigating environmental change
- Policy ENV3 – Adapting to environmental change
- Policy ENV5 – SuDS
- Policy GB1 – Green and blue infrastructure network
- Policy OS1 – Protection of Open Space
- Policy OS3 – Ancillary open space
- Policy NH1 – Protection of natural heritage resources
- Policy TRE1 – Trees

Supplementary Planning Guidance
 Affordable Housing and Housing Mix
 Residential Design
 Placemaking and Urban Design
 Sustainable Urban Drainage Systems
 Transportation
 Trees and Development

Updated Assessment

The adoption of the Plan Strategy requires the following updated assessment.

Additional Information

Officers requested that the applicant provides a “Plan Strategy Statement” that sets out how the proposal complies with the relevant policies in the Plan Strategy. Where the proposal does not meet the policy requirements, the applicant was asked to either modify the proposal or justify why they are not proposing to change the proposal. The applicant has subsequently provided a Plan Strategy Statement, which seeks to demonstrate compliance with the relevant policies.

Consultation responses

Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy. No further consultations have therefore been issued.

Principle of development

The principle of development remains acceptable as set out in the previous case officer reports, appended. The site is located within the settlement limit, has good access to services, shops and public transport. The proposal would make effective use of land at a density of 60 units/ha, which is within the 25-125 units/ha range for outer Belfast. The proposal is considered compliant with Policies SD2, HOU1, HOU2 and HOU4 of the Plan Strategy.

Whilst the proposal would result in the loss of open space, this is considered off-set by the provision of the 12 apartments as affordable housing for which there is a significant local need. NIHE has previously confirmed its support for the application (see Late items report to the March 2022 Committee, appended). Combined with the provision of a commuted sum of £65k (including inflation) towards improvements to the local King George V playing fields, this is considered a substantial community benefit that would decisively outweigh the loss of the original open space, having regard to Policy OS1 of the Plan Strategy.

Affordable housing and housing mix

All 12 apartments would be provided as social or intermediate housing (100% provision) with the applicant noting that the Housing Association intends to sell properties through intermediate housing schemes or offering them to tenants through intermediate rent schemes within an area of housing need. The provision of affordable housing would help off-set the loss of the original Maple Leaf Club and open space from the site.

The proposal, in combination with the development of the adjacent site for 21 social homes (LA04/2020/2325/F), could result in mono-tenure social housing, which would be conflict with the Policy HOU5's objective of mixed and balanced communities. However, the Affordable Housing and Housing Mix SPG advises at paragraph 4.4.12 that whether proposals for mono-tenure social

housing is deemed to deliver sustainable and balanced communities can be assessed on a case-by-case basis using three key factors:

- The level of social housing need in the vicinity of the site and the availability of land to address such needs;
- The wider tenure characteristics of an area, in order to minimise large areas of single tenure social housing; and
- Whether a scheme is proposed as 'shared housing'.

Given the need for social housing the area, NIHE's support for the proposal and tenure characteristics of nearby housing, the approach to tenure is considered, on balance, acceptable.

The proposal is therefore considered acceptable having regard to Policy HOU5 of the Plan Strategy and its associated SPG.

In terms of housing mix, the proposal comprises 9 x 2 bedroom units and 3 x 1 bedroom units, ranging from 50 sqm to 70 sqm, meeting the space standards in Appendix C of the Plan Strategy. Having regard to Policy HOU6, the housing mix is considered acceptable in this case, particularly when considered alongside the adjacent 3 and 2 bedroom social housing scheme (LA04/2020/2325/F).

Adaptable and accessible housing

Policy HOU7 of the Plan Strategy states that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life, maximising the ability for occupants to remain in their homes and live independent lives for as long as possible. For schemes of 10 units or more, at least 10% of the units should be wheelchair accessible. The applicant has not provided evidence that the scheme will provide sufficient wheelchair accessible units.

The applicant states that the apartments will be built to Lifetime Homes standards which are proposed to be transferred to a Housing Association under the terms of the Section 76 planning agreement (the apartments to be delivered as affordable housing will be required to meet either Housing Association Guide (HAG) or Homes for Intermediate for Rent Design Standards)

Whilst this will ensure that all units will meet the adaptable home requirements of criteria a. to f. of Policy HOU7, the proposals would not fully satisfy the wheelchair accessibility provisions set out in criteria g. to o. of Policy HOU7 for 10% wheelchair accessible units. However, some of the apartments would exceed the minimum space standards and the full Lifetime Homes Standards meet some of the wheelchair adaptable standards. Regard is also had to the previous decisions of the Committee to approve the application in December 2019 and March 2022. Taking into account these factors, this contravention of Policy HOU7 is considered acceptable in the planning balance.

Climate Change

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. All new development proposals (including changes of use) will maximise opportunities to incorporate sustainable design features where feasible (such as grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain, energy efficiency). Development proposals should, where appropriate, demonstrate the highest feasible and viable sustainability standards in the design, construction and operation. The applicant states that the proposal is capable of meeting the BREEAM and energy efficiency standards of Housing Associations. Whilst no specific measures to mitigate climate change have been provided, given the requirement for the apartments to be constructed to Housing

Association design standards which require a commitment to energy efficiency, it is considered that this matter can be appropriately addressed by condition.

Policy ENV3 of the Plan Strategy states that planning permission will be granted for development that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development. In order to minimise the impact of extreme weather conditions, new developments should also embed resilience to current and future climates. The scope for accommodation of measures within the proposal is limited due to the nature of the site with physical constraints. The proposal does not lie within an area of risk and the integrated open space provides permeable surfaces that accommodate the retained tree and vegetation. Whilst no specific additional measures have been identified within this proposal, the proposed development in this area with the incorporation of SUDS (as detailed below) is considered to address the provisions of the policy.

Sustainable Urban Drainage Systems (SuDS)

Policy ENV5 of the Plan Strategy states that all built development should include, where appropriate, SuDS measures to manage surface water effectively on site, to reduce surface water runoff and to ensure flooding is not increased elsewhere. The proposed pocket park would provide a permeable grassed area. No additional SuDS measures have been identified by the applicant, however, this will be secured by means of a planning condition.

Promoting healthy communities

Policy HC1 of the Plan Strategy states that the council will seek to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. The scheme would provide a small pocket park to provide amenity and recreation space for residents. The site is within walking distance of King George V playing fields. It is within walking distance of shops and services and its location would promote healthy and active lifestyles. The proposal is considered acceptable having regard to Policy HC1 of the Plan Strategy.

Planning obligations

It is considered that the planning obligations previously agreed by the Committee remain necessary to make the proposal acceptable in the planning balance. These include:

- developer contribution of £65,587 for enhancement works at the King George V playing fields
- securing the 12 apartments as affordable housing
- ensuring the delivery and ongoing maintenance of the proposed pocket park to be provided as part of the development of the 12 apartments

Other considerations

Other aspects of the proposal are considered to remain acceptable, having regard to the policies in the Plan Strategy.

Regard is also had to the previous decisions of the Planning Committee which was to grant planning permission subject to completion of a Section 76 planning agreement.

Conclusion and Recommendation

Having regard to the assessment in this addendum report and the previous report to the Planning Committee, in the planning balance, the proposal is considered acceptable. It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement.

Late Items

Agenda Item	Application	Issues Raised	Action																				
7c	LA04/2019/0081/F Erection of 12 apartments at former Maple Leaf Club, Park Avenue	<p>Northern Ireland Housing Executive (NIHE) is supportive of the application and provides the following comments.</p> <p>The site is located within Middle East Housing Need Area which has a five year need for 307 units for the period 2021-2026.</p> <p>The site is adjacent to Sydenham, Edenvale and Dundela Common Landlord Areas. The following table provides a summary of the Waiting List information for this area for December 2021.</p> <table><tr><td></td><td>Singles</td><td>Families</td><td>Elderly</td><td>TOTAL</td></tr><tr><td>All Applicants</td><td>133</td><td>138</td><td>58</td><td>329</td></tr><tr><td>Housing Stress</td><td>86</td><td>79</td><td>42</td><td>207</td></tr><tr><td>Allocations to December 2021</td><td>30</td><td>13</td><td>30</td><td>73</td></tr></table> <p>The proposal is currently on the 2024/25 Social Housing Development Programme as a second phase of development of the wider lands.</p>		Singles	Families	Elderly	TOTAL	All Applicants	133	138	58	329	Housing Stress	86	79	42	207	Allocations to December 2021	30	13	30	73	For notation.
	Singles	Families	Elderly	TOTAL																			
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Housing Stress	86	79	42	207																			
Allocations to December 2021	30	13	30	73																			
7c	LA04/2019/0081/F Erection of 12 apartments at former Maple Leaf Club, Park Avenue	The applicant confirms their agreement to the inflationary uplift (Consumer Price Index linked) to the £52k Financial Developer Contribution towards enhancements at the King George V playing fields.	For notation.																				

Agenda Item	Application	Issues Raised	Action																				
7d, 7e & 7f	LA04/2019/0082/F, LA04/2019/0083/F (s54 applications) and LA04/2020/2325/F Erection of 21 dwellings at former Maple Leaf Club, Park Avenue	<p>Northern Ireland Housing Executive (NIHE) is supportive of the application and provides the following comments.</p> <p>NIHE confirms that the proposal is on the 2021/22 Social Housing Development Programme and the mix of housing has been agreed with the joint applicant, Choice Housing. NIHE is keen that the scheme commences in this financial year.</p> <p>The site is located within Middle East Housing Need Area which has a five year need for 307 units for the period 2021-2026.</p> <p>The site is adjacent to Sydenham, Edenvale and Dundela Common Landlord Areas. The following table provides a summary of the Waiting List information for this area for December 2021.</p> <table><tr><td></td><td>Singles</td><td>Families</td><td>Elderly</td><td>TOTAL</td></tr><tr><td>All Applicants</td><td>133</td><td>138</td><td>58</td><td>329</td></tr><tr><td>Housing Stress</td><td>86</td><td>79</td><td>42</td><td>207</td></tr><tr><td>Allocations to December 2021</td><td>30</td><td>13</td><td>30</td><td>73</td></tr></table>		Singles	Families	Elderly	TOTAL	All Applicants	133	138	58	329	Housing Stress	86	79	42	207	Allocations to December 2021	30	13	30	73	For notation.
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Allocations to December 2021	30	13	30	73																			
7d & 7e	LA04/2019/0082/F and LA04/2019/0083/F s54 applications relating to site of the former Maple Leaf Club, Park Avenue	The applicant has withdrawn both applications as the s54 applications are no longer needed.	For notation.																				

Agenda Item	Application	Issues Raised	Action
7f	LA04/2020/2325/F Erection of 21 dwellings at former Maple Leaf Club, Park Avenue	<p>Further to the officer recommendation, the applicant has confirmed their agreement to the following planning obligations to be secured by way of a Section 76 planning agreement:</p> <ul style="list-style-type: none"> • Single payment of £52k plus inflationary uplift (Consumer Price Index linked); and • Delivery of the 21 dwellings as social/affordable housing. <p>However, for logistical reasons, the applicant is unable to agree to the requirement that the pocket park is delivered prior to occupation. The main difficulties are summarised below:</p> <ul style="list-style-type: none"> • Underneath the site of the pocket park is the main sewer and electrical cable. Access will be required until full adoption of sewers; • Access for gas connection; • Construction of the apartment block will require access for scaffold, plant and piling rig; • This is the only area left for welfare facilities; • It would be the last part of construction on the overall site from a practical view. <p>In practice, the applicant states that they are confident that they will be able to deliver the 12 apartments within this period and at the same time complete the pocket park. However, should this not be possible, it proposes a clause in the Section 76 planning agreement to</p>	<p>Officers accept that it would be impracticable to deliver the pocket park prior to occupation of the 21 dwellings for the reasons set out by the applicant.</p> <p>The officer recommendation is therefore modified to require that the pocket park is delivered no later than two years from the date of first occupation. A planning obligation should also be required to secure its future management.</p>

Agenda Item	Application	Issues Raised	Action
		<p>require delivery of the pocket park within 24 months from occupation of the first dwelling within the 21 dwelling scheme. The pocket park would be managed by Choice Housing Association.</p> <p>For information, the applicant provides the following indicative timeline for delivery of the scheme:</p> <ul style="list-style-type: none"> • March/April 2022 – onsite start of 21 dwellings. • March/April 2023 – first handover • March/April 2023 – hope to commence works on 12 apartments • March/April 2024 – complete 12 apartments and pocket park • Worst case scenario is that pocket park will be delivered 24 months from first handover i.e. by March/April 2025 	

Development Management Report

Addendum Report 2

Application ID: LA04/2019/0081/F	Date of Committee: 15 March 2022
Proposal: 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.	Location: Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.
Referral Route: Previously considered by the Planning Committee in December 2019	
Recommendation:	Approval subject to S76 planning agreement
Applicant Name and Address: Latner 10 Developments Ltd Unit 983 Moat House 54 Bloomfield Avenue Belfast BT5 5AD	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Addendum Report: <u>Background</u> <p>This application, along with associated applications LA04/2019/0082/F and LA04/2019/0083/F, were considered by the Planning Committee in December 2019. The Committee resolved to approve all three applications subject to conditions and a Section 76 planning agreement. The planning agreement was intended to secure the following:</p> <ul style="list-style-type: none"> • a developer contribution of £52k for enhancement works at the King George V playing fields • securing the 12 apartments as affordable housing • ensuring the delivery and ongoing maintenance of the proposed pocket park to be provided as part of the development of the 12 apartments <p>The Planning Committee should consider this Addendum Report 2 in conjunction with the original Development Management Officer Report of June 2019 and Addendum Report 1 of December 2019, both appended to this report.</p> <p>Since the applications were approved by the Planning Committee, both the Planning Service and Legal Services have been making significant efforts to finalise the planning agreement. However, it has not been possible to progress the planning agreement with the applicant. Firstly, it was disputed that the 12 apartments should be delivered as affordable housing despite it being central to the consideration of the planning balance and justification for the grant of planning permission, the proposal being contrary to Policy OS 1 of PPS 8 through the loss of Open Space. Secondly, and more recently, by failure to commit to the delivery of the pocket park, which is essential recreation space to off-set the lack of amenity space within the proposed development as well as to help compensate for the loss and limited provision of Open Space overall. Officers consider the terms of the planning agreement originally agreed by the Committee to be wholly reasonable. The three applications (LA04/2019/0081/F, LA04/2019/0082/F and LA04/2019/0083/F) are linked as explained in the previous reports, attached. Officers advise that the three applications cannot be separated out from the agreement as they are intrinsically connected.</p>	

Recap of the planning history

In June 2011, planning permission was granted on the site and adjacent land to the east where the Maple Leaf Club was originally located for mixed use development comprising 21 dwellings and replacement social club (Z/2010/0434/F). The social club is to be located on the current application site where 12 apartments are now proposed with the 21 dwellings to the east. The original planning permission included conditions requiring the provision of social housing and build out of the replacement social club, required to offset the loss of open space. These conditions were subsequently varied under applications Z/2011/0827/F and Z/2011/0829/F.

Planning application LA04/2015/0075/F was granted in February 2016 for modifications to the original scheme for replacement of Maple Leaf Club and erection of 21 dwellings (Z/2010/0434/F). The amended scheme reduced the size of the club and amended some of the house types. Condition 2 prevents occupation of the residential units until the replacement Maple Leaf Club has been erected in accordance with the new approved plans. Condition 3 requires the development to be delivered as social / affordable housing. It appears the main site access and part of the access road between Blocks A and C have been constructed and this serves the development of 13 houses to the north of the site (LA04/2015/0052/F). Therefore, it is considered that the development has commenced and represents a fall-back for the developer, albeit it would require the construction of the replacement social club.

In 2019, the applicant applied for planning permission for 12 apartments on the land where the replacement social club was to be built (LA04/2019/0081/F). Two associated applications were submitted at the same time seeking removal of the conditions requiring the construction of the replacement social club attached to planning permissions Z/2010/0434/F and LA04/2015/0075/F (LA04/2019/0082/F and LA04/2019/0083/F respectively).

All three applications were approved by the Planning Committee in December 2019 subject to conditions and completion of a Section 76 planning agreement as explained above.

In terms of the original planning permission for the erection of 21 dwellings and replacement social club on the application site and adjacent land (Z/2010/0434/F) and subsequent modifications (planning permissions Z/2011/0827/F, Z/2011/0829/F and LA04/2015/0075), these are considered to have commenced by virtue of the formation of the access and road. Therefore, the applicant has a fall-back position, albeit the housing development cannot be occupied without the delivery of the community building as previously granted. The granting of the variation of condition applications (LA04/2019/0082/F and LA04/2019/0083/F) would permit the housing development to proceed and being occupied **without** the replacement club having to be delivered.

New application for 21 dwellings on land to the east

A further, more recent application for 21 dwellings on the adjacent land has been submitted by the landowner and Housing Association (LA04/2020/2325/F). That application is being considered by the Planning Committee at this same meeting due to the linked nature of the applications. That application is also for affordable housing and is being brought forward by a Housing Association with funding support from NIHE. NIHE has advised that in order to secure the funding from this year's housing programme, planning permission will need to be granted by 31 March 2022 although it might still be possible to progress the scheme with a resolution from the Council to grant permission.

The Committee will note from the case officer report to application LA04/2020/2325/F that the recommendation to approve the 21 dwellings is reliant on applications LA04/2019/0081/F, LA04/2019/0082/F and LA04/2019/0083/F being progressed to approval as it is reliant on the pocket

park being granted planning permission – this would serve not only the proposed 12 apartments but also the proposed 21 dwellings (as well as other surrounding housing).

Assessment

As set out in the previous reports, the proposed development of the site for 12 apartments would result in the loss of Open Space. Moreover, it would no longer be possible to bring forward the new social club to replace the original Maple Leaf Club, which was otherwise critical to the off-set of loss of Open Space from the wider site resulting from development of the 21 dwellings.

The Planning Committee accepted that in the planning balance, the loss of the original off-set (i.e. the dropping of the replacement social club) was justified providing that the following is achieved:

- a developer contribution of £52k for enhancement works at the King George V playing fields
- securing the 12 apartments as affordable housing
- ensuring the delivery and ongoing maintenance of the proposed pocket park to be provided as part of the development of the 12 apartments

These obligations were to be secured by a Section 76 planning agreement, which the applicant has not signed. Officers provide an update on each of the above obligations as follows.

Developer Contribution of £52k for off-site Open Space – officers advise that the value of the Contribution should be subject to an inflationary uplift due to the passage of time since the Committee's original decision to grant planning permission in December 2019. In effect, the £52k Developer Contribution has devalued over time.

Provision of affordable housing – at the time of the Planning Committee's original decision in December 2019, NIHE had confirmed that there was a housing need and that they were supportive scheme coming forward as social housing. However, in a recent meeting with officers, NIHE confirmed that they cannot currently support the 12 apartments as social housing. This is because of the change in circumstances since December 2019 including the bringing forward of other affordable housing schemes in the area such as the redevelopment of the Park Avenue Hotel site for an affordable housing led housing scheme (LA04/2021/0493/F) and NIHE's commitment to delivery of the 21 dwellings on the adjacent site (LA04/2020/2325/F). It is understood that it is concerned about over saturation. However, NIHE verbally advised that it is very likely that the proposed 12 apartments on the application site would be supported within the 5 year live span of the planning permission if granted. It is therefore considered that the Committee can still proceed to secure the 12 apartments as affordable housing through the Section 76 planning agreement.

Delivery and ongoing maintenance of the pocket park – as set out in the previous reports, this is essential to off-set the substandard level of amenity within the proposed 12 apartments as well as to help off-set the loss of open space and lack of open space within the wider development. Officers advise that it remains essential for the pocket park to be delivered and maintained. The Committee will note that officers are advising that the pocket park is delivered prior to occupation of the 21 dwellings on the adjacent site as part of the recommendation for application LA04/2020/2325/F. Therefore, if planning permission is not granted for the 12 apartments and pocket park under application LA04/2019/0081/F, it will not be possible to secure the Section 76 planning agreement proposed by officers for application LA04/2020/2325/F.

Recommendation

It is recommended that planning permission is granted with conditions and subject to a Section 76 planning agreement which secures the following:

- a developer contribution of £52k for enhancement works at the King George V playing fields – the value of the contribution to be subject to an inflationary uplift for the period from December 2019 to when the planning agreement is signed;
- Securing the 12 apartments as affordable housing in perpetuity; and
- ensuring the delivery and ongoing maintenance of the proposed pocket park to be provided prior to occupation of any of the approved 12 apartments.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and the planning agreement.

If the Section 76 planning agreement is not signed and completed within 3 months, the application shall be reported back to the Planning Committee.

Development Management Report

Addendum Report 1

Application ID: LA04/2019/0081/F	Date of Committee: December 2019
Proposal: 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.	Location: Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.
Referral Route: At the request of the Director of Planning and Building Control	
Recommendation:	Approval
Applicant Name and Address: Dixon Contractors 89 Broughshane Street Ballymena	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
<p>Addendum Report:</p> <p>This application was previously scheduled for Planning Committee on the 11th June 2019 with a recommendation for refusal. However, was not presented as a legal Agreement under Section 76 was submitted setting out mitigation against the proposed loss of open space. The application was withdrawn from committee to enable the consideration of the proposed terms of the Section 76 Agreement.</p> <p>Members should read this Addendum Report in conjunction with the original Development Management Officer Report of June 2019, attached below.</p> <p>The Case officer report attached below sets out two reasons for refusal in relation to</p> <ol style="list-style-type: none"> 1. The loss of open space 2. The under provision of amenity space for the proposed development <p>There were no other reasons for refusal. Notwithstanding the issue of principle the scheme was considered acceptable in terms of its design, height, scale, and mass; and access and parking. Therefore, this addendum deals only with the two matters set out above, all other considerations are set out in the case officer report.</p> <p><u>Principle of development</u></p> <p>Historically the site was in use as a substantial area of open space, a bowling green and club house / social club. Residential development was granted on the site subject to a replacement recreational social club being provided to off-set the loss of open space. The provision of the recreational social club in combination with the social housing to be provided was the justification for setting aside Policy OS1 of PPS 8 – Open Space, Sport and Recreation and granting the proposal.</p> <p>This current application proposes to build an apartment block in place of the social recreation club. In these particular circumstances, given the history of this site, the principle of the development on this site, was initially considered to be unacceptable as it will result in the almost total loss to the community of the open space and recreation use, in addition to providing minimal amenity space for residents. Therefore, refusal was originally recommended.</p>	

Following the publication of the officer report, the applicant submitted a Section 76 Agreement, setting out terms to offset the loss and under provision of open space / recreation facility by offering to provide a financial contribution towards improvements to a local park. Policy OS1 allows developers to offer an alternative provision, which is as accessible to current users, at least equivalent in terms of its size, usefulness, attractiveness, safety and quality. In this case, the offer is to provide an upgrade to an existing Council owned park rather than 'new' or additional open space, however, the offer must be considered alongside the community benefits of the provision of the 12 social and affordable apartments themselves. The developer has agreed to provide a financial contribution of over £52K to be used to enhance existing open space in the area. The combination of the associated community benefits are considered on balance to decisively outweigh the loss of the provision of the recreation club and the shortage in the amenity provision.

Terms of the Section 76 Agreement

In respect of the proposed off set, the applicant has agreed to a developer contribution through a Section 76 Agreement. In broad terms, monies (£52k) will be used by the Council to enhance existing open space at King George V Playing Fields, which is an 8 minute walk away from the site and serves the local community. As set out above, this in part is considered, in this case, to adequately address Policy OS1 of PPS8 to off-set the loss of existing open space.

The following works are proposed for the King George V playing fields;

Improve Parkgate site boundary

Remove exiting concrete boundary fencing/walling
 Install new 250 x 125 x 905mm road kerb edge
 New hedge planting along boundary to kerb edge
 Supply & install new vehicular access barrier
 Construct low brick piers with existing concrete crest
 Pedestrian road crossing markings

Trim Trail

New 1.2m wide bitmac path to site boundary
 Form new mounds with excavated material
 Remedial landscape works/seeding

Screen planting

Screen planting to western boundary

Provision of private amenity space

In terms of private amenity space only 3 of the proposed 12 apartments has their own private amenity space. Creating Places recommends a minimum of between 10m²- 30m² per unit. Apartments 11 and 12 meet the recommended minimum however apartments 1-10 do not. Policy OS 2 states that an exception to this will only be permitted in the case of apartment developments or specialised housing where a reasonable level of private communal open space is being provided or where it will make use of adjoining public open space. It is considered that insufficient private amenity space is proposed for the individual apartments. In respect of the communal amenity space provided this is in the form of a pocket park which will provide 450 square metres of amenity space. The provision of the pocket park between the proposed apartments and Park Avenue with landscaping and play equipment with access from Park Avenue so other residents can benefit and; the proposed developer contribution of over £52K to enhance 2.88ha of existing open space at the King George V playing fields, provides a wider community benefit to the existing and proposed residents and is considered to make an otherwise unacceptable scheme acceptable in these particular circumstances.

Linked Applications

Planning permission LA04/2015/0075/F was a modification to the original planning permission Z/2010/0434/F. This included the reduction in the size of the social club to be constructed. Whilst this was a reduction and was considered to be of a scale more in keeping with the established residential area, the community benefit to be gained remained an integral part of the proposal and was appropriately conditioned to reflect this. The condition in relation to the provision of the social club was attached to the permission and was worded that the residential dwellings would not be occupied. The same reason as per planning permission Z/2010/0434/F for the condition was given to ensure the orderly development of the site and to ensure the community benefits of the development are fully implemented.

The applicant also seeks the removal of condition no.2 of planning permissions Z/2010/0434/F and LA04/2015/0075/F, which are attached to the original permissions and relate to the provision of the recreational club and to ensure the orderly development of the site and community benefits of the development are fully implemented. This proposal would replace the social club with 12 social/affordable apartments.

Consultees

DFI Roads were consulted and have advised of no objection in principle with amendments sought to address clarification in terms of bicycle parking and visibility splays for previous approvals within the wider proposal site and Private Streets Determination drawings.

Further Representations

No further objections or information has been received in respect of the proposal itself. A draft Section 76 Agreement was submitted and BCC Legal Services and City and Neighbourhoods have been consulted in respect of the Section 76 Agreement and the enhancement of open space through the developers contribution.

Summary

In conclusion, the recommendation has changed for the reasons as set out in this addendum. The proposal on balance is considered to be acceptable and contributes to the delivery of the Belfast Agenda aims and objectives - Living Here and City Development and the Local Development Plan Strategic Aims – Shaping a liveable place, a green and active place and a smart connected and resilient place.

Recommendation

Approval subject to the signing and delivery of the Section 76 Agreement and conditions.

It is requested that committee delegate authority to the Director of Planning and Building Control to finalise the Section 76 and the wording of conditions. Draft Conditions below:

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

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

2. The residential development hereby approved shall be allocated for social housing use and shall be managed by a registered Housing Association.

Reason: To ensure the orderly development of the site and community benefits of the development are fully implemented.

3. Double glazed float units 4-12-4 (or similar) with a sound reduction of 26dB R_{tra} / 31dB R_w must be installed in bedroom and living room windows to the Park Avenue façade of the proposed apartments and to any habitable rooms situated on either side elevation. Alternative means of acoustic ventilation capable of meeting the same sound reduction value of the windows must also be installed in all bedroom and living room windows to the Park Avenue façade and side elevations and be in accordance with building control regulations.

Reason: Protection of Residential Amenity

4. Double glazed float units 4-12-4 (or similar) with a sound reduction of 26 dB R_{tra} / 31 dB R_w must be installed in bedroom and living room windows of the rear façade of the proposed apartments.

Reason: Protection of Residential Amenity

5. All soft landscaping works shall be carried out in accordance with the approved details on drawing no 13C, dated 3rd June 2019. The works shall be carried out prior to the occupation of the first apartment / dwelling 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.

6. 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

7. Prior to any work commencing all protective barriers (fencing) and ground protection measures 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 is 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.

8. If roots are accidentally damaged the tree council must be notified and given the opportunity to inspect the damage before it is covered over.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing tree hedging.

9. 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.

DFI Roads conditions to follow.

ANNEX 1

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 June 2019	
Application ID: LA04/2019/0081/F	
Proposal: 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.	Location: Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.
Referral Route: At the request of the Director of Planning and Building Control	
Recommendation:	Refusal
Applicant Name and Address: Dixon Contractors 89 Broughshane Street Ballymena	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Executive Summary: <p>The proposal is for full planning permission for the 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.</p> <p>This application is linked to two further applications (LA04/2019/0082/F and LA04/2019/0083/F) both of which are Section 54 applications and seek to remove a planning condition from the original approvals. Condition no.2 of these planning permissions relate to the provision of a recreational social club under planning permissions Z/2010/0434/F and LA04/2015/0075/F.</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> Principle of development and use; Height, scale, massing, layout and design; Provision of private amenity space and Provision of open space; Parking and access; Impact on residential amenity of neighbours; Impact on protected trees; Other environmental factors. <p>The applicant proposes a building containing 12 apartments on a site which has been secured by planning condition to be used for recreational open space in lieu of the loss of an extensive area of open space, bowling green and a club house / social club.</p> <p>The original approval set aside OS1 of PPS 8 Open space Sport and Recreation and allowed the loss of the space to provide 21 social dwelling units and the construction of a new Recreation</p>	

Social Club. The applicant makes a case that the occupier of the social club, the Maple Leaf Club is no longer in existence. The applicant states that they have sought an alternative occupier, however they have not provided sufficient evidence to demonstrate that a new occupier has been sought and all avenues explored.

The principle of the development therefore, is considered to be unacceptable and would if permitted result in the permanent loss of the open space by failing to provide the social club to the community. Which is contrary to policy OS 1 of Planning Policy Statement 8: Open space and recreation.

The proposed development fails to meet criterion (c) of policy QD1 of Planning Policy Statement 7 – Quality Residential Environments. In that the loss will impact the amenity for those prospective new residents of the approved housing as there will be insufficient amenity space provided for the combined development and will therefore also be contrary to Policy OS 2 of PPS8.

Consultees: Environmental Health, Rivers Agency, BCC Tree Officer and NIHE offer no objection to the proposal.

DFI Roads advised the applicant has failed to demonstrate acceptable parking arrangements.

There have been no third party objections received.

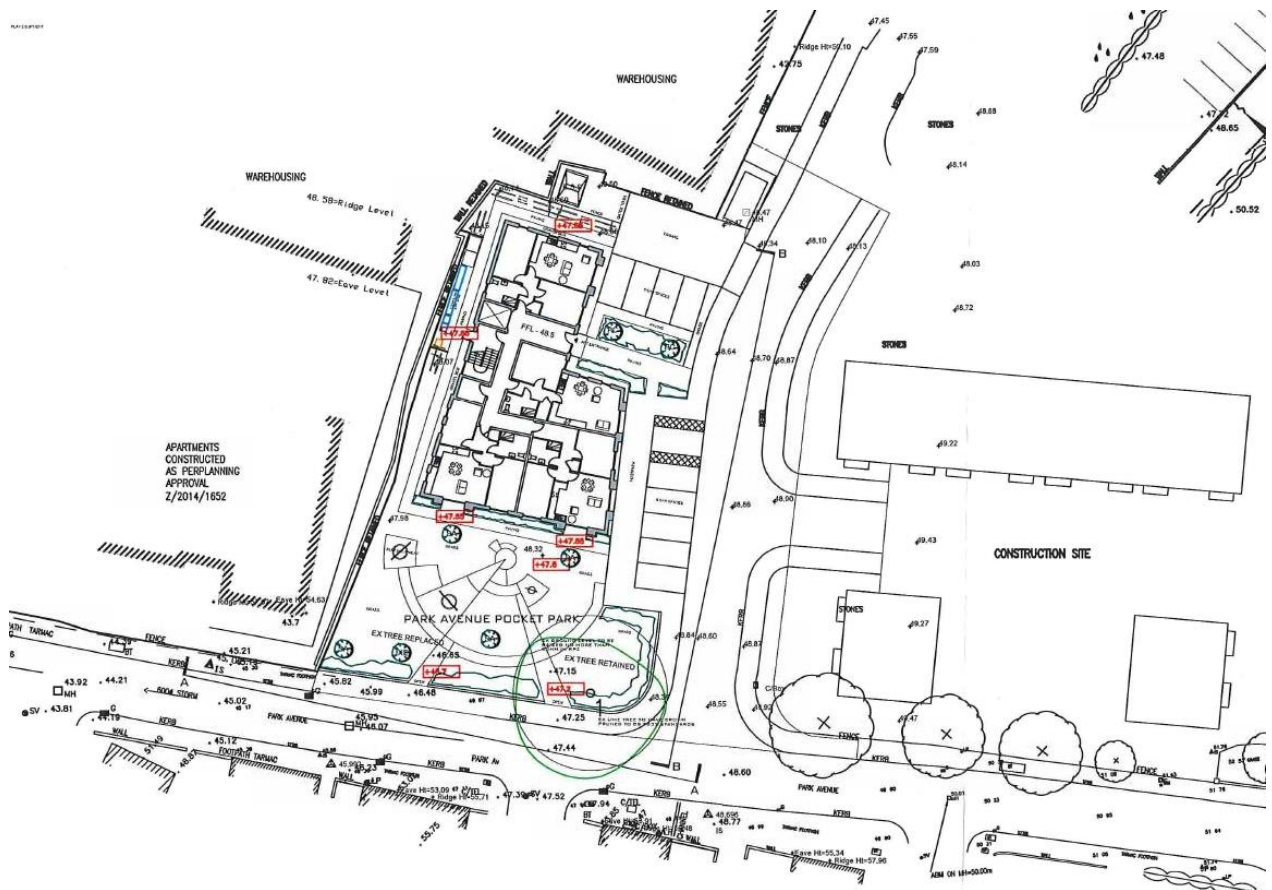
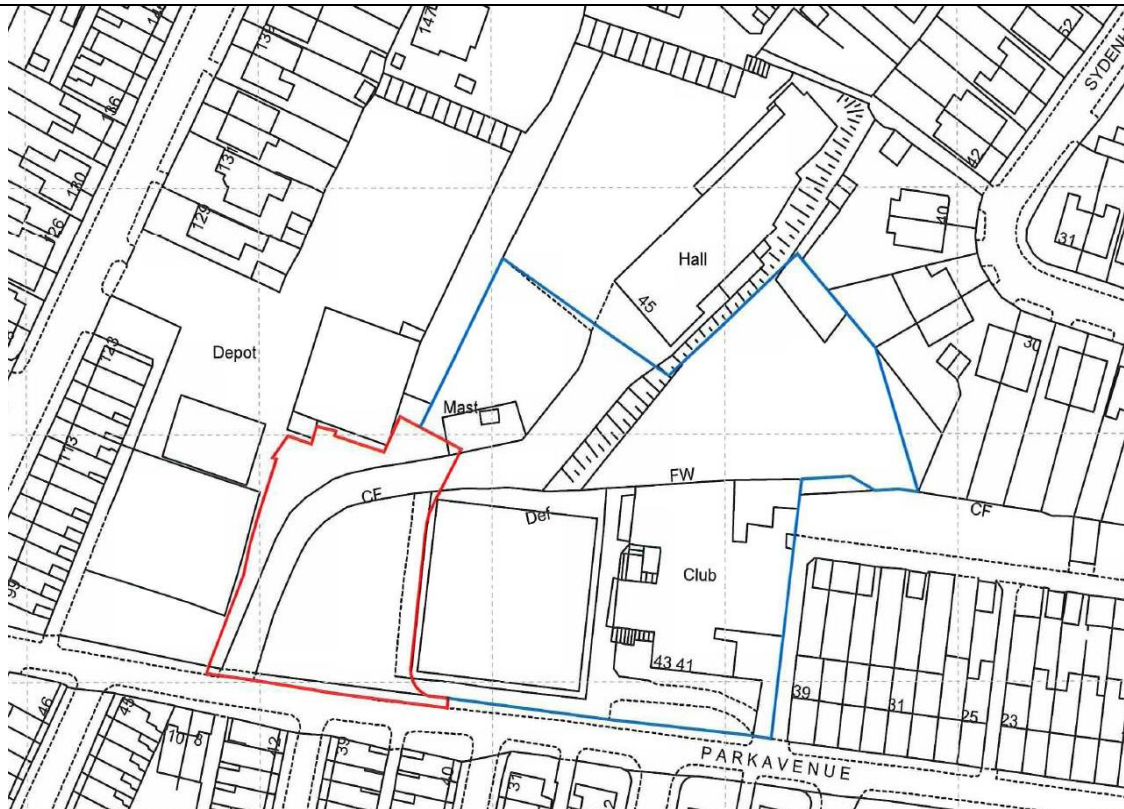
Recommendation:

Refuse

Having regard to the policy context and other material considerations above, the proposal is considered unacceptable and refusal of planning permission is recommended and delegated authority is sought for the final wording of refusal reasons from the Director of Planning and Building Control.

Case Officer Report

Site Location Plan



Consultations:		
Consultation Type	Consultee	Response
Non Statutory	Environmental Health Belfast City Council	No objection subject to conditions
Statutory	Rivers Agency	No objection
Advice and Guidance	NIHE - Corporate Planning	No objection - support
Statutory	DFI Roads - Hydebank	Unacceptable
Statutory	NI Water - Multi Units East - Planning Consultations	No Response
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The proposal is for full planning permission for the 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.
1.2	This application is linked to LA04/2019/0082/F and LA04/2019/0083/F both of which are Section 54 application to remove condition no.2 of planning permission Z/2010/0434/F and LA04/2015/0075/F. Both of these conditions also relate to the implementation of the social club element of planning permissions Z/2010/0434/F and LA04/2015/0075/F.
2.0	Description of Site
2.1	The site is located at lands at the former Maple Leaf Club, 41-43 Park Avenue, Belfast. The site has been cleared and is currently under construction. Formerly on the site was a bowling green and car park and the now derelict Maple Leaf Club building. The site is accessed from Park Avenue which slopes steeply from Holywood Road to Connsbrook Avenue. The area is characterised by two storey terrace dwellings and two storey semi-detached dwellings. Adjacent to the site and accessed from Connsbrook Avenue is a fuel and oil distribution depot. The site bounded by existing mature vegetation. Seven of the previously approved dwellings (10-22 Park Avenue Heights) have been constructed and are now occupied.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2019/0083/F - Section 54 application to remove condition 2 of LA04/2015/0075/F. The condition reads as follows "No part of the residential development hereby permitted shall be occupied until the social club hereby approved is constructed and operational in accordance with drawing 06A date stamped 20th August 2016, drawing 07B date stamped 03 February 2016 and drawing 08 stamped 01 April 2015". The removal of the condition is necessary to allow for the construction and occupation of the social/affordable housing – Pending
3.2	LA04/2019/0082/F - Section 54 application to remove condition 2 of Z/2010/0434/F. The condition reads as follows, "No part of the residential development hereby permitted shall be commenced until the social club hereby approved is constructed and operational in accordance with the approved plans." The removal of the condition is necessary to allow the construction of the social/affordable housing - Pending
3.3	LA04/2015/0075/F - Modifications to previous planning approval Z/2010/0434/F comprising of a reduction in the size of the replacement club premises and change of house types to the dwellings at plots 14-21 - Granted
3.4	Z/2011/0829/F - Article 28 application to vary condition 2 of permission Z/2010/0434/F to allow simultaneous commencement of development of the residential development and the social club – Granted
3.5	Z/2011/0827/F - Article 28 application to vary condition 3 of permission Z/2010/0434/F to include social/affordable housing within the residential development and the social club - Granted

3.6	Z/2010/0434/F - Mixed use development to include the relocation and replacement of the Ulster Maple Leaf Club premises and residential development comprising 21 dwellings (3no. 2 bed, 18no. 3 bed dwellings), landscaping and associated site works - Granted
3.7	Z/1999/0307 - Proposed bowling green in part of existing car park including new access arrangements - Granted
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015
4.3	Draft Belfast Metropolitan Area Plan 2004
4.4	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 3: Access, Movement and Parking 4.4.3 Planning Policy Statement 7: Quality Residential Environments 4.4.4 Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas 4.4.5 Planning Policy Statement 8: Open Space and Recreation 4.4.6 Planning Policy Statement 12: Housing in Settlements 4.4.7 Planning Policy Statement 15: Planning & Flood Risk 4.4.8 Creating Places 4.4.9 Development Control Advice Note 15: Vehicular Access Standards
5.0	Statutory Consultees Responses
5.1	Rivers Agency has no objection.
5.2	DFI Roads advised the proposal was unacceptable and failed to demonstrate acceptable parking arrangements.
6.0	Non Statutory Consultees Responses
6.1	Environmental Health has no objection subject to conditions.
6.2	BCC Tree Officer has no objection subject to conditions.
6.3	Northern Ireland Housing Executive – Corporate Planning provided advice and guidance. NIHE advised there is currently unmet social housing need in this part of East Belfast and the site has previously been registered by a housing association for the provision of social housing. NIHE supports the current proposal for the site.
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No representations have been received.
8.0	Other Material Considerations
8.1	The adopted Belfast Urban Area Plan 2001 designates the site as white land.

8.2	Draft Belfast Metropolitan Area Plan (BMAP) 2015 plan the site is designated as white land.
8.3	Draft Belfast Metropolitan Area Plan (BMAP) 2004 plan the site is designated as white land.
8.4	The site is the subject of a Tree Preservation Order – TPO/2006/0081
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Height, scale, massing, layout and design; • Provision of private amenity space; • Provision of open space; • Provision of parking and access; • Impact on residential amenity of neighbours; • Impact on protected trees; • Other environmental factors.
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	The site is located within the settlement development limit for Belfast. However given that the Belfast Metropolitan Area Plan 2015 version was adopted and subsequently quashed weight is afforded to it as it had reached the most advanced stage a draft plan could having been through public inquiry. The site was designated as white land.
9.6	Draft BMAP 2004 version also designated the site as white land.
9.7	The adopted Belfast Urban Area Plan 2001 designates the site as white land.
9.8	<p><u>Principle of development</u></p> <p>In other circumstances the construction of apartments within the development limits within a residential area would be acceptable however, the circumstances and history of this site is such that the principle of the development in this case, on this site, is considered to be unacceptable. This proposal site was granted as a recreational social club under application references Z/2010/0434/F and LA04/2015/0075/F in which the replacement social club was to be provided to off-set the loss of a substantial area of open space, a bowling green and club house / social club. The provision of the recreational social club in combination with the social housing to be provided was the rational for setting aside OS1 of PPS 8 – Open Space, Sport and Recreation.</p>
9.9	The supporting statement submitted by the applicant states that the Maple Leaf Club has been permanently closed and evidence has been provided at Annex 2 in the supporting statement. It is on this basis that the applicant seeks the removal of condition no.2 of

	planning permissions Z/2010/0434/F and LA04/2015/0075/F, which related to the social club and to ensure the orderly development of the site and community benefits of the development are fully implemented. This proposal would replace the social club with 12 social/affordable apartments.
9.10	Linked applications LA04/2019/0082/F and LA04/2019/0083/F both of which are Section 54 application to remove condition no.2 of planning permission Z/2010/0434/F and LA04/2015/0075/F. Both of these conditions also relate to the implementation of the social club aspect of planning permissions Z/2010/0434/F and LA04/2015/0075/F are also under consideration.
9.11	The applicant submitted a supporting statement. Paragraphs 6.15-6.18 refer to the search for an alternative operator. It is stated that the applicant has no viable option for delivering the club building and the social housing due to the 'winding up' of the Maple Leaf Club and no club interested in relocating and therefore the removal of the club from the proposal is required. However, whilst this has been stated in the supporting statement, no evidence has been provided by the applicant to demonstrate and marketing or tendering for an alternative occupier and therefore have failed to demonstrate that all avenues to secure an occupier have been investigated.
9.12	The group report of the original planning permission Z/2010/0434/F, stated that <i>'the main benefits are the provision of much needed social housing and provision of a new social facility to serve the local area'</i> . The two conditions that attached to the permission, condition no.2 which the applicant seeks to remove and condition no.3 in relation to the allocation of the residential development for social housing were both attached and the same reason <i>'To ensure the orderly development of the site and community benefits of the development are fully implemented'</i> . Therefore it is considered that the construction of the social club was equally required to be provided to ensure the community benefits.
9.13	Application Z/2011/0829/F, was an Article 28 application to vary condition 2 of permission Z/2010/0434/F to allow simultaneous commencement of development of the residential development and the social club.
9.14	Planning permission LA04/2015/0075/F was a modification to the original planning permission Z/2010/0434/F. This included the reduction in the size of the social club to be constructed. Whilst this was a reduction and was considered to be of a scale more in keeping with the established residential area, the community benefit to be gained remained an integral part of the proposal and was appropriately conditioned to reflect this. The condition in relation to the provision of the social club was attached to the permission and was worded that the residential dwellings would not be occupied. The same reason as per planning permission Z/2010/0434/F for the condition was given to ensure the orderly development of the site and to ensure the community benefits of the development are fully implemented.
9.15	Therefore, considering the previous use of the site, the protection afforded under PPS8 and the planning history of the site the principle of the development is unacceptable and would result in the loss of the replacement social club which was to provide the off set for the loss of open space for the whole development. It is considered that the supporting statement from the applicant does not provide a compelling case that would outweigh the loss to the community.
9.16	<u>Height, scale, massing, layout and design</u> The proposed building is to be 'L' shaped and 8.4m in height from finished floor level (FFL), 27.3m long along the western elevation and 18m wide along the southern (Park Road) elevation. In terms of the footprint of the proposed apartments is be approximately 392m ² . This is an increase in the footprint from the previously reduced social club at

	387m ² which was reduced by 49m ² from the original approval. The difference in the increase in the footprint is considered to be marginal. The proposed height of the building is similar to that granted for the social club under LA04/2015/0075/F. The height, scale and massing of the proposed apartments is considered to be acceptable.
9.17	In terms of layout all apartments outlook either on to Park Avenue of the entrance to the whole development. It is considered this outlook on to public realm in acceptable.
9.18	In terms of the proposed design this is not dissimilar from that previously approved for the social club building. The proposed finished of smooth red facing brick and grey mortar, dark grey framed windows, glazed balcony and grey zinc cladding on the roof and pent houses are considered to be acceptable. The architectural approach is modern yet sympathetic to its context. The proposed design and architectural treatment and materials are acceptable.
9.19	Policy LC 1 – Protecting Local Character, Environmental Quality and Residential Amenity of the Addendum to Planning Policy Statement 7- Safeguarding the Character of Established Residential Areas applies. The proposed density of the development and pattern of development is considered to be acceptable and not out of keeping with the character of the area. The size of each of the proposed apartments are outlined below;
9.20	Apartment 1 - 2 bed 3 person: 65m ² Apartment 2 - 1 bed 2 person: 57 m ² Apartment 3 - 2 bed 3 person: 70 m ² Apartment 4 - 2 bed 3 person: 65 m ² Apartment 5 - 2 bed 3 person: 65 m ² Apartment 6 - 2 bed 3 person: 68 m ² Apartment 7 - 2 bed 3 person: 70 m ² Apartment 8 - 2 bed 3 person: 65 m ² Apartment 9 - 2 bed 3 person: 65 m ² Apartment 10 - 2 bed 3 person: 63 m ² Apartment 11 - 1 bed 2 person: 50 m ² Apartment 12 - 1 bed 2 person: 50 m ²
9.21	The proposed apartments meet the minimum space standards as set out in Annex A of the Addendum to Planning Policy Statement 7- Safeguarding the Character of Established Residential Areas.
9.22	Therefore it is considered that the proposal complies with the criterion set out in policy LC 1 of the Addendum to Planning Policy Statement 7- Safeguarding the Character of Established Residential Areas.
9.23	<u>Provision of private amenity space</u> In terms of private amenity space only 3 of the proposed 12 apartments has their own private amenity space. They do all however share communal bin storage and secure bicycle parking. The following private amenity space provision is as below for 3 apartments on the second floor;
9.24	Apartment 10 - 63.3 m ² Apartment 11 - 22.3 m ² Apartment 12 - 10.98 m ²
9.25	Creating Places recommends a minimum of between 10m ² - 30m ² . Apartments 11 and 12 meet this recommended minimum however apartments 1-10 do not. . Whilst the applicant refers to other facilities in the locality including Victoria Park, this is 0.7mile away

	<p>from the site. Considering this and the recent EIA Street planning appeal decision 2018/A0070 it was considered that existing other public spaces were not an acceptable substitute for the deficit of communal space in quantitative and qualitative terms. Therefore it is considered that insufficient private amenity space has been provided for prospective residents. The site on which the apartments are proposed was to provide the off set for loss of open space through the construction of a social club and was conditioned as so to ensure the community benefit of the existing club would continue to be provided. Linked applications LA04/2019/0082/F and LA04/2019/0083/F both of which are Section 54 applications to remove condition no.2 of planning permission Z/2010/0434/F and LA04/2015/0075/F. Both of these conditions also relate to the implementation of the social club aspect of planning permissions Z/2010/0434/F and LA04/2015/0075/F. The provision of open space is discussed below.</p>
9.26	<p><u>Provision of open space</u></p> <p>The proposal includes the provision of a pocket park which will provide 0.045ha of public amenity space. Planning permission Z/2010/0434/F for the residential development and replacement of the social club and LA04/2015/0075/F for a change of house type at plots 14 to 21 and included the reduction in the proposed replacement social club were both granted on the basis of provision of the social club to offset the loss of open space, in line with policy OS 1 of Planning Policy Statement 8: Outdoor space and recreation. Whilst the social club was to be reduced under planning permission LA04/2015/0075/F it still provided the off set for the loss of open space in line with policy OS 1 of Planning Policy Statement 8: Outdoor space and recreation.</p>
9.27	<p>However the applicants statement of case states at paragraph 6.26 the delivery of 12 apartments in lieu of the social club yields a substantially greater benefit to the community and that as the case officer acknowledged the proximity of similar bowling facilities in close proximity to the site which were equally accessible in their view. The applicant states that in this context, the total loss of the facility is therefore negligible to the local community and its loss therefore will have no significant detrimental impact and states this is consistent with para. 6.025, of the Strategic Planning Policy Statement for Northern Ireland (SPPS). It is considered that the loss of the social club which was the off set for the loss of all quality open space is not negligible to the local community as stated. Particularly as the private amenity provision is below recommended requirements. Whilst the applicant refers to other facilities in the locality including Victoria Park, this is 0.7mile away from the site. As per recent appeal decision 2018/A0070, it was considered that existing of other public spaces were not an acceptable substitute for the deficit of communal space in quantitative and qualitative terms.</p>
9.28	<p>This acknowledged the community benefit the club itself provided and while the open space was to be lost, the offset to this was through the provision of a new social facility, albeit reduced but would continue to provide community benefit as was provided by the existing club. Therefore it is considered that in order to comply with policy OS 1 of Planning Policy Statement 8 – Open Space and Recreation to ensure adequate alternative provision that the social facility must be implemented and form part of the overall development of the site.</p>
9.29	<p>It is also noted that the original development comprised of 21 dwelling units. The applicant proposed the construction of an additional 12 apartments. This would provide a total of 33no. social/ affordable housing units. However, the additional units would exceed the threshold of 25 units as set out in policy OS 2 of Planning Policy Statement 8. Policy OS 2 states that an exception to this will only be permitted in the case of apartment developments or specialised housing where a reasonable level of private communal open space is being provided or where it will make use of adjoining public open space.</p>
9.30	<p>As stated in the original case officers report for Z/2010/0434/F, the proposal did not provide sufficient amenity space for the majority of the proposed dwellings and would be limited in its</p>

	<p>usability. Nor is it located adjacent to existing public open space. Therefore it would be considered that it would not be an exception to Policy OS 2 and therefore it would be expected that at least 10% of the site would be for the provision of public open space. The proposal would not be able to facilitate this and the addition of 12 no. apartments was add extra pressure to the demand for amenity space in the whole development. Although this application proposes the provision of a pocket park between the proposed apartments and Park Avenue providing an area of 0.045ha with landscaping and play equipment with access from Park Avenue so other residents can benefit. It is considered to be insufficient to warrant the loss of the social facility and the wider community benefit which it would provide.</p>
9.31	<p>On balance with the provision of private amenity for the approved apartments being below the requirements as per Creating Places, it is considered that the social facility is essential to address the loss of the open space and the club facility, particularly as private amenity space is insufficient to meet requirements. The proposal to not provide the social facility is considered to be contrary to policy OS 1 of Planning Policy Statement 8: Open Space and Recreation.</p>
9.32	<p><u>Provision of parking and access</u></p> <p>DFI Roads were consulted and responded stating that the applicant had failed to demonstrate acceptable parking arrangements and required a number of issues to be addressed and the submission of Private Streets Determination drawings. This information was not requested as to have done so would have put the applicant to unnecessary expense when Planning Service had fundamental concerns with the proposal and the two (LA04/2019/0082/F and LA04/2019/0083/F) associated Section 54 applications for the removal of conditions.</p>
9.33	<p><u>Impact on residential amenity of neighbours</u></p> <p>In terms of residential amenity the proposed apartments will be located to the east of the existing apartments on Park Avenue. In terms of overshadowing considering the sun path it is considered that some overshadowing will result to the apartments adjacent to the west in the morning, however this will travel from east to west from midday on it is considered that no unacceptable overshadowing will result to the apartments located to the west of the site. It is also considered that an unacceptable level of overlooking will not result from the proposed apartments to the existing apartments to the west due to sufficient separation distance and existing boundary treatment. To the north of the site is an existing depot and to the east whilst currently no under construction dwelling with extant permission are to be located. However it is considered that sufficient separation distances will ensure no unacceptable overshadowing or overlooking will result to these dwellings form the proposed apartments. This is also considered to be the same for those dwellings located on the opposite of Park Avenue.</p>
9.34	<p><u>Impact on protected trees</u></p> <p>Belfast City Council's Tree Officer was consulted and following the submission of a tree survey and amended plans the Tree Officer has no objections to the proposal subject to conditions. The proposal includes the retention of an existing protected Lime tree along the Park Avenue boundary, which is to be crown cleaned. Protective root barriers in the form of Geocells has been shown at specific locations to ensure root and soil compaction is avoided during and after construction. The proposal includes the removal of x1 Chestnut tree a protected tree and replacement planting of x8 extra heavy standard Rowan and Ornamental Pear trees to compensate for its loss. A new hawthorn boundary hedge is proposed. The tree officer commented that the proposed tree choice, was considered appropriate in terms of species to complement the proposed pocket park. Tree officer has no objection to the proposal subject to conditions.</p>
9.35	<p><u>Other environmental factors</u></p> <p>Environmental Health were consulted and considered the Noise Impact Assessment and an updated contaminated land report. Environmental Health has no objection subject to</p>

9.36	<p>conditions. Rivers Agency were consulted with a Drainage Assessment and responded stating that the proposal was acceptable and that the proposal was deemed to provide a robust drainage solution.</p> <p><u>Recommendation</u> The proposal is considerable to be unacceptable and refusal is recommended asset out in paragraph 11 below.</p>
9.37	<p>Having regard to the policy context and other material considerations above, the proposal is considered unacceptable and refusal of planning permission is recommended and delegated authority is sought for the final wording of refusal reasons from the Director of Planning and Building Control.</p>
10.0	Summary of Recommendation: Refusal
11.0	<p>Refusal Reasons</p> <ol style="list-style-type: none"> 1. The proposal is contrary to OS1 of PPS 8 in that it will result in a loss of open space and the applicant has failed to demonstrate that the redevelopment will bring substantial community benefits that decisively outweigh its permanent loss. 2. The proposal is contrary to OS2 of PPS 8 Open Space Sport and Recreation QD1 of PPS7 Quality Residential Environments in that it fails to provide adequate or quality private amenity space or sufficient communal open space for prospective residents of this development or the overall development.
<p>Notification to Department (if relevant)</p> <p>N/A</p>	
<p>Representations from Elected members:</p> <p>Cllr Newton</p>	

ANNEX	
Date Valid	3rd January 2019
Date First Advertised	25th January 2019
Date Last Advertised	25th January 2019
Details of Neighbour Notification (all addresses) The Owner/Occupier, 10 Park Avenue Heights, Belfast, BT4 The Owner/Occupier, 10 Park Avenue,Belfast,Down,BT4 1PU The Owner/Occupier, 12 Park Avenue Heights, Belfast, BT4 The Owner/Occupier, 125 Connsbrook Avenue,Belfast,Down,BT4 1JX The Owner/Occupier, 14 Park Avenue Heights, Belfast, BT4 The Owner/Occupier, 16 Park Avenue Heights, Belfast, BT4 The Owner/Occupier, 18 Park Avenue Heights, Belfast, BT4 The Owner/Occupier, 20 Park Avenue Heights, Belfast, BT4 The Owner/Occupier, 22 Park Avenue Heights, Belfast, BT4 The Owner/Occupier, 31 Sefton Park, Belfast, BT4 1PN The Owner/Occupier, 31 Shaw Street,Belfast,Down,BT4 1PT The Owner/Occupier, 32 Sefton Park, Belfast, BT4 1PN The Owner/Occupier, 36 Sefton Drive, Belfast, BT4 1PL The Owner/Occupier, 39 Colvil Street,Belfast,Down,BT4 1PS The Owner/Occupier, 39 Park Avenue, Belfast, BT4 1PU The Owner/Occupier, 40 Shaw Street,Belfast,Down,BT4 1PT The Owner/Occupier, 42 Colvil Street,Belfast,Down,BT4 1PS The Owner/Occupier, 45 Park Avenue, Belfast, BT4 1PU The Owner/Occupier, 8 Park Avenue,Belfast,Down,BT4 1PU The Owner/Occupier, Apartment 1,47 Park Avenue,BELFAST,BT4 1PU	

The Owner/Occupier,
 Apartment 10,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 11,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 12,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 13,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 14,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 15,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 2,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 3,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 4,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 5,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 6,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 7,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 8,47 Park Avenue,BELFAST,BT4 1PU
 The Owner/Occupier,
 Apartment 9,47 Park Avenue,BELFAST,BT4 1PU

Date of Last Neighbour Notification	12th February 2019 Additional neighbours consulted 24 th May 2019 due to new dwellings now being occupied.
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Date of EIA Determination	N/A
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ES Requested	No
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Drawing Numbers and Title

Drawing No. Type:

Development Management Report Addendum Report	
Application ID: LA04/2020/2325/F	Date of Committee: 20 June 2023
Proposal: Proposed erection 21 no. dwellings (social/affordable housing units comprising 17 no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information)	Location: Lands at Former Maple Leaf Club, 41-43 Park Avenue, Belfast
Referral Route: Proposal would secure a Financial Developer Contribution exceeding £30,000. Previously considered by the Committee in March 2022.	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Choice Housing Association & Latner 10 Developments, Unit 983 Moat House, 54 Bloomfield Avenue, Belfast	Agent Name and Address: TSA Planning, 20 May Street, Belfast, BT1 4NL
Background This application was considered at the March 2022 meeting of the Planning Committee. The Committee resolved to grant planning permission subject to a Section 76 Planning Agreement to secure the following: <ul style="list-style-type: none"> • provision of the 21 units as affordable housing (social / intermediate housing); • the pocket park proposed under LA04/2019/0081/F to be delivered no later than two years from the date of first occupation of the 21 units; • the future management of the pocket park; • temporary treatment of the site for 12 apartments if those were delayed or not built out; • securing of the £52,000 with inflationary uplift since December 2019 (if it had already been paid in relation to application LA04/2019/0081 then it would not have to be paid twice). <p>The Committee gave delegated authority to the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 Planning Agreement.</p> <p>Since the Committee's decision, the Belfast Local Development Plan: Plan Strategy has been adopted (02 May 2023). At its April 2023 meeting, the Committee gave delegated authority to re-evaluate the application following adoption of the Plan Strategy. However, the application is reported back to Committee for re-evaluation as it is connected to application for 12 apartments on the adjacent land (LA04/2019/0081F), which is also being reported to the Committee.</p> <p>The previous case officer report to the Committee is appended. This includes the Lates items to the March 2022 Committee.</p>	

Updated Policy Context

Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

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.

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.

Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies 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).

Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.

Relevant Planning Policies

The following policies in the Plan Strategy are relevant to consideration of the application.

- Policy SD2 – Settlement Areas
- 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
- Policy DES1 – Principles of urban design
- Policy RD1 – New residential developments
- Policy HC1 – Promoting healthy communities
- Policy TRAN6 – Access to public roads
- Policy TRAN8 – Car parking and servicing arrangements
- Policy TRAN10 – Design of car parking
- Policy ENV1 – Environmental quality
- Policy ENV2 – Mitigating environmental change
- Policy ENV3 – Adapting to environmental change
- Policy ENV5 – SuDS
- Policy GB1 – Green and blue infrastructure network

Policy OS1 – Protection of Open Space
Policy OS3 – Ancillary open space
Policy NH1 – Protection of natural heritage resources
Policy TRE1 – Trees

Supplementary Planning Guidance
Affordable Housing and Housing Mix
Residential Design
Placemaking and Urban Design
Sustainable Urban Drainage Systems
Transportation
Trees and Development

Updated Assessment

The adoption of the Plan Strategy requires the following updated assessment.

Additional Information

Officers requested that the applicant provides a “Plan Strategy Statement” that sets out how the proposal complies with the relevant policies in the Plan Strategy. Where the proposal does not meet the policy requirements, the applicant was asked to either modify the proposal or justify why they are not proposing to change the proposal. The applicant has subsequently provided a Plan Strategy Statement, which seeks to demonstrate compliance with the relevant policies.

Consultation responses

Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy. No further consultations have therefore been issued.

Principle of development

The principle of development remains acceptable as set out in the previous case officer report, appended. The site is located within the settlement limit, has good access to services, shops and public transport. The proposal would make effective use of land at a density of 42 units/ha, which is within the 25-125 units/ha range for outer Belfast. The proposal is considered compliant with Policies SD2, HOU1, HOU2 and HOU4 of the Plan Strategy.

Whilst the proposal would result in the loss of open space, this is considered off-set by the provision of the 21 dwellings as social housing for which there is a significant local need. NIHE has previously confirmed its support for the application and that the scheme was on the 2021/22 social housing programme (see Late items report to the March 2022 Committee, appended). Combined with the provision of a commuted sum of £65k (including inflation) towards improvements to the local King George V playing fields, this is considered a substantial community benefit that would decisively outweigh the loss of the original open space, having regard to Policy OS1 of the Plan Strategy.

Affordable housing and housing mix

All 21 dwellings would be provided as affordable housing (100% provision) to help off-set the loss of the original Maple Leaf Club and open space from the site.

The proposal, in combination with the development of the adjacent site for 12 apartments (LA04/2019/0081/F), could result in mono-tenure social housing, which would be conflict with the

Policy HOU5's objective of mixed and balanced communities. However, the Affordable Housing and Housing Mix SPG advises at paragraph 4.4.12 that whether proposals for mono-tenure social housing is deemed to deliver sustainable and balanced communities can be assessed on a case-by-case basis using three key factors:

- The level of social housing need in the vicinity of the site and the availability of land to address such needs;
- The wider tenure characteristics of an area, in order to minimise large areas of single tenure social housing; and
- Whether a scheme is proposed as 'shared housing'.

Given the need for social housing the area, NIHE's support for the proposal and tenure characteristics of nearby housing, the approach to tenure is considered, on balance, acceptable.

The proposal is therefore considered acceptable having regard to Policy HOU5 of the Plan Strategy and its associated SPG.

The proposed 5 person 3 bedroom units are 103-104 sqm; and the 3 person 2 bedroom units are 80 sqm, meeting the space standards in Appendix C of the Plan Strategy. The housing mix is considered acceptable, having regard to Policy HOU6.

Adaptable and accessible housing

Policy HOU7 of the Plan Strategy states that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life, maximising the ability for occupants to remain in their homes and live independent lives for as long as possible. For schemes of 10 units or more, at least 10% of the units should be wheelchair accessible. The applicant has not provided evidence that the scheme will provide sufficient wheelchair accessible units and argues that 'there is an inherent difficulty in designing a small percentage of units to a different standard'.

The applicant states that the proposed dwellings have been specifically designed to meet the requirements of the Housing Association, taking account of increased space requirements requested by them, and that no wheelchair housing units have been provided as a result of no need being identified by NIHE with respect to the social housing waiting list. Similarly, the applicant notes that there is in-built flexibility for all units already designed to Lifetime Homes standards.

Whilst building to Lifetime Homes standards and Housing Association Guide (HAG) standards will ensure that all dwellings will meet the adaptable home requirements of criteria a. to f. of Policy HOU7, the proposals does not fully satisfy the wheelchair accessibility provisions set out in criteria g. to o. Policy HOU7 requires a minimum of 10% of the dwellings to be wheelchair accessible units. However, some of the proposed dwellings exceed the minimum space standards and the full Lifetime Homes standards meet some of the wheelchair adaptable standards. Regard is also had to the previous decision of the Committee in March 2022 to grant planning permission. Taking into account these factors, this contravention of Policy HOU7 is considered acceptable in the planning balance.

Climate Change

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. All new development proposals (including changes of use) will maximise opportunities to incorporate sustainable design features where feasible (such as grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain, energy efficiency). Development proposals should, where appropriate, demonstrate the highest feasible and viable sustainability standards in the design, construction and

operation. The applicant states that the proposal is capable of meeting the BREEAM and energy efficiency standards of Housing Associations. Whilst no specific measures to mitigate climate change have been provided, given the requirement for the apartments to be constructed to Housing Association design standards which require a commitment to energy efficiency, it is considered that this matter can be appropriately addressed by condition.

Policy ENV3 of the Plan Strategy states that planning permission will be granted for development that incorporates measures to adapt to environmental change, in order to support sustainable and enduring development. In order to minimise the impact of extreme weather conditions, new developments should also embed resilience to current and future climates. The proposed layout includes permeable grassed areas. No additional resilience measures have been identified, however, this can be secured by an appropriate planning condition.

Sustainable Urban Drainage Systems (SuDS)

Policy ENV5 of the Plan Strategy states that all built development should include, where appropriate, SuDS measures to manage surface water effectively on site, to reduce surface water runoff and to ensure flooding is not increased elsewhere. Whilst no specific measures are identified, the proposed layout includes permeable grassed areas. No additional specific SuDS measures have been identified by the applicant, however, this will be secured by means of a planning condition.

Promoting healthy communities

Policy HC1 of the Plan Strategy states that the council will seek to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. The scheme involves the provision of a small pocket park on the adjacent development of 12 apartments to provide amenity and recreation space for residents. The site is within walking distance of King George V playing fields. It is within walking distance of shops and services and its location would promote healthy and active lifestyles. The proposal is considered acceptable having regard to Policy HC1 of the Plan Strategy.

Planning obligations

It is considered that the planning obligations previously agreed by the Committee remain necessary to make the proposal acceptable in the planning balance. These include:

- provision of the 21 units as affordable housing (social / intermediate housing);
- the pocket park proposed under LA04/2019/0081/F to be delivered no later than two years from the date of first occupation of the 21 units;
- the future management of the pocket park;
- temporary treatment of the site for 12 apartments if those were delayed or not built out; and
- developer contribution of £65,587 for enhancement works at the King George V playing fields

Other considerations

Other aspects of the proposal are considered to remain acceptable, having regard to the policies in the Plan Strategy.

Regard is also had to the previous decision of the Planning Committee which was to grant planning permission subject to completion of a Section 76 planning agreement.

Conclusion and Recommendation

Having regard to the assessment in this addendum report and the previous report to the Planning Committee, in the planning balance, the proposal is considered acceptable. It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement. Additional conditions are required in respect of mitigation and adaptation to climate change, including SuDS.

Late Items

Agenda Item	Application	Issues Raised	Action																				
7c	LA04/2019/0081/F Erection of 12 apartments at former Maple Leaf Club, Park Avenue	<p>Northern Ireland Housing Executive (NIHE) is supportive of the application and provides the following comments.</p> <p>The site is located within Middle East Housing Need Area which has a five year need for 307 units for the period 2021-2026.</p> <p>The site is adjacent to Sydenham, Edenvale and Dundela Common Landlord Areas. The following table provides a summary of the Waiting List information for this area for December 2021.</p> <table><tr><td></td><td>Singles</td><td>Families</td><td>Elderly</td><td>TOTAL</td></tr><tr><td>All Applicants</td><td>133</td><td>138</td><td>58</td><td>329</td></tr><tr><td>Housing Stress</td><td>86</td><td>79</td><td>42</td><td>207</td></tr><tr><td>Allocations to December 2021</td><td>30</td><td>13</td><td>30</td><td>73</td></tr></table> <p>The proposal is currently on the 2024/25 Social Housing Development Programme as a second phase of development of the wider lands.</p>		Singles	Families	Elderly	TOTAL	All Applicants	133	138	58	329	Housing Stress	86	79	42	207	Allocations to December 2021	30	13	30	73	For notation.
	Singles	Families	Elderly	TOTAL																			
All Applicants	133	138	58	329																			
Housing Stress	86	79	42	207																			
Allocations to December 2021	30	13	30	73																			
7c	LA04/2019/0081/F Erection of 12 apartments at former Maple Leaf Club, Park Avenue	The applicant confirms their agreement to the inflationary uplift (Consumer Price Index linked) to the £52k Financial Developer Contribution	For notation.																				

Agenda Item	Application	Issues Raised	Action																				
		towards enhancements at the King George V playing fields.																					
7d, 7e & 7f	LA04/2019/0082/F, LA04/2019/0083/F (s54 applications) and LA04/2020/2325/F Erection of 21 dwellings at former Maple Leaf Club, Park Avenue	<p>Northern Ireland Housing Executive (NIHE) is supportive of the application and provides the following comments.</p> <p>NIHE confirms that the proposal is on the 2021/22 Social Housing Development Programme and the mix of housing has been agreed with the joint applicant, Choice Housing. NIHE is keen that the scheme commences in this financial year.</p> <p>The site is located within Middle East Housing Need Area which has a five year need for 307 units for the period 2021-2026.</p> <p>The site is adjacent to Sydenham, Edenvale and Dundela Common Landlord Areas. The following table provides a summary of the Waiting List information for this area for December 2021.</p> <table><tr><td></td><td>Singles</td><td>Families</td><td>Elderly</td><td>TOTAL</td></tr><tr><td>All Applicants</td><td>133</td><td>138</td><td>58</td><td>329</td></tr><tr><td>Housing Stress</td><td>86</td><td>79</td><td>42</td><td>207</td></tr><tr><td>Allocations to December 2021</td><td>30</td><td>13</td><td>30</td><td>73</td></tr></table>		Singles	Families	Elderly	TOTAL	All Applicants	133	138	58	329	Housing Stress	86	79	42	207	Allocations to December 2021	30	13	30	73	For notation.
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Housing Stress	86	79	42	207																			
Allocations to December 2021	30	13	30	73																			
7d & 7e	LA04/2019/0082/F and LA04/2019/0083/F s54 applications relating to site of the former Maple Leaf Club, Park Avenue	The applicant has withdrawn both applications as the s54 applications are no longer needed.	For notation.																				

Agenda Item	Application	Issues Raised	Action
7f	LA04/2020/2325/F Erection of 21 dwellings at former Maple Leaf Club, Park Avenue	<p>Further to the officer recommendation, the applicant has confirmed their agreement to the following planning obligations to be secured by way of a Section 76 planning agreement:</p> <ul style="list-style-type: none"> • Single payment of £52k plus inflationary uplift (Consumer Price Index linked); and • Delivery of the 21 dwellings as social/affordable housing. <p>However, for logistical reasons, the applicant is unable to agree to the requirement that the pocket park is delivered prior to occupation. The main difficulties are summarised below:</p> <ul style="list-style-type: none"> • Underneath the site of the pocket park is the main sewer and electrical cable. Access will be required until full adoption of sewers; • Access for gas connection; • Construction of the apartment block will require access for scaffold, plant and piling rig; • This is the only area left for welfare facilities; • It would be the last part of construction on the overall site from a practical view. <p>In practice, the applicant states that they are confident that they will be able to deliver the 12 apartments within this period and at the same time complete the pocket park. However, should this not be possible, it proposes a clause in the Section 76 planning agreement to</p>	<p>Officers accept that it would be impracticable to deliver the pocket park prior to occupation of the 21 dwellings for the reasons set out by the applicant.</p> <p>The officer recommendation is therefore modified to require that the pocket park is delivered no later than two years from the date of first occupation. A planning obligation should also be required to secure its future management.</p>

Agenda Item	Application	Issues Raised	Action
		<p>require delivery of the pocket park within 24 months from occupation of the first dwelling within the 21 dwelling scheme. The pocket park would be managed by Choice Housing Association.</p> <p>For information, the applicant provides the following indicative timeline for delivery of the scheme:</p> <ul style="list-style-type: none"> • March/April 2022 – onsite start of 21 dwellings. • March/April 2023 – first handover • March/April 2023 – hope to commence works on 12 apartments • March/April 2024 – complete 12 apartments and pocket park • Worst case scenario is that pocket park will be delivered 24 months from first handover i.e. by March/April 2025 	

Committee Application

Development Management Report	
Application ID: LA04/2020/2325/F	Date of Committee: 15 March 2022
Proposal: Proposed erection 21 no. dwellings (social/affordable housing units comprising 17 no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information)	Location: Lands at Former Maple Leaf Club, 41-43 Park Avenue, Belfast
Referral Route: Proposal would secure a Financial Developer Contribution exceeding £30,000. Application also in association with applications LA04/2019/0081/F, LA04/2019/0082/F and LA04/2019/0083/F, previously considered by the Planning Committee and on the same agenda.	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Choice Housing Association & Latner 10 Developments, Unit 983 Moat House, 54 Bloomfield Avenue, Belfast	Agent Name and Address: TSA Planning, 20 May Street, Belfast, BT1 4NL
Executive Summary: The application seeks full planning permission for the erection of 21 no. dwellings (social/affordable housing units comprising 17 no. townhouses and 4 no. semi-detached), car parking, landscaping and all associated site and access works. The key issues to consider are: <ul style="list-style-type: none"> • Principle of development • Loss of open space • Provision of public and private amenity space • Impact on the character and appearance of the area • Impact on residential amenity • Impact on existing trees / proposed landscaping • Access and parking • Drainage and flood risk • Waste-water infrastructure The site is un-zoned 'whiteland' within the BUAP 2001 and draft BMAP 2015. The proposed development would result in the loss of open space (including the bowling green previously located on the site) protected by Policy OS1 of PPS 8. By way of background, planning application Z/2010/0434/F was granted planning permission in June 2011 on essentially the same site, but also including land to the west, for a mixed use development including replacement of the original Maple Leaf club and 21 dwellings. That planning permission	

included conditions requiring the provision of social housing and build out of the replacement social club, required to offset the loss of open space. These conditions were subsequently varied under applications Z/2011/0827/F and Z/2011/0829/F.

Planning application LA04/2015/0075/F was granted in February 2016 for modifications to the original scheme for replacement of Maple Leaf Club and erection of 21 dwellings (Z/2010/0434/F). The amended scheme reduced the size of the club and amended some of the house types. Condition 2 prevents occupation of the residential units until the replacement Maple Leaf Club has been erected in accordance with the new approved plans. Condition 3 requires the development to be delivered as social / affordable housing. It appears the main site access and part of the access road between Blocks A and C have been constructed and this serves the development of 13 houses to the north of the site (LA04/2015/0052/F). Therefore, it is considered that the development has commenced and represents a fall-back for the developer, albeit it would require the construction of the replacement social club.

The current application for 21 dwellings (social / affordable) is a standalone application for residential development, i.e. the developer does not wish to construct the social club as previously approved.

The Planning Committee has previously resolved to approve application LA04/2019/0081/F for 12 apartments (social/affordable housing) on the part of the site previously approved for the replacement social club. It also approved associated applications LA04/2019/0082/F and LA04/2019/0083/F to vary the previous permissions for 21 dwellings and replacement Maple Leaf Club in order to relax the requirement to construct and operate the new social club.

Policy OS2 requires public open space to be provided as an integral part of new housing schemes of 25 units or more and states that at least 10% of the total site area should be open space in normal circumstances. Whilst the proposal is for 21 dwellings – being less than the 25 unit threshold – it is being brought forward in combination with the development of the immediately surrounding lands of 13 units built to the north and the proposed 12 apartments to the west (i.e. 46 units in total). The proposal includes some minor areas of maintained open space, however, these areas do not amount to 10% and offer limited amenity value. The proposal is therefore contrary to Policy OS 2 of PPS 8.

Policy OS1 of PPS 8 states that development resulting in the loss of existing open space will not be permitted, however, an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space. It is considered that the provision of affordable housing does not by itself outweigh the loss of the open space in this instance.

In resolving to grant planning permission for the 12 apartments to the west (LA04/2019/0081/F), the Planning Committee took the view that the relaxation of the requirement to provide a new club to replace the Maple Leaf Club and off-set the loss of open space from the site would be justified provided that 1) the 12 apartments were delivered as affordable housing; 2) a Financial Developer Contribution of £52k is paid to improve off-site open space facilities, and 3) that the proposed pocket park in front of the apartments is delivered to provide valuable open space to serve not only the proposed 12 apartments but also the surrounding houses including the extant permissions for 21 dwellings on the application site.

Therefore, consistent with the Committee's previous decisions in December 2019 in respect of the 12 apartments on the adjacent site, it is also necessary that the pocket park is delivered as part of the scheme for 21 dwellings. Otherwise, it would have insufficient open space and there would be insufficient off-set for the loss of the original open space on the site. Moreover, the £52k should also be secured as part of any permission for the 21 dwellings. This amount was agreed by the Planning Committee in December 2019 but should be increased to allow for inflation. An obligation should also secure temporary treatment of the site if the construction of the 12 apartments are delayed or not

built. Subject to these obligations to be secured by means of a Section 76 planning agreement, the proposal is considered acceptable having regard to Policies OS 1 and OS 2 of PPS 8. On balance, it is considered the proposed development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings and landscaped and hard surfaced areas. Furthermore, whilst there are concerns regarding the design of the proposed development, given the extant approval on the site and the similar design, it is considered acceptable.

Minor concerns regarding overlooking between Blocks C and D have been raised, however, given the extant approval on the site and the similar layout, it is considered acceptable. There are no concerns regarding natural light, outlook or shadow.

BCC Environmental Health Service has raised concerns regarding the level of noise within the external amenity areas of the 4 semi-detached dwellings. However, they conclude that if the development is desirable and given its urban location, it should not be prohibited on the basis of high external noise levels in some garden areas. Consequently, they have not offered any objections to the proposal.

Each dwelling enjoys access to private amenity space, ranging from 33 sq m to 100 sq m, with the average provision approx. 50 sq m. There are slight concerns regarding the amenity space provision of some proposed dwellings. However, given there is an extant approval on the site for a similar layout, the arrangement is considered acceptable.

The proposed development is accessed via Park Avenue. No in-curtilage parking is proposed, however, communal car parking space are proposed within the development. DFI Roads have provided comments on the proposal and offered no objection, subject to conditions.

The proposal involves the removal of trees along the Park Avenue boundary, however, a tree survey has been submitted and the Council's Tree Officer has no objection. Furthermore, additional compensatory planting has been proposed which helps to soften the proposal and assist its integration.

Recommendation

Having regard to the development plan and the other material planning considerations, including planning history of the site and adjacent land, it is considered that, on balance, the proposed development is acceptable. It is therefore recommended that planning permission is granted, subject to conditions and a Section 76 planning agreement to secure the following:

- provision of the 21 units as affordable housing (social / intermediate housing)
- delivery of the pocket park proposed under LA04/2019/0081/F prior to occupation of any of the 21 dwellings
- temporary treatment of the site for 12 apartments if these are delayed or not built out
- securing of the £52k with inflationary uplift since December 2019 (if this already been paid in relation to applications LA04/2019/0081, LA04/2019/0082 or LA04/2019/0083 then it will not have to be paid twice).

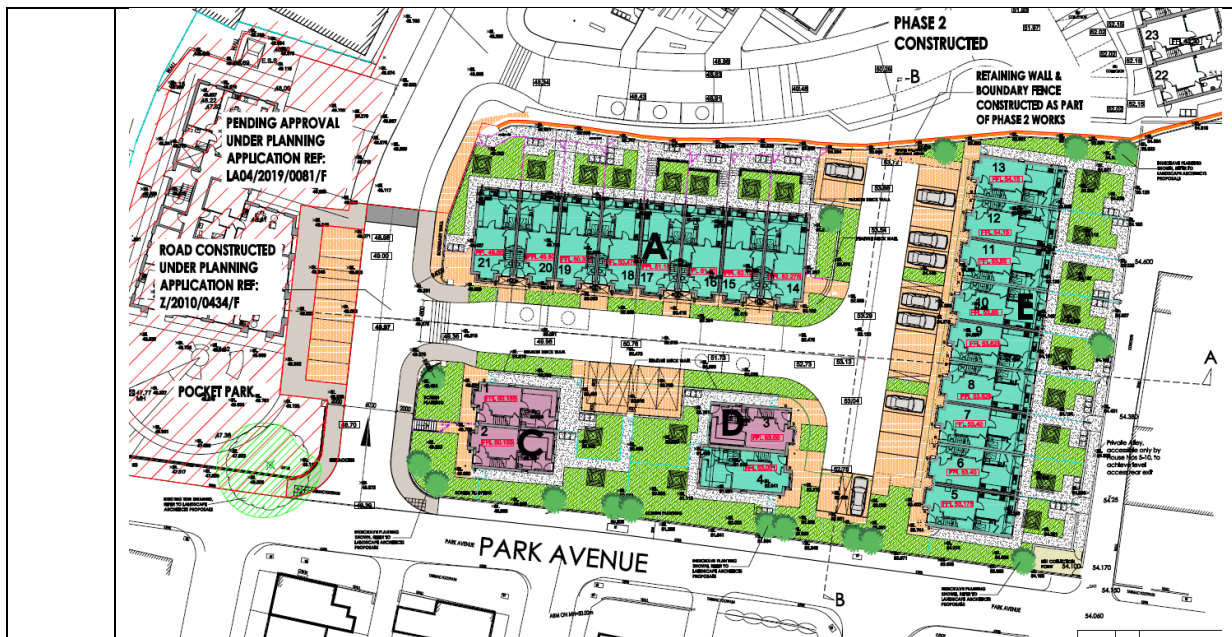
It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and Section 76 planning agreement.

Characteristics of the Site and Area

1.0 Description of Proposed Development

- 1.1 The application seeks full planning permission for the erection of 21 no. dwellings (social/affordable housing units comprising 17 no. townhouses and 4 no. semi-detached), car parking, landscaping and all associated site and access works.
- 1.2 It follows previous planning permissions being granted on the site and adjacent land for 21 dwellings including the erection of a new club to replace the original Maple Leaf Club, which has since been demolished.





2.0 Description of Site

- 2.1 The application site is located to the north side of Park Avenue on lands at the former Maple Leaf social club. The site has been cleared and is currently secured from public access. Previously, the Maple Leaf social club, a bowling green and a car park were located on the site, however, the bowling green appears to have been removed circa 2015/16 and the Maple Leaf club demolished circa 2018/19.
- 2.2 The site is accessed from Park Avenue which slopes steeply in a westerly direction from Hollywood Road towards Connsbrook Avenue. There is an existing access road through the site, which currently serves 13 residential units and a Masonic Hall to the north. The same access is proposed to serve the development.
- 2.3 The surrounding area is characterised primarily by residential development, however, there is a Masonic Hall in close proximity and a commercial vehicle sales yard to the west (accessed off Connsbrook Avenue). The surrounding residential development is relatively high density, in the form of terraced housing and apartments.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

Application site

Z/2010/0434/F – Mixed use development to include the relocation and replacement of the Maple Leaf Club premises and residential development comprising 21 dwellings (3no. 2 bed, 18no. 3 bed dwellings), landscaping and associated site works – Granted 9/6/11

Z/2011/0827/F – Article 28 application to vary condition 3 of permission Z/2010/0434/F to include social/affordable housing within the residential development and the social club – Granted 30/3/12

	<p>Z/2011/0829/F – Article 28 application to vary condition 2 of permission Z/2010/0434/F to allow simultaneous commencement of development of the residential development and the social club – Granted 30/3/12</p> <p>LA04/2015/0075/F – Modifications to previous planning approval Z/2010/0434/F comprising of a reduction in the size of the replacement club premises and change of house types to the dwellings at plots 14-21 – Granted 25/2/16</p> <p>Z/2002/2542/A41 – Conversion of existing offices to bowling viewing lounge – Permitted Development</p> <p>Z/1999/0307 - Proposed bowling green in part of existing car park including new access arrangements – Granted 10/4/01</p> <p><i>Land to West (Currently under consideration)</i></p> <p>LA04/2019/0081/F – Erection of 12 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. <i>The Planning Committee resolved to grant planning permission subject to a Section 76 planning agreement at its meeting in December 2019</i></p> <p>LA04/2019/0082/F – Section 54 application to remove condition 2 of Z/2010/0434/F. The condition reads as follows, 'No part of the residential development hereby permitted shall be commenced until the social club hereby approved is constructed and operational in accordance with the approved plans.' The removal of the condition is necessary to allow the construction of the social/affordable housing. <i>The Planning Committee resolved to grant planning permission subject to a Section 76 planning agreement at its meeting in December 2019</i></p> <p>LA04/2019/0083/F – Section 54 application to remove condition 2 of LA04/2015/0075/F. The condition reads as follows 'No part of the residential development hereby permitted shall be occupied until the social club hereby approved is constructed and operational in accordance with drawing 06A date stamped 20th August 2016, drawing 07B date stamped 03 February 2016 and drawing 08 stamped 01 April 2015'. The removal of the condition is necessary to allow for the construction and occupation of the social/affordable housing. <i>The Planning Committee resolved to grant planning permission subject to a Section 76 planning agreement at its meeting in December 2019</i></p> <p><i>Wider lands</i></p> <p>LA04/2015/0052/F - Lands to the north of 41-43 Park Avenue , Belfast, and to the south of 45 Park Avenue, Belfast - Erection of 13 No. social/affordable housing units (7No, 2 bed townhouses & 6No. 2 bed apartments) with associated parking, landscaping and road works, with access from Park Avenue via adjacent approval Z/2010/1434/F including provision for revised access/parking to masonic hall – Granted 22/9/16.</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	Draft Belfast Metropolitan Plan 2015 (v2004) (dBMAP 2015 v2004)
4.3	Draft Belfast Metropolitan Plan 2015 (v2014) (dBMAP 2015 v2014)

4.3	Strategic Planning Policy Statement (SPPS) PPS 2 Natural Heritage PPS 3 Access, Movement and Parking PPS 7 Quality Residential Environments PPS 7 Addendum - Safeguarding the character of established residential areas PPS 8 Open Space, Sport and Outdoor Recreation PPS 12 Housing in Settlements PPS 15 Planning and Flood Risk Creating Places Developer Contribution Framework (adopted 2020)
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection, subject to conditions
5.2	NIEA – No objection, subject to conditions
5.3	NI Water – No objection
5.4	DFI Rivers – No objection
6.0	Non-Statutory Consultees Responses
6.1	BCC Environmental Health – No objection, subject to conditions
6.2	BCC Tree and Landscaping officer – No objection, subject to conditions
7.0	Representations
7.1	37 neighbours have been notified of the proposed development. No representations were received.
8.0	Assessment
8.1	<u>Development Plan context</u> Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area with dBMAP 2015 remaining a material consideration. Given the advanced stage at which dBMAP 2015 (v2014) pre-adoption including modification following the Planning Appeals Commission's report on the Examination in Public, it is considered that it holds significant weight, save for retail policies relating to Sprucefield, Lisburn, which remain contentious.
8.2	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in

	<p>relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.</p>
8.3	<p><u>SPPS</u></p> <p>The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9.</p>
8.4	<p>The SPPS aims to promote more sustainable housing development within existing urban areas and places emphasis on increasing housing density within settlements. The SPPS advises that the use of greenfield land for housing should be reduced and more urban housing should be accommodated through the recycling of land and buildings. The SPPS also seeks to protect Open Space.</p>
8.5	<p><u>Principle of development including loss of Open Space</u></p> <p>The site is un-zoned 'whiteland' within the BUAP and draft BMAP.</p>
8.6	<p>The proposed development would result in the loss of open space including the bowling green previously located on the site, protected by Policy OS1 of PPS 8.</p>
8.7	<p>Planning application Z/2010/0434/F was granted planning permission in June 2011 for a mixed use development of the site and adjacent land to include the relocation and replacement of the Maple Leaf club premises and 21 dwellings, landscaping and associated site works. This planning permission included conditions requiring the provision of social housing and a new social club. Condition 2 prevents commencement of the construction of the houses until the replacement Maple Leaf Club has been erected in accordance with the approved plans and is operational. Condition 3 requires the development to be delivered as social housing. These conditions were imposed to offset the loss of open space.</p>
8.8	<p>Planning application Z/2011/0829/F was granted in March 2012 to vary condition 2 to allow simultaneous construction of the Maple Leaf Club and 21 dwellings approved under application Z/2010/0434/F. The condition was varied to prevent <u>occupation</u> of the residential units until the replacement Maple leaf Club had been erected in accordance with the approved plans and is operational.</p>
8.9	<p>Planning application Z/2011/0827/F was granted in March 2012 to vary condition 3 to include the term affordable in addition to social housing, in order to be less restrictive for the applicant as it would allow the sale of dwellings in the future under the 'right to buy' scheme.</p>
8.10	<p>Planning application LA04/2015/0075/F was granted in February 2016 for modifications to the original scheme for replacement of Maple Leaf Club and erection of 21 dwellings (Z/2010/0434/F). The amended scheme reduced the size of the club and amended some of the house types. Condition 2 prevents occupation of the residential units until the replacement Maple leaf Club has been erected in accordance with the new approved plans and is operational. Condition 3 requires the development to be delivered as social / affordable housing. Conditions 2 and 3</p>

	of this approval replicate the previous variation of condition approvals under Z/2011/0827/F and Z/2011/0829/F.
8.11	It appears that the main site access and part of the access road between Blocks A and C have been constructed. Google Earth images appear to show this in place in June 2016. The only pre-commencement condition of LA04/2015/0075/F relates to the provision of the site access onto Park Avenue. As this access appears to have been constructed within 5 years of the date of the permission, it is considered that this development has likely commenced and this represents a fall back.
8.12	The current application for 21 dwellings is a standalone application for residential development, i.e. the developer does not wish to construct the social club as previously approved. In December 2019, the Planning Committee resolved to approve application LA04/2019/0081/F for 12 apartments (social/affordable housing) on the part of the site previously approved for the social club. In addition, it resolved to approve applications LA04/2019/0082/F and LA04/2019/0083/F to remove the conditions requiring construction and operation of the social club from the previous 2010 and 2015 approvals.
8.13	As previously noted, the principle of development on the current application site was considered acceptable as the original proposal included both the provision of affordable housing and a replacement social club. The current proposal includes the provision of social / affordable housing, however, the social club has now been removed entirely from the proposal. Since the provision of a replacement social club was to form part of the original off-set for the loss of Open Space, this now needs to be reconsidered.
8.14	Policy OS1 of PPS 8 states that development resulting in the loss of existing open space will not be permitted, however, an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space. It is considered that the provision of affordable housing does not by itself outweigh the loss of the open space in this instance.
8.15	In resolving to grant planning permission for the 12 apartments to the west (LA04/2019/0081/F), the Planning Committee took the view that the relaxation of the requirement to provide a new club on the site to replace the Maple Leaf Club and loss of Open Space from the site would be justified provided that the 12 apartments were delivered as affordable housing, that a Financial Developer Contribution of £52k be paid to improve off-site Open Space facilities, and that the proposed pocket park in front of the apartments is delivered to provide value Open Space to serve not only the 12 apartments but also the surrounding houses including the extant permissions for 21 dwellings on the application site.
8.16	Therefore, consistent with the Committee's previous decisions in respect of the 12 apartments on the adjacent site, it is also necessary that the pocket park is delivered as part of the scheme for 21 dwellings. Otherwise, it would have insufficient Open Space and there would be insufficient off-set for the loss of the original Open Space on the site. It is conceivable that only the pocket park element of the adjacent scheme for 12 apartments comes forward and in these circumstances there should be an additional obligation requiring temporary treatment of the location of the 12 apartments. Moreover, the £52k should also be secured as part of any permission for the 21 dwellings (although it would not need to be paid twice – it should be secured from whichever of the two permissions comes forward first). This amount was agreed by the Committee in December 2019

	<p>but should be increased to allow for inflation. Subject to these obligations to be secured by means of a Section 76 planning agreement, the proposal is considered acceptable having regard to Policies OS 1 and OS 2 of PPS 8.</p> <p><u>Impact on the character and appearance of the area</u></p> <p><i>Layout</i></p> <p>8.17 The proposal includes 17 terraced dwellings and 4 semi detached dwellings. Block C is a pair of semi-detached dwellings located directly facing the site access. Block A includes 8 terraced dwellings located perpendicular to the existing access road. The terraced dwellings are 3 storey (10.1 m to ridge), with a heavier roof at the rear giving the appearance of 2 storeys. The proposal includes an internal access road between Blocks A and C in an easterly direction. To the south of the access road and to the north of the existing Park Avenue is Block D, another pair of semi detached dwellings. Block D includes one 2 storey dwelling and one 3 storey dwelling. At the end of the access road and arranged perpendicular to Park Avenue is Block E, a row of 9 terraced dwellings with a similar 3 storey / 2 storey design to Block C. The proposed dwellings are orientated gable ended towards Park Avenue, similar to the residential developments directly opposite the site. No in curtilage parking is provided, which is generally characteristic of the surrounding area.</p> <p><i>Materials</i></p> <p>8.18 The proposed materials include a mix of red brick and smooth render external walls, grey concrete roof tiles, grey uPVC windows, timber hardwood doors and black uPVC rainwater goods. The proposed materials are considered in keeping with the site and surrounding area and are acceptable.</p> <p>8.19 There are concerns regarding the form of the proposed dwellings, e.g. Block D is a pair of semi detached dwellings, one two storey and one three storey in height. However, given the extant approval on the site which included an almost identical arrangement, it is considered acceptable in this case.</p> <p><i>Residential density</i></p> <p>8.20 The proposed residential density equates to approximately 42 dwellings per hectare. Densities within the immediate surrounding areas range from approximately 40 dwellings per Ha (Phase 1 and development along Park Avenue) up to 120 dwellings per Ha (terraced dwellings along Colvil Street, Shaw Street, Sefton Park etc). It is considered the proposed density is in keeping with the area.</p> <p>8.21 On balance, it is considered the proposed development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings and landscaped and hard surfaced areas, having regard to the previous permission which was for a similar layout and design.</p> <p><u>Residential amenity</u></p> <p>8.22 It is not considered that the proposed development will create conflict with adjacent land uses.</p> <p>8.23 As already noted, Blocks C and D are two pairs of semi-detached dwellings arranged back to back within the proposed development. The separation distance between the two blocks is approximately 17 metres, which is below the guidelines as detailed in Creating Places. However, given the extant approval on the site which</p>
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	included a similar arrangement, it is considered acceptable in this case. There are no other concerns regarding overlooking, natural light, shadow or outlook.
8.24	The application site is located close to the busy Park Avenue road and will therefore potentially be impacted by noise. A Noise Impact Assessment (NIA) was submitted in support of the proposal. BCC Environmental Health (EHO) has raised concerns regarding the level of noise within the external amenity areas of the 4 semi-detached dwellings. The British Standard guidance advises that <i>'the acoustic environment of external amenity areas that are an intrinsic part of the overall design should always be assessed and noise levels should ideally not be above the range 50-55dBL_{Aeq,16hr}.'</i> The standard continues... <i>'these guideline values may not be achievable in all circumstances where development might be desirable. In such a situation development should be designed to achieve the lowest practicable noise levels in these external amenity spaces but should not be prohibited.'</i>
8.25	Consequently, EHO have advised that if the development is desirable and given its urban location, it should not be prohibited on the basis of high external noise levels in some garden areas. Furthermore, EHO also acknowledge the previous approval granted for a similar layout on the site. In conclusion, Environmental Health Has requested conditions in the event that planning permission is granted.
8.26	An updated Generic Quantitative Risk Assessment (GQRA) and further clarifications document were submitted in support of the proposal in relation to contaminated land. Following review of this information, EHO advise they have no objection, subject to conditions.
8.27	<u>Space standards</u> The proposed development includes a mix of 5 person 3 bedroom dwellings and 3 person 2 bedroom dwellings. The 5P3B dwellings measure approximately 103-104 sq metres and the 3P2B dwellings measure approximately 80 sq metres. Consequently, the proposed dwellings comply with the space standards, as per Policy LC1 of PPS 7 Addendum.
8.28	<u>Amenity space</u> Creating Places (CP) states that 'a variety of different garden sizes should be provided and back garden provision should therefore be calculated as an average space standard for the development as a whole, and should be around 70 sq m per house or greater'. CP also states that a private amenity area of less than around 40 sqm would generally be unacceptable. Each dwelling enjoys access to private amenity space, ranging from 33 sq m to 100 sq m, with the average provision approx. 50 sq m. There are slight concerns regarding the amenity space provision of a number of proposed dwellings, e.g. House No's 6, 7 and 8 have relatively small rear gardens measuring approx. 33 sqm. However, given there is an extant approval on the site for a similar layout, the arrangement is considered acceptable.
8.29	As previously noted, Policy OS2 of PPS 8 is relevant to the proposed development. Policy OS2 requires public open space to be provided as an integral part of new housing schemes of 25 units or more and states that at least 10% of the total site area should be open space in normal circumstances. Whilst the proposal is for 21 dwellings – being less than the 25 unit threshold – it is being brought forward in combination with the development of the immediately surrounding lands of 13 units built to the north and the proposed 12 apartments to the west (i.e. 46 units in total). The proposal includes some minor areas of maintained open space, however, these areas do not amount to 10% and offer limited amenity value. The proposal is therefore contrary to Policy OS 2 of PPS 8. This was also true of the extant

	<p>schemes, however, these were to provide a replacement social club to provide off-set. Linking the proposed development to provision of the pocket park (as proposed under ref. LA04/2019/0081/F) on land directly adjacent to the site would help offset the reduced provision of public open space within the site.</p>
8.30	<p><u>Access and Parking</u></p> <p>The proposed development is accessed via Park Avenue. As noted previously, no in-curtilage parking is proposed, however 28 communal car parking spaces are proposed within the development (1.33 spaces per dwelling). It is noted that one additional space is now proposed on the western portion of the site, however the proposal has been amended to remove the social club and apartments are now proposed on this part of the site (ref. LA04/2019/0081/F). DFI Roads have provided comments on the proposal and offered no objection, subject to conditions.</p>
8.31	<p>The proposed development incorporates an acceptable movement pattern that supports walking and cycling and offers convenient access to public transport, along Hollywood Road and Connsbrook Avenue. The proposal incorporates traffic calming measures and assists in meeting the needs of people whose mobility is impaired (level access, tactile paving, accessible parking bays etc.).</p>
8.32	<p>The proposed development is not large enough for provision of local neighbourhood facilities, however, local amenities are located in close proximity on Connsbrook Avenue, Hollywood Road and Belmont Road.</p>
8.33	<p><u>Trees and Landscaping</u></p> <p>Trees along the front boundary of the site were originally proposed for retention but are now proposed for removal. The tree survey that has assessed 9 trees in total, two of which are outside the redline boundary of the application site. Out of the 7 remaining trees, 4 were found to be in poor condition, 3 of which are recommended for felling. The other 3 trees were found to be in fair condition but that 2 of these (No's 5 and 6) have evidence of root disturbance, most likely from demolition works to remove old structures. Updated arborist details have been provided in regard to tree no. 4. The report states that the current situation adjacent to the tree and construction measures is likely to result in the future stress and strain of the tree. Given the location of the tree adjacent to the public footpath, the Council's Tree Officer advises that the most appropriate long-term approach would be to remove and replace the tree with a suitable species.</p>
8.34	<p>Compensatory planting is proposed for the loss of the trees along the front boundary. These will be 16 x extra heavy standard size at the time of planting. The proposed planting has been revised to include a mix of species, including birch, sweetgum, cherry, rowan and apple. The Tree Officer is content with the proposed landscaping and the long term management plan relating to same. Consequently, it is considered that the proposed landscaping helps to soften the visual impact of the development and assists in integration with the surrounding area.</p>
8.35	<p><u>Drainage and Flood Risk</u></p> <p>A Drainage assessment (DA) was submitted in accordance with Policy FLD 3 of PPS 15. DFI Rivers accepts the logic of the DA and have no reason to disagree with the conclusions. Furthermore, a copy of the Schedule 6 consent to discharge has been submitted. Consequently, DFI Rivers has no objection to the proposal.</p> <p><u>Waste water infrastructure</u></p> <p>NI Water (NIW) has confirmed that there is available capacity at the receiving waste water treatment works and offers no objection to the proposal.</p>

8.35	<p><u>Other issues</u></p> <p>There are no concerns regarding impact on features of archaeological or built heritage. Furthermore, the proposal is designed to deter crime and promote personal safety, meeting Secure By Design standards.</p>
8.36	
9.0	Summary of Recommendation: Approve subject to conditions and S76
9.1	<p>Having regard to the development plan and the other material planning considerations, including planning history of the site and adjacent land, it is considered that, on balance, the proposed development is acceptable. It is therefore recommended that planning permission is granted, subject to conditions and a Section 76 planning agreement to secure the following:</p> <ul style="list-style-type: none"> • provision of the 21 units as affordable housing (social / intermediate) • delivery of the pocket park proposed under LA04/2019/0081/F prior to occupation of any of the 21 dwellings • temporary treatment of the site for 12 apartments if delayed or not built out • securing of the £52k with inflationary uplift since December 2019 (if this already been paid in relation to applications LA04/2019/0081, LA04/2019/0082 or LA04/2019/0083 then it will not have to be paid twice).
9.2	<p>It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and Section 76 planning agreement.</p>
10.0	Draft Conditions
10.1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
10.2	<p>The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No.201001-C100 Rev.B uploaded to the Planning Portal 10th February 2022, prior to the occupation of any other works or other development hereby permitted.</p> <p>REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
10.3	<p>The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.</p> <p>REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
10.4	<p>The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Council hereby</p>

	<p>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.201001-C100 Rev.B bearing the Department for Infrastructure Determination date stamp 3rd March 2022.</p>
10.5	<p>REASON: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p> <p>No dwelling 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 of the development.</p> <p>REASON: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.</p>
10.6	<p>Notwithstanding the provisions of the Planning (General Permitted Development) (Northern Ireland) Order 2015, no buildings, walls or fences shall be erected, nor hedges nor formal rows of trees grown in service strips determined for adoption.</p> <p>REASON: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage to or obstruction of services within the service strip.</p>
10.7	<p>Notwithstanding the provisions of the Planning (General Permitted Development) (Northern Ireland) Order 2015, no planting other than grass, flowers or shrubs with a shallow root system and a mature height of less than 0.5m shall be carried out in service strips determined for adoption.</p> <p>REASON: To prevent damage to or obstruction of services within the service strip.</p>
10.8	<p>The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Private Streets Determination drawing No.201001-C100 Rev.B uploaded to the Planning Portal 10th February 2022 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.</p> <p>REASON: To ensure adequate provision has been made for parking within the site.</p>
10.9	<p>The development hereby permitted shall not be occupied until any retaining structure requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1; Design Manual for Roads and Bridges.</p> <p>REASON: To ensure that the structure is designed and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1; Design Manual for Roads and Bridges.</p>
10.10	<p>No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until tree protection measures have been put in place in accordance with recommendations in the Andrew Boe BS5837 Tree Survey and Arb Impact Assessment Report, dated the 20 January 2021 and approved Drawing No.15A, uploaded to the planning portal on 20th December 2021. These protection measures shall remain in place until the</p>

	<p>construction works hereby approved are complete and all plant and machinery has been removed from the site.</p>
10.11	<p>Within the fenced area no activities associated with building operations shall take place, no storage of materials, and the ground levels within those areas shall not be altered.</p> <p>Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development works to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.</p>
10.12	<p>All soft landscaping works shall be carried out in accordance with the approved details on approved Drawing No.15A, uploaded to the planning portal on 20th December 2021. The works shall be carried out prior to the occupation of the development hereby approved or within the first available planting season after occupation, whatever is the sooner or 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.</p> <p>Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
10.13	<p>Once completed, all soft landscaping shall be maintained in accordance with the B. Moore "Landscape Management Plan" titled 'Proposed Housing at Park Avenue Belfast', uploaded to the planning portal on 20th December 2021.</p> <p>Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
10.14	<p>No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree to be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority. Any arboricultural work or tree surgery approved shall be carried out in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.</p> <p>Reason: To ensure the continuity of the biodiversity value afforded by existing trees.</p>
10.15	<p>The Proposed drainage Strategy, as set out in section 5.0 of <i>Drainage Assessment</i>, produced by Civil Design Services (Doc Ref: 201001/DA/10-20LJW), dated October 2020 and uploaded to the Planning Portal on 16th November 2020, shall be implemented in full.</p> <p>Reason: To protect the water environment.</p>
10.16	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works must cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance</p>

10.17	<p>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.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>After completing the remediation works under Condition 16; and prior to occupation of the development, a verification report shall be submitted to and approved in writing and agreed by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks.</p> <p>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.</p>
10.18	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use. Prior to the occupation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the PM Ltd report entitled: 'Updated Contamination Assessment - New Housing at Park Avenue Phase 1, Belfast' for Latner Developments Ltd (dated October 2020 and referenced PM20-1141) and as updated in the PM Ltd 'Contamination Assessment Clarifications' letter dated 11th February 2021, referenced PM20-1141_Let1 have been implemented.</p> <p>The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (residential with home-grown produce). It must demonstrate that the identified potential contaminant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance. In particular, this Verification Report must demonstrate that:</p> <ul style="list-style-type: none"> a. the final site layout is as per the proposed development plan within Appendix I of the PM Ltd report entitled: 'Updated Contamination Assessment - New Housing at Park Avenue Phase 1, Belfast' for Latner Developments Ltd (dated October 2020 and referenced PM20-1141); b. Soils of private garden areas as shown in Figure A of the PM Ltd 'Contamination Assessment clarifications letter', dated February 2021, referenced PM20-1141_Let1, drawing titled: 'Updated areas of gardens requiring remediation', have been encapsulated with a 1m depth capping layer comprising 300mm of granular material, overlain by 700mm of demonstrably clean subsoils and topsoil. Any imported and /or site won material for this cover system must be demonstrably fit for end use (residential with home-grown produce); c. Soils of landscaped areas as shown in Figure A of the PM Ltd: 'Contamination Assessment clarifications letter', dated February 2021, referenced PM20-1141_Let1 drawing titled: 'Updated areas of gardens/landscaping requiring remediation' have been encapsulated with a physical capping layer comprising a minimum of 500mm of gravel and subsoil / topsoil demonstrably fit for the end use (Residential with homegrown produce);

	<p>d. Any imported soils for use on site in all other remaining private gardens and/or landscaped areas is demonstrably fit for the end (Residential with homegrown produce);</p> <p>e. The Verification Report must include the necessary appropriate documentary evidence as outlined in section 6.3 'Validation' in the October 2020 PM Ltd Report referenced PM20-1141.</p> <p>Reason for condition: Protection of human health.</p>
10.19	<p>Prior to installation within the hereby permitted development, the final window schedule confirming the glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades of Blocks C and D and to the first two houses of Block E shall be submitted to and approved in writing by the Council. The window specification for habitable rooms shall be in line with recommendations of the FR Mark & associates Noise Impact Assessment dated February 2021, planning referenced LA04/2020/2325/F. The windows shall not be installed unless in accordance with the approved details.</p> <p>Reason for conditions: Protection of residential amenity against adverse noise impact.</p>
10.20	<p>Prior to installation, details of the specification of alternative mechanical means of ventilation proposed to be installed within Blocks C and D and the first two houses of Block E shall be submitted to and approved in writing by the Council. The specification for the alternative means of ventilation shall be in line with the recommendations as per table 2 pages 13 and 14 of the FR Mark & associates NIA dated February 2021, planning referenced: LA04/2020/2325/F. The details shall demonstrate that the specification selected for the alternative means of ventilation will not compromise the recommended internal noise levels specified for habitable rooms outlined in British Standard BS8233:2014. Blocks C and D and the first two houses of Block E shall not be occupied unless the approved details have been installed and shall be permanently retained as such.</p> <p>Reason for conditions: Protection of residential amenity against adverse noise impact.</p>
10.21	<p>Prior to occupation of the hereby permitted development, the approved final window schedule and approved alternative means of ventilation shall be installed so as to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided in compliance with building control requirements</p> <p>Reason for conditions: Protection of residential amenity against adverse noise impact.</p>
10.22	<p>Prior to occupation of the hereby permitted development, the applicant shall verify that the window schedule and alternative means of ventilation as approved have been installed by way of a written declaration from the supplier and installation contractor confirming such installation, a copy of which shall be submitted to the Council in writing.</p> <p>Reason for conditions: Protection of residential amenity against adverse noise impact.</p>

10.23	<p>Prior to occupation of the hereby permitted development, a boundary wall to a minimum height of 2m and at least 2225mm thick shall be constructed to the rear boundary of Block E and a 1m high wall at the boundary of blocks C and D along Park Avenue as shown on approved Drawing No. 03A uploaded to the planning portal on 11th May 2021.</p> <p>Reason for conditions: Protection of residential amenity against adverse noise impact.</p>
10.24	<p>Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extensions or enlargements, buildings, walls, gate pillars, fences or other structures shall be constructed without the grant of a separate planning permission from the Council.</p> <p>Reason: Construction of further extensions or buildings requires detailed consideration to safeguard the amenities of the surrounding area.</p>

Notification to Department (if relevant)

Not applicable.

Representations from Elected members:

None

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
10 Park Avenue Heights,Belfast,Down,BT4 1SH
The Owner/Occupier,
12 Park Avenue Heights,Belfast,Down,BT4 1SH
The Owner/Occupier,
125 Connsbrook Avenue,Belfast,Down,BT4 1JX
The Owner/Occupier,
14 Park Avenue Heights,Belfast,Down,BT4 1SH
The Owner/Occupier,
16 Park Avenue Heights,Belfast,Down,BT4 1SH
The Owner/Occupier,
18 Park Avenue Heights,Belfast,Down,BT4 1SH
The Owner/Occupier,
31 Sefton Park,Belfast,Down,BT4 1PN
The Owner/Occupier,
31 Shaw Street,Belfast,Down,BT4 1PT
The Owner/Occupier,
32 Sefton Park,Belfast,Down,BT4 1PN
The Owner/Occupier,
36 Sefton Drive,Belfast,Down,BT4 1PL
The Owner/Occupier,
39 Colvil Street,Belfast,Down,BT4 1PS
The Owner/Occupier,
39 Park Avenue,Belfast,Down,BT4 1PU
The Owner/Occupier,

40 Shaw Street,Belfast,Down,BT4 1PT
 The Owner/Occupier,
 42 Colvil Street,Belfast,Down,BT4 1PS
 The Owner/Occupier,
 6 Park Avenue Heights,Belfast,Down,BT4 1SH
 The Owner/Occupier,
 8 Park Avenue Heights,Belfast,Down,BT4 1SH
 The Owner/Occupier,
 Apartment 1,4 Park Avenue Heights,Belfast,Down,BT4 1SH
 The Owner/Occupier,
 Apartment 1,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 10,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 11,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 12,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 13,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 14,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 15,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 2,4 Park Avenue Heights,Belfast,Down,BT4 1SH
 The Owner/Occupier,
 Apartment 2,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 3,4 Park Avenue Heights,Belfast,Down,BT4 1SH
 The Owner/Occupier,
 Apartment 3,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 4,4 Park Avenue Heights,Belfast,Down,BT4 1SH
 The Owner/Occupier,
 Apartment 4,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 5,4 Park Avenue Heights,Belfast,Down,BT4 1SH
 The Owner/Occupier,
 Apartment 5,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 6,4 Park Avenue Heights,Belfast,Down,BT4 1SH
 The Owner/Occupier,
 Apartment 6,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 7,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 8,47 Park Avenue,Belfast,Down,BT4 1PU
 The Owner/Occupier,
 Apartment 9,47 Park Avenue,Belfast,Down,BT4 1PU

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Development Management Report Committee Application

Summary	
Committee Meeting Date: Tuesday 20 th June 2023	
Application ID: LA04/2023/2891/F	
Proposal: Replacement of existing natural grass rugby pitch with new 3G surface and associated under pitch drainage + site works	Location: Kingspan Stadium, 134 Mount Merrion Avenue, Belfast, BT6 0DG
Referral Route: Referral to the Planning Committee under Section 3.8.5 (a) Those made by elected members of the Council	
Recommendation: Approval	
Applicant Name and Address: Ulster Rugby Kingspan Stadium 134 Mount Merrion Avenue Belfast BT6 0DG	Agent Name and Address: Hamilton Architects 3 Joy Street Belfast BT2 8LE
Executive Summary: This application seeks full planning permission to replace the existing natural grass playing surface with a new 3G surface and associated under pitch drainage. The works proposed include operational works on and under land, with the earthworks to remove the grass pitch, the installation of a subbase layer and a new surface on the land amounting to operational development. The key issues are: <ul style="list-style-type: none"> • The principle of the development at this location • Visual impact of the proposal • Impact on amenity / character of the area • Impact on the natural environment • Impact on transport and other infrastructure • Drainage • Noise, odour, and other environmental impacts • Ecological impacts • Flood Risk <p>The proposal would not adversely impact on amenity, traffic related concerns would be temporary in nature in association with the construction process and therefore have a limited impact. The proposed scale, form, massing, design, and materials proposed are considered acceptable and will not adversely impact on local character.</p> <p>The scale and character of the proposed works would be reasonably expected at a sports facility of this nature. The associated impacts on drainage and the wider environmental impacts have been considered and as the council are still awaiting final response from Shared Environmental Services and NIEA / DAERA regarding additional information received. Delegated authority is sought to the</p>	

Director of Planning and Building Control to resolve any technical matters arising from this response.

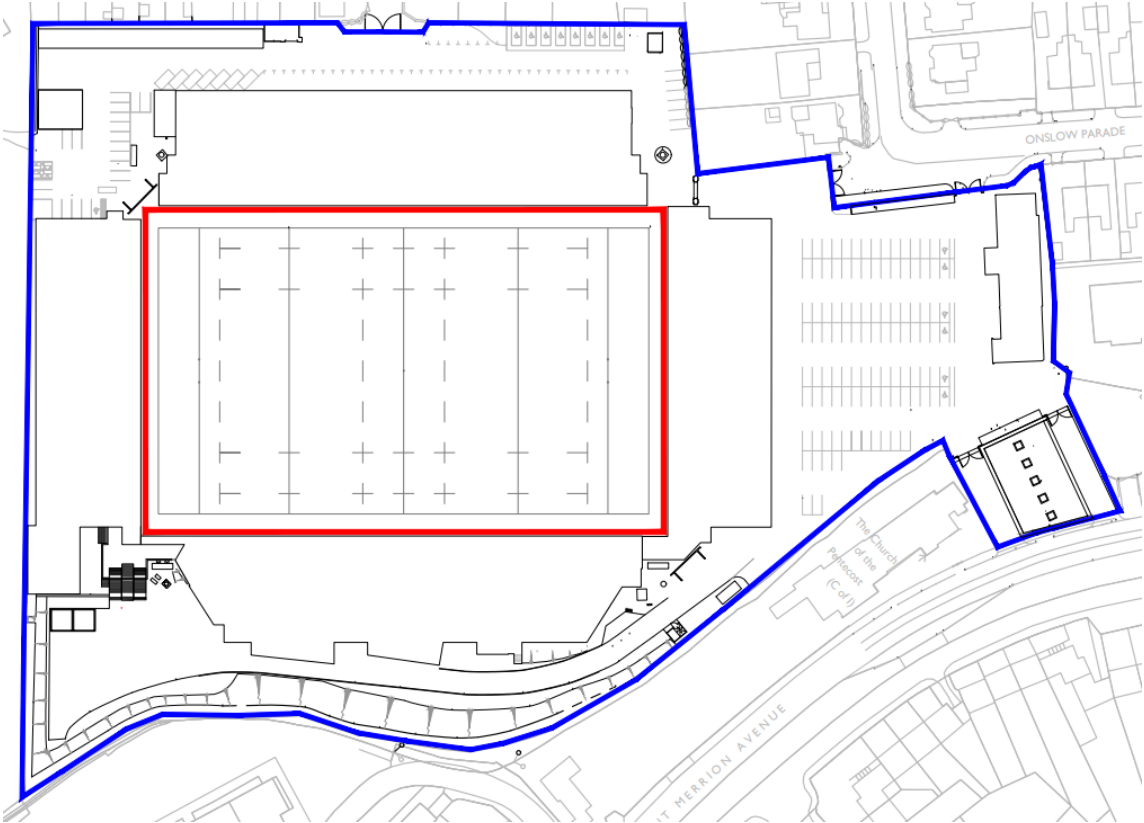
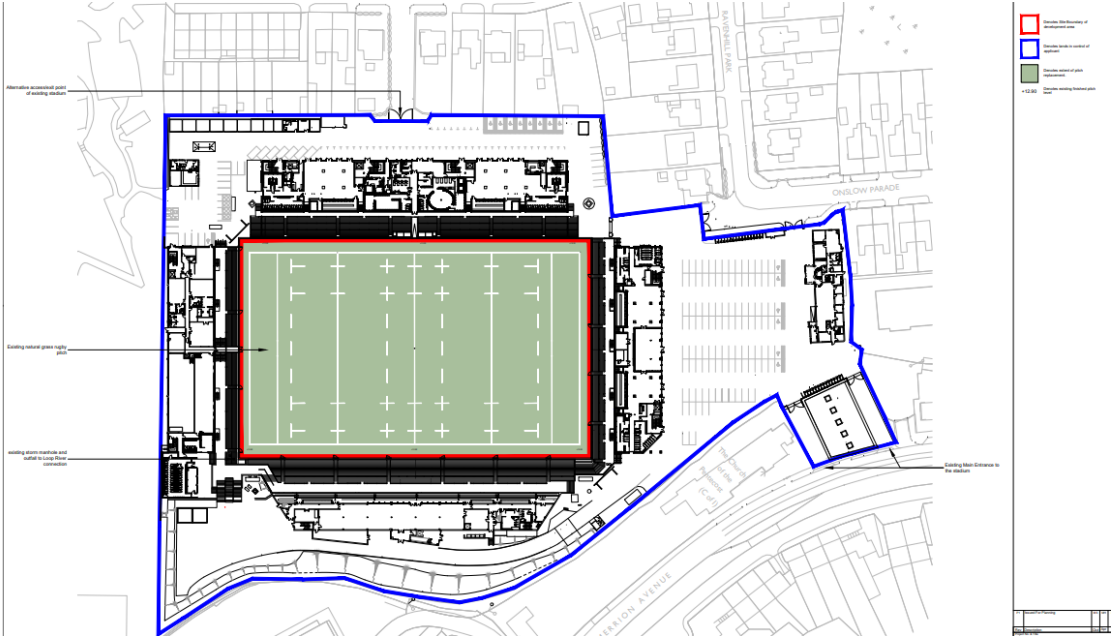
Notwithstanding the outstanding consultations, based on the submitted information, along with all other consultee responses and material considerations, adequate measures have been outlined to minimise risks and impacts to environmental assets including protected habitats and species.

DFI Roads, Historic Environment Division, NI Water, Rivers Agency, Environmental Health have no objections to the proposal. NIEA / DAERA and SES are still outstanding after re-consultation.

Conditions are necessary to mitigate impacts of the development, 46 objections have been received and have been considered. There has been 1 letter of support for the proposal.

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

Planning Report	
1.0	Drawings
1.1	Site Location Map
	
Existing Site Plan	
	
Proposed Site Plan	

2.0	Characteristics of the Site and Area
2.1	<p>The site is located at 134 Mount Merrion Avenue, Belfast comprising the IRFU Ulster Branch Rugby Stadium, an existing sports facility. The site consists of an existing grass rugby pitch and is surrounded on all sides by four spectator stands, admin building and associated parking. The site is accessed for vehicles and pedestrians via Mount Merrion Avenue, Ravenhill Park Gardens and Onslow Parade. The area is within the Development Limits of Belfast as stated in the Belfast Area Plan 2001 and Belfast Metropolitan Area Plan 2015. The area is characterised by residential uses adjacent to the North, Northwest, South and South-east of the site.</p> <p>Adjacent to the east there is a church and to the southwest a secondary school. The north-eastern boundary of the site lies adjacent to Ravenhill Park Proposed Area of Townscape Character and to the east lies Cregagh Proposed Area of Townscape Character as designated in the BMAP 2015.</p>
3.0	Description of Proposal
3.1	Replacement of existing natural grass rugby pitch with new 3G surface and associated under pitch drainage and site works
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations, and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)

4.4	<p>Other Relevant Policies Belfast Agenda</p> <p>Relevant Planning History</p>
4.5	<p>There are several planning histories linked to the site known as Ulster Rugby grounds dating back to 1979. The most recent / relevant histories have been added below for ease of reference.</p> <p>Z/2015/0145/F - Retention of car parking in non-compliance with condition 2 of planning permission Z/2010/1319/F "hard surfaced areas shall be constructed and permanently marked in accordance with drawing No P:30 to provide adequate facilities for parking within the site. no part of these hard surface areas shall be used for any purpose at any time other than for the parking and movement of vehicles" – Permission Granted – 02/02/2016.</p> <p>Z/2010/1319/F - Construction of three stands with associated safety and accessibility improvement works. The proposed works comprise of: demolition of existing main stand; construction of three stands (i.e. erection of new stand at the Aquinas end of the ground, and amendments to the previously approved stands on the northern and eastern sides of the ground) with hospitality, media, player, spectator and ancillary facilities; upgrading of existing entrances; relocation and renovation of existing War Memorial Arch and; construction of new WC block, electronic screens and ground maintenance storage facilities. – Permission Granted – 29/02/2012</p> <p>Z/2008/2284/F - Construction of 1 no. changing block, switch room and NIE transformer at Ravenhill Rugby Grounds. – Permission Granted – 12/02/2009.</p>
5.0	Consultations and Representations
5.1	<p>Statutory Consultations</p> <p>DfI Roads – No objections DfC Historic Environment Division (HED) – No objections DfI Rivers – No objections NI Water – No objections DAERA NIEA – Initial response, no objections. Re-consultation response: currently outstanding.</p>
5.2	<p>Non-Statutory Consultations BCC Environmental Health – No objections Shared Environmental Services (SES) – Initial response: Additional information required. Re-consultation response: currently outstanding.</p> <p>Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the equivalent policies in the Plan Strategy are either the same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p> <p>Representations</p>
5.3	<p>The application has been advertised and neighbours notified. The Council has received the following representations in support and objection.</p> <p>Support: 1 Objections: 46</p>

5.4	<p>Having reviewed all representations and considered the information associated, the key points are summarised below:</p> <ul style="list-style-type: none"> • HGV traffic impacting residential streets, safety to school children walking. • HGV will impact old foundations in residential area. • Trees / hedges impacted by traffic / works. • Wildlife impacted by works. • Issues with transport assessment not being completed correctly. • Lack of notification given to residents. • Lack of clarity / transparency from applicant. • Lack of information / understanding from applicant regarding local eco-system. • Misinformation allegedly provided by the council to applicant. • Potential intensification of use subject to completion of pitch. • Traffic management not clear. • Microplastics impact to natural environment / wildlife. • Rubber infill impacts on eco-system, wildlife, and health. • Use of hazardous materials. • No biodiversity checklist submitted. <p>Case officer response: NIEA have been consulted and had no objections initially regarding biodiversity and as such a biodiversity checklist was not deemed a requirement for this proposal.</p> <ul style="list-style-type: none"> • Impact of wash-off / chemicals used on pitch. • Loop river impact. • Precedent refusal adjacent the application site. • Loss of confidence regarding consultee responses. <p>These concerns are addressed in the planning assessment of the report.</p>
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.2	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.
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, 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.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
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

	<p>Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
6.7	<p>Relevant Planning Policies</p> <p>Policies in the Plan Strategy relevant to the application include the following:</p> <p>Policy CI1 – Community Infrastructure Policy TRAN 2 – Creating an Accessible Environment Policy TRAN 3 – Transport Assessment Policy ENV1 – Environmental Quality Policy ENV2 – Mitigating Environmental Change Policy ENV3 – Adopting to Environmental Change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable Drainage Systems (SuDS) Policy SP2 – Sustainable Development Policy SP3 – Improving Health and Wellbeing Policy SP5 – Positive Placemaking Policy GB1 – Green and Blue Infrastructure Network Policy OS1 – Protection of Open Space Policy OS5 – Intensive Sports Facilities Policy NH1 – Protection of Natural Heritage Resources</p>
6.8	<p>Key Issues</p> <p>The key issues are:</p> <ul style="list-style-type: none"> • The principle of the development at this location • Visual Impact of the Proposal / Character of the Area • Impact on amenity • Impact on transport and other infrastructure • Drainage & Flood Risk • Ecological impacts <p>The Principle of the Development at this Location</p>
6.9	<p>The proposal seeks to remove the existing natural grass playing surface and replace with a new 3G surface and associated drainage at the Kingspan Stadium. The construction stages would comprise vegetation clearance and topsoil stripping of existing pitch, earthworks consisting of underground drainage works to the pitch area, and finally the formation of the new 3G surface including subbase layers.</p>
6.10	<p>The application site is zoned as whiteland within dBMAP, there are no special designations linked to the specific site location. As detailed above in the report,</p>
6.11	<p>The surrounding area can be characterised as residential with educational uses such as Aquinas Grammar School located directly to the west. The site has continuously been in use as the home grounds for Ulster Rugby and is still in active use. The main pitch at closest points would be located approximately 20m from the curtilage of dwellings at Ravenhill Park and Onslow Parade to the North-East, approximately 50m North to</p>

	<p>Ravenhill Park Gardens and approximately 80m South to dwellings at Mount Merrion Avenue. The proposal is acceptable regarding Policy OS1 of the Plan Strategy 2035 in that, the sports facility is within the settlement limits and the retention and enhancement of the facility is of a small section of the overall facility. It is deemed to have no adverse impact on the sporting potential of the facility. There is no loss of open space, rather an alteration / enhancement of its existing playing surface.</p> <p>Visual Impact of the Proposal / Character of the Area</p>
6.12	<p>This proposal seeks to replace the existing natural grass playing surface of the Kingspan Stadium with 3G artificial grass. The site is enclosed on 4 sides by the adjacent large spectator stands which screens a majority of the grass surface from public views. The proposed artificial surface seeks to replicate natural grass.</p> <p>The north-eastern boundary of the site lies adjacent to Ravenhill Park Proposed Area of Townscape Character and to the east lies Cregagh Proposed Area of Townscape Character as designated in the dBMAP 2015. The proposed works are set fully within the confines of the enclosed stadium and will not therefore be subject to public views from outside of the stadium. Accordingly, the replacement surface will not impact upon the character and appearance of the area and ATC's in close proximity to the site.</p> <p>Impact on Amenity</p>
6.13	<p>The proposal is to change the surface of the playing field from natural grass to artificial grass. The use as a playing surface will not be therefore altered. The applicant indicates that pitch use will remain at current usage levels and therefore there will be no intensification. The supporting OCEMP indicates that the construction period is estimated as 3 – 4 months in duration. Objections have been received regarding noise, disturbance, and general nuisance.</p>
6.14	<p>Belfast City Council Environmental Health Services have been consulted and considered the proposal and supporting information, including the Outline Construction Environmental Management Plan (OCEMP), in terms of noise, air pollution, general amenity, ambient air quality, contaminated land. Environmental Health have no objections to the proposal. Taking this into account, it is therefore considered that there will be no adverse impact on amenity. Impacts from associated construction traffic will be for a limited period and accordingly it would not result in significant impacts on amenity.</p> <p>Impact on Transport and Other Infrastructure</p>
6.15	<p>Objections have been received in relation to transport related issues. The Department for Infrastructure Roads Service have been consulted on this application and have responded with no objections. The nature of the proposal will not have any impact on transport, access, and parking considerations as there is no additional parking or alterations to transport required.</p>
6.16	<p>The proposal has been assessed against Policy TRAN 2, which conforms with the criteria outlined. Policy TRAN 3 states that; a transport assessment will be required to evaluate the transport implications of the development proposal, where it is likely to have "significant travel generating uses". The principle of the proposal will not increase the intensification of the use outside of what currently exists. A transport assessment form has been submitted and as the proposal does not comprise residential development, no creation of additional floor space created, and no further intensification of the use related to a new surface, this element is deemed acceptable.</p>

6.17	<p>Transport related construction requirements have been detailed in the Outline Construction Environmental Management Plan (OCEMP) at Section 7.7. This outlines that a 'Traffic Management Plan' detailing procedure to follow prescribed routes when working on the site. The TMP shall incorporate any restrictions imposed considering any planning approval granted. The TMP will include specific routeing for construction traffic to the site via existing establish site entrances and restrictions on construction hours. The TMP shall be circulated to all parties who are employed or have a legitimate interest in the works. The Principal Contractor shall ensure that Construction Traffic Routeing Signs are erected prior to any works commencing, and that these are maintained in good and clean condition throughout the duration of the works. These details would be further expanded in the final CEMP before any development can commence on site via an appropriate negative condition, subject to any granting of planning approval. The final CEMP would assist in mitigating construction related impacts for the construction period.</p>
6.18	<p>DFI Roads have also no objections to the proposal including the OCEMP details. On the basis of this response the proposal is considered acceptable in relation to impacts on Transport infrastructure.</p>
	<p>Drainage and Flood Risk</p>
6.19	<p>A drainage assessment and associated information was submitted for consideration. The drainage flow is proposed at 10 litres per second which is a greenfield discharge rate. The impact therefore being no greater than existing. DFI Rivers and NI Water have been consulted. These consultees have referred to the previous policy considerations (Planning Policy Statement 15), in their consultation responses. The equivalent policies in the Plan Strategy i.e., ENV4 and ENV5 essentially repeat the PPS15 requirements as per the SPPS. Objections have been received with concerns surrounding drainage.</p> <p>Rivers Agency and NIW are satisfied with the mitigation measures proposed and it is therefore considered that the proposal complies with policy and no adverse impact on drainage and flood risk will occur.</p> <p>Ecological Impacts</p>
6.20	<p>The potential for ecological impacts associated with this proposal is a policy consideration within several section of the LDP and objections have been by received by the Council on related issues. These include the lack of information / understanding from the applicant regarding local eco-system, microplastics impacting the natural environment / wildlife, rubber infill impacts on eco-system, and health, use of hazardous materials, impact of wash-off / chemicals used on pitch and overall Loop River impact.</p>
6.21	<p>The applicant has submitted a Granulate Management Report, formal letter regarding chemical usage, maintenance guidelines for the pitch and details within the OCEMP DEARA and SES have been consulted on the proposed details. DEARA have responded with no objections, however SES requested further information relating to chemical usage. This information indicates mitigation measures for controlling granulate discharge from the site and that chemicals for cleaning and maintenance will be reduced compared to current arrangements. The Council have re-consulted Shared Environmental Services and NIEA / DAERA for their consideration. These consultations are currently outstanding at the time of writing.</p>
6.22	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and resolve any matters arising from the outstanding consultation response from Shared Environmental Services and NIEA / DAERA in the event this is not received prior to Committee.</p>

7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	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.
<p>DRAFT CONDITIONS: (Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions):</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. No development activity, including ground preparation or vegetation clearance, shall take place until a Final Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The CEMP must incorporate a construction traffic management plan. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Planning Authority. Reason – To protect the aquatic environment of Belfast Lough SPA, Ramsar & open water 3. No part of the development hereby permitted shall become operational until all drainage mitigation measures have been installed in accordance with the submitted drainage assessment and a report verifying that these measures have been installed has been submitted to and approved in writing by the Council. These measures shall be permanently retained and maintained thereafter in accordance with the approved arrangements and shall not be altered or removed without the prior consent of the Council in writing. Reason: To ensure adequate drainage arrangements are provided for the development and in the interests of public amenity and safety. 4. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall 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. Reason: Protection of environmental receptors to ensure the site is suitable for use. 5. After completing the remediation works under Condition 1 and prior to operation 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 risks and achieving the remedial objectives. Reason: Protection of environmental receptors to ensure the site is suitable for use. 	

ANNEX	
Date Valid	15/03/2023
Date First Advertised	28/04/2023
Date Last Advertised	02/06/2023
Dates of Neighbour Notification 18/04/2023 and 05/06/2023	
1 HUGHES COURT 10 RAVENHILL PARK GARDENS 11 HUGHES COURT 114 MOUNT MERRION AVENUE 116 MOUNT MERRION AVENUE 118 MOUNT MERRION AVENUE 120 MOUNT MERRION AVENUE 122 MOUNT MERRION AVENUE 13 HUGHES COURT 15 HUGHES COURT 17 HUGHES COURT 19 HUGHES COURT 21 HUGHES COURT 22 RAVENHILL PARK GARDENS 23 HUGHES COURT 24 RAVENHILL PARK GARDENS 28 RAVENHILL PARK GARDENS 3 HUGHES COURT 30 RAVENHILL PARK GARDENS 32 RAVENHILL PARK GARDENS 34 RAVENHILL PARK GARDENS 36 RAVENHILL PARK GARDENS 5 HUGHES COURT	

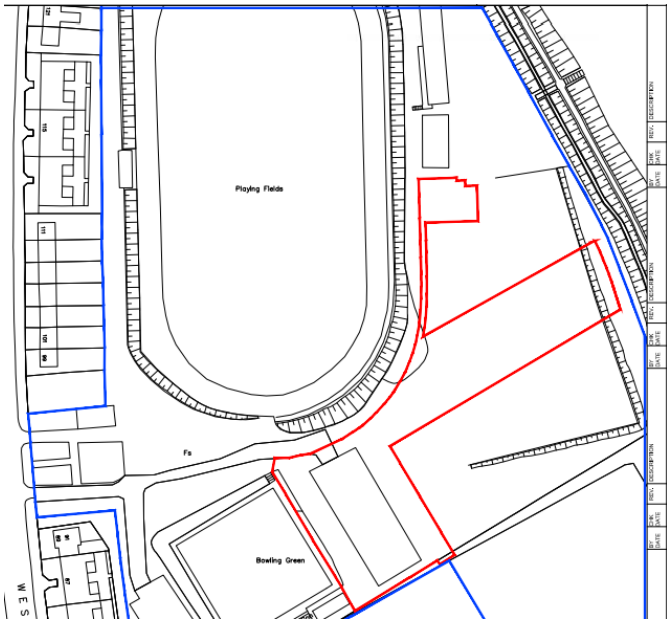

79 RAVENHILL PARK
81 RAVENHILL PARK
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85 RAVENHILL PARK
85A RAVENHILL PARK
9 HUGHES COURT

AQUINAS GRAMMAR SCHOOL
CHURCH OF THE PENTECOST, CHURCH OF IRELAND, MOUNT MERRION AVENUE

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 June 2023	
Application ID: LA04/2022/0742/F	
Proposal: Proposed new two storey/split level community hub building (including changing rooms) and a single modular changing room building with associated car parking, paths and landscape site-works.	Location: Paisley Park Sportsplex, West Circular Road, Belfast, BT13
Referral Route: Paragraph 3.8.5 (d) of the Scheme of Delegation those in which the Council has an estate	
Recommendation:	Approve
Applicant Name and Address: Paisley Park Sportsplex C/O Argyle Business Centre Unit 8 39 North Howard Street Belfast BT13 2AP	Agent Name and Address: The Boyd Partnership LLP 15 Ravenhill Road Belfast BT6 8DN
<p>Executive Summary:</p> <p>This application seeks full planning permission for a proposed new two storey/split level community hub building (including changing rooms) and a single storey modular changing room building with associated car parking; paths and landscape site works.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> • Principle of development • Acceptability of community and leisure facilities at this location • Climate change • Loss of Open Space • Impact on Character and Appearance • Impact on Amenity • Access and parking • Drainage and Waste-water infrastructure • Noise, odour and other environmental impacts <p>Recommendation</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 conditions and deal with any other matters which may arise.</p>	

Officer Report	
1.0	Drawings
1.1	Site Location Map: 
1.2	Proposed Site Layout: 

2.0	Characteristics of the Site and Area
2.1	Paisley Park Sports Complex is situated along West Circular Road and has established residential areas to the northern, western, and southern boundaries. The existing Paisley Park site contains existing football pitches (1 no. senior grass pitch and 1no. existing synthetic pitch) with a club house for each sporting organisation including football, boxing, and bowling clubs. The site also has a bowling green and pavilion building running track to the main grass pitch. Access is via existing vehicular gates onto West Circular Road and there is an existing parking area wedged between the bowling green and synthetic pitch to the southern boundary.
3.0	Description of Proposal
3.1	Proposed new two storey/split level community hub building (including changing rooms) and a single storey modular changing room building with associated car parking; paths and landscape site-works.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Policies Developer Contribution Framework (BCC) Belfast Agenda Creating Places (DfI)
4.5	Relevant Planning History <u>Application Site:</u> None <u>Surrounding Land:</u> LA04/2020/1959/F <i>Site to be developed includes vacant land bounded by the Forthriver Industrial Park in the east Springfield Road to the South and Paisley Park & West Circular Road & Crescent to the West. Area also includes links through the Forthriver Industrial Park to Woodvale Avenue land at Springfield Dam (Springfield Road) Paisley Park (West Circular Road) and the Junction of West circular Road & Ballygomartin Road.</i> <i>Proposed new parkland (Section 2 Forthmeadow Community Greenway) - foot and cycle pathways, lighting columns, new entrances and street furniture.</i> <i>Permission Granted</i>
5.0	Consultations and Representations
5.1	Statutory Consultations DfI Roads – Content subject to conditions NI Water – Refusal DAERA NIEA – Content subject to conditions

5.2	Non-Statutory Consultations BCC Environmental Health – Content subject to conditions Shared Environmental Services (SES) – Outstanding
5.3	Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the equivalent policies in the Plan Strategy are either the same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.
5.4	Representations The application has been advertised and neighbours notified. The Council has received no representations.
6.0	PLANNING ASSESSMENT
	Development Plan Context
6.1	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.
6.2	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.
6.3	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
6.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals 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.
6.6	Relevant Planning Policies The following policies in the Plan Strategy are relevant to consideration of the application. Policy SP1A – Managing growth and supporting infrastructure delivery Policy SP2 – Sustainable development Policy SP3 – Improving health and wellbeing Policy SP4 – Community cohesion and good relations Policy SP5 – Positive placemaking Policy SP6 – Environmental resilience

	<p>Policy SP7 – Connectivity Policy SP8 – Green and blue infrastructure network Policy SD1 – Settlement hierarchy Policy SD2 – Settlement Areas Policy DES1- Principles of Urban Design Policy CI1- Community infrastructure Policy OS1- Protection of Open Space Policy TRE1 - Trees Policy TRAN 8- Car Parking and Servicing Arrangements Policy TRAN 9- Design of Car Parking Policy ENV 2- Mitigating Against Environmental Change Policy ENV 3- Adapting to Environmental Change</p> <p>Key Issues</p>
6.7	<p>The key issues are:</p> <ul style="list-style-type: none"> • Principle of development • Acceptability of community and leisure facilities at this location • Climate change • Loss of Open Space • Impact on Character and Appearance • Impact on Amenity • Access and parking • Drainage and Waste-water infrastructure • Noise, odour and other environmental impacts
6.8	<p><u>Additional Information</u></p> <p>Officers have requested that the applicant provides a “Plan Strategy Statement” that sets out how the proposal complies with the relevant policies in the Plan Strategy. Where the proposal does not meet the policy requirements, the applicant was asked to either modify the proposal or justify why they are not proposing to change the proposal. The applicant has submitted a climate change statement.</p>
6.9	<p><u>Principle of development</u></p> <p>The site is located within the development limit in the Belfast Urban Area Plan 2001 and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014). The site is zoned as existing recreation and open space in both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014). The presumption is therefore in favour of development subject to planning considerations detailed below:</p>
6.10	<p><u>Acceptability of community and leisure facilities at this location</u></p> <p>The proposal includes a range of community and leisure uses within the new Community Hub. Policy CI1 Community Infrastructure of the Belfast Plan Strategy (PS) 2035 states that planning permission will be granted for the provision of new and improved community infrastructure at appropriate and accessible locations within the urban area, subject to consideration of the nature and location of any proposals. The scheme includes an upgrade of the existing Sportsplex which represents a number of football, bowling and boxing clubs and the building of a Community Hub. The scheme is considered to meet the policy requirement under CI1 in that a need has been established to improve and extend the community facility in this location.</p>

<p>6.11</p> <p>6.12</p> <p>6.13</p> <p>6.14</p> <p>6.15</p> <p>6.16</p>	<p><u>Climate change and Trees</u></p> <p>The proposal maximises opportunities to incorporate sustainable design features where feasible. The applicant submitted a Climate Change Compliance Statement outlining the following features:</p> <ul style="list-style-type: none"> • Energy Efficiency Standards- all buildings will be designed to meet Energy Efficiency Standards to promote energy conservation/efficiency sustainability and ease of maintenance. These include triple glazed windows, timber frame construction to modular having rooms, PV panels, Air Permeability of 3 or less (Designed q50) and Passive Ventilation. • Site Layout- The layout and orientation of buildings will optimise solar gains and energy efficiency, as there are proposed PV panels on the roof pitch fronting south and south-west aspect as shown within the Climate Change Statement. • The proposed scheme will aim to use responsible sourced materials with accreditations to promote lower carbon footprint and sustainable manufacturing processes. • The proposed scheme design will incorporate rainwater attenuation systems designed to reduce and store surface water runoff from the site in accordance with NI Water approval; • There will be additional tree planting across the site which will help to promote biodiversity on the site and create a positive ecological enhancement in terms of health and well-being but equally in relation to Climate Change. <p>The proposal is compliant to Policy ENV 2- Mitigating Environmental Change in that ENV 2 in that it demonstrates opportunities to incorporate sustainable design features where feasible such as orientating buildings to optimise solar gain and energy efficiency. It is considered that the proposal incorporates measures to adapt to environmental change including part d and h of Policy ENV3 of the Plan Strategy.</p> <p>Furthermore, the additional tree planting represents a net gain of 15 additional trees, further ability for the proposal to mitigate and adapt to climate change and complying with Policy TRE1.</p> <p><u>Loss of Open Space</u></p> <p>For the purposes of the LDP Plan Strategy 2035 the proposed site falls under the definition of open space which is described as ‘all open space and ancillary facilities of recreational, amenity or environmental value, including land and water bodies, irrespective of ownership or access.’ The applicant submitted a statement specifically to set out their consideration of the loss of existing open space as a result of the development proposal.</p> <p>Policy OS1 of the Plan Strategy 2035 states that development resulting in a loss of open space will only be considered in exceptional circumstances where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of open space.</p> <p>The proposed scheme will provide a ‘purpose built’ community hub facility which will enable key community services to be retained in the local area and allow these existing services to be extended to meet the specific needs of the local community. The scheme will provide enhanced local sports facilities, with access to learning, training and health & wellbeing activities for the local community. Two new initiatives will run within the community hub- “Our Children and Young People” which will provide a positive environment for those most vulnerable by developing and promoting mental health and wellbeing projects via sport,</p>
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	and secondly “Our Safe Community” which will promote community participation and respect through using codesign principles at every stage of its activity development.
6.17	The total percentage of open space lost equates to 2.38% of the total site. This is to facilitate a new parking area as there is a loss of 14 parking spaces to facilitate the Community Hub location, and additional spaces have been added to cater for sports club matches. The applicant has calculated that the proposed new car parking equates to a loss of approximately 0.1136Ha (1,136sqm) of the existing open space provision. The applicant states that any net loss of existing Open Space Provision is limited.
6.18	The applicant advises that there can be no dispute that the proposal would contribute towards a community need as the provision of a purpose-built New Community Hub building and enhanced sport facilities to serve the immediate local community. They consider that the benefits significantly outweigh any small loss of open space (limited to 2.38% of the total original open space provision within the Paisley Park Sports Complex Site.
6.19	Having considered all the matters as set out above, it is considered, on balance, that the proposed scheme can be considered an exception to the provisions of Policy OS1. It has been clearly demonstrated that there is a minimal loss of open space to facilitate new parking facilities to accommodate the community hub proposal and the use of spaces proposed will be used to cater for the clubs’ sports matches. There are substantial community benefits through the implementation of the proposed Community Hub that decisively outweigh the loss of open space. In conclusion, the Council is satisfied that the loss of open space will not result in a detriment to the overall green infrastructure provision on site.
6.20	<p><u>Impact on Character and Appearance</u></p> <p>It is considered that the proposal meets A-K of Policy DES 1- Principles of Urban Design in that the scheme is of a high quality, sustainable design and makes a positive contribution to placemaking. The proposed community hub is a two-storey building which is situated on existing parking spaces and is considered modest in the context of the wider sports facilities located on the site. The proposed modular changing room is also considered to tie in with the existing facilities and will not impact on the character and appearance of the surrounding area.</p>
6.21	<p><u>Impact on Amenity</u></p> <p>The proposal is in line with paragraph 4.12 of the SPPS in that there will be no demonstrable harm to interests of acknowledged importance. There is a considerable separation distance to residential properties and the closest residential properties are located on West Circular Road and are approximately 92.03m from the proposed Community Hub.</p>
6.22	<p><u>Access and Parking</u></p> <p>The proposal has been assessed against Policy TRAN 8- Car Parking and Servicing Arrangements. It is considered that adequate parking has been provided for the proposal. Policy TRAN 9 has been met in that the design of car parking meets the following criteria:</p> <ol style="list-style-type: none"> It respects the character of the local townscape/landscape It will not adversely affect visual and residential amenity Provision has been made for security, and the direct and safe access and movement of pedestrians and cyclists within the site; Provision has been made for accessible parking bays which facilitate safe, convenient access for people with a disability or impaired mobility.
6.23	

	DfI Roads were consulted on the proposal, and they have no concerns with the proposed parking and access arrangements. The proposal is in line with DfI's published parking standards.
6.24	<p><u>Drainage and Waste-Water Infrastructure</u></p> <p>NI Water has objected to the proposal on grounds of insufficient capacity at the local wastewater treatment plant. It advises that existing public wastewater infrastructure cannot currently support the proposal without significant risk of environmental harm, potential pollution, flood risk and harm to local amenity. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its wastewater infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy. In addition to this, NI Water have advised that additional treatment capacity will be available for 1st July 2023 when initial upgrade work at Belfast WWTW will be completed.</p>
6.25	As the proposal would result in clear intensification of the use of the land, the Council has consulted Shared Environmental Services (SES) to assist its consideration of the Habitats Regulations. The response from SES is outstanding however we do not foresee any issues. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and resolve any matters arising from the outstanding consultation response from Shared Environmental Services in the event this is not received prior to Committee.
6.26	DAERA has been consulted and is concerned that the sewage loading associated with the proposal has the potential to cause adverse environmental impact, having regard to this advice it is considered necessary to impose a condition to mitigate any likely significant effects on Belfast Lough. In this regard, the proposal is considered compliant with Policy NH1 of the Belfast Local Development Plan, Plan Strategy 2035 and paragraphs 6.176 and 6.177 of the Strategic Planning Policy Statement; and taking account of all relevant material considerations
6.27	<p><u>Noise, odour and other environmental impacts</u></p> <p>The proposed Community Hub will not bring forward any environmental concerns particularly in terms of noise, odour, air quality or contamination and as such the proposal will not have a detrimental impact on human health. Environmental Health have considered the proposals in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and have no objections to the proposal. They are of the opinion that past land use on or in close proximity to this proposed development will not cause a potential impact on the health of the future occupants.</p>
7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is on balance 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 the conditions and deal with any other matters which may arise.
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. No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans.

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

3. No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

4. Prior to the commencement of operation of hereby permitted restaurant/café/ hot food bar a proprietary kitchen extraction and odour abatement system, fit for purpose, shall be installed to suppress and disperse odours created from operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1m above the eaves and shall be directed away from nearby residential/sensitive premises.

Reason: Protection of nearby amenity

5. The extraction and ventilation system shall be cleaned and maintained in accordance with Manufacturer's instructions and be retained for use thereafter.

Reason: Protection of nearby amenity.

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 City Council shall be notified immediately in writing. This new contamination shall be 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 City Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

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

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

Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability

8. Development of Block B (New Community Hub and changing rooms) shall not commence until a foul sewerage network engineering solution to mitigate the downstream foul capacity

issues are approved in writing by Council in consultation and agreement with NI Water.

Reason: To ensure a practical solution to sewage disposal from this site

DRAFT INFORMATIVES:

1. This decision relates to the following approved drawing numbers:
 01- Site Location Map
 02B- Site Block Plan
 03 -Floor Plans and sections modular changing rooms
 04 – Proposed elevations
 05 – Floor plans, elevations and sections community hub and changing rooms
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.
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	01/03/2022
Date First Advertised	27/04/2022
Date Last Advertised	27/04/2022
Details of Neighbour Notification (all addresses)	
Pavilion & Bowling Green, Paisley Park, 95 West Circular Road, Belfast, Antrim, BT13 3QB 93 West Circular Road, Belfast, Antrim, BT13 3QB	

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 th June 2023	
Application ID: LA04/2022/1841/F & LA04/2022/1840/A	
Proposal: Proposed new boundary treatment to Newtownards Road and Harland Drive and Floodlighting to Existing MUGA (Full) & Relocation of existing signage at Memorial Garden and Yardmen Sculpture and new Corten Totum signage with park information board. (Ad)	Location: Dr Pitt Memorial Park Newtownards Road Belfast BT41BU
Referral Route: Paragraph 3.8.5 (c) of the Scheme of Delegation those in which the Council is the applicant.	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council Physical Programme Department 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: McCartan Muldoon Architects 22a Lisburn Street Hillsborough BT26 6AB
<p>Executive Summary: This application seeks full planning permission for new boundary treatment to Newtownards Road and Harland Drive and Floodlighting to Existing MUGA (Full) & Relocation of existing signage at Memorial Garden and Yardmen Sculpture and new Corten Totum signage with park information board. (Ad)</p> <p>The key issues are:</p> <ol style="list-style-type: none"> 1. Impact on the character and appearance of the area 2. Amenity 3. Trees <p>Recommendation Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and resolve the following:</p> <ol style="list-style-type: none"> 1. Resolve any matters arising from the outstanding consultation response from Belfast City Council Trees department in the event this is not received prior to Committee. 2. Consider and resolve where appropriate, any representations received following re-notification of neighbours following an amended site layout and floodlighting elevation. 	

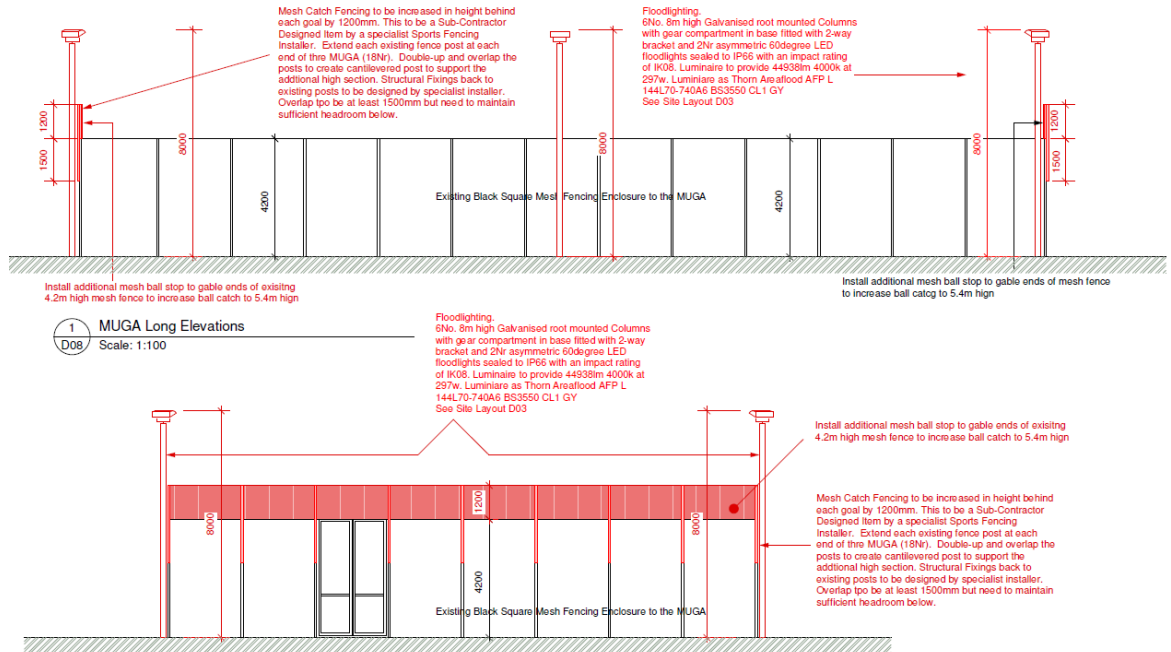
Officer Report

Drawings

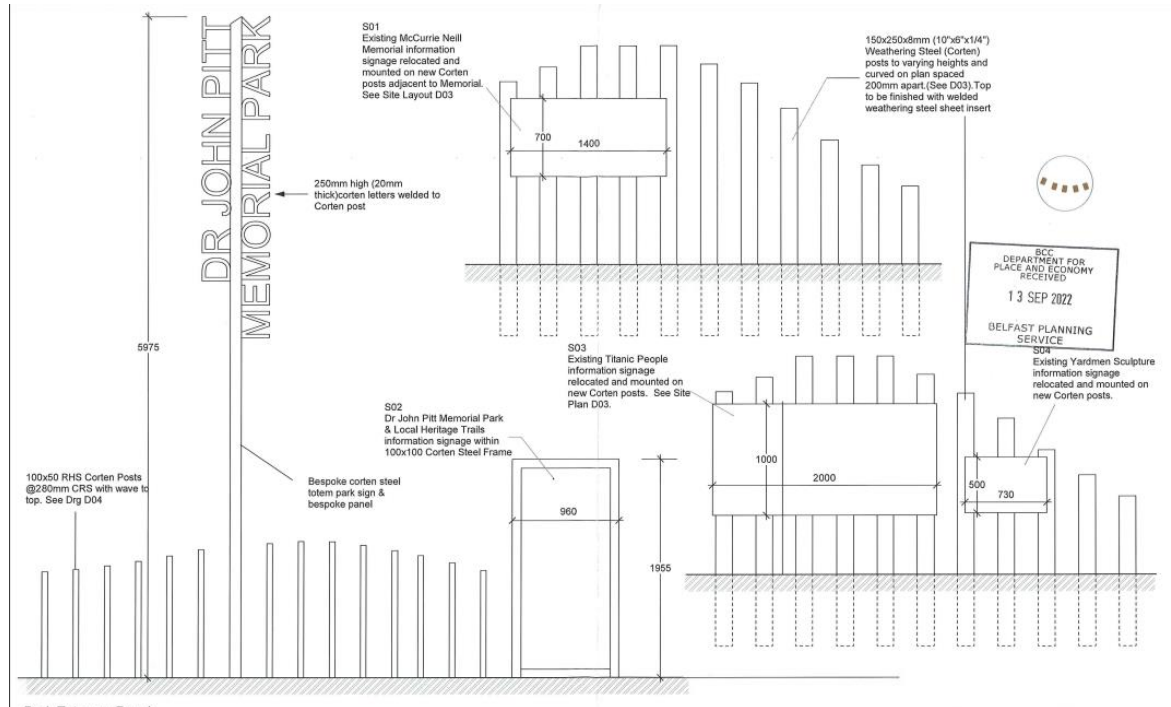
Site Location Plan



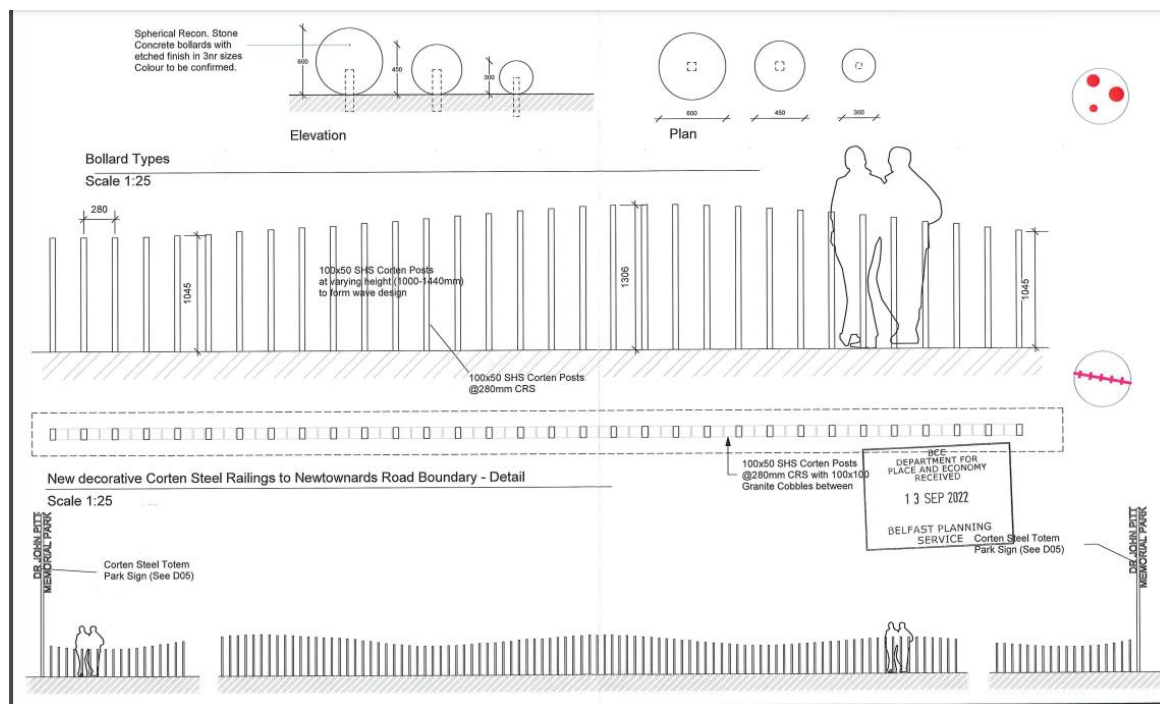
Proposed Floodlighting Elevations



Proposed Sign Elevations



Proposed Boundary Elevations



2.0	Characteristics of the Site and Area
2.1	Dr Pitt Memorial Park is located along the Newtownards Road within a predominately residential area. To the front of the site is a grassed area and soft surfaced park. A 1.2m black railing bounds the front of the site from the Newtownards Road. A multi-use games area (MUGA) exists to the rear of the site which neighbours Harland Drive.
3.0	Description of Proposal
3.1	Proposed new boundary treatment to Newtownards Road and Harland Drive and Floodlighting to Existing MUGA (Full) & Relocation of existing signage at Memorial Garden and Yardmen Sculpture and new Corten Totum signage with park information board. (Ad)
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Policies Developer Contribution Framework (BCC) Belfast Agenda Creating Places (DfI)

4.5	<p>Relevant Planning History</p> <p>Application Site:</p> <p>Z/2010/1470/F Bronze sculpture with granite plinth. Fence realignment and paving to allow public access around the sculpture and two up lighters for night time illumination. Approved</p> <p>Z/2008/1174/F Refurbishment of existing multi-sports pitch with a new build polymeric pitch surface with surrounding ballstop fence, built-in goals and 4no. floodlights. Approved</p> <p>Fraser Pass LA04/2016/0918/F Environmental improvements to include resurfacing of footpaths, new boundary treatments, new street lighting, new street furniture, new tree and shrub planting Approved</p> <p>LA04/2015/0548/A 1no interpretive panel fixed to railings alongside Yardmen statue Consent Granted</p>
5.0	<p>Consultations and Representations</p>
5.1	<p>Statutory Consultations</p> <p>DfI Roads – No Objections DfC Historic Environment Division (HED) –No objections.</p> <p>5.2</p> <p>Non-Statutory Consultations BCC Environmental Health – No objection subject to conditions BCC Tree Officer – No objection subject to conditions</p> <p>Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the equivalent policies in the Plan Strategy are either the same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p> <p>5.3</p> <p>Representations</p> <p>The application has been advertised and neighbours notified. The Council has received no representations in support and objection.</p>

6.0	PLANNING ASSESSMENT
	Development Plan Context
6.1	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.
6.2	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.
6.3	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
6.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals 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.
	Relevant Planning Policies
6.6	<p>The following policies in the Plan Strategy are relevant to consideration of the application.</p> <p>Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP4 – community cohesion and good relations Policy SP5 – positive placemaking Policy SP8 – green and blue infrastructure network</p> <p>Policy SD1 – Settlement hierarchy Policy SD2 – Settlement Areas</p> <p>Policy OS1 – Protection of Open Space Policy OS7 – Floodlighting</p> <p>Policy TRE1 - Trees</p> <p>Policy BH4 – Works to grounds affecting built heritage assets</p> <p>Policy DES4 – Advertising and signage</p>
6.2	Key Issues

<p>6.3</p>	<p>The key issues are:</p> <ul style="list-style-type: none"> • Impact on the character and appearance of the area • Amenity • Trees <p>Character and Appearance of the Area</p> <p>The current boundary treatment to the front of the park along the Newtownards Road is a 1.2m high black railing, this is to be removed and replaced with decorative Corten steel railings which will measure approximately 1.2m and form a wave design effect. The existing railings to the left of the memorial garden which are currently 1.8m are to be removed and replaced with a mix of spherical bollards, trees and decorative Corten posts which will have a reduced height that what already exists. The existing 1.2m railing to the west of the site which bounds Fraser Pass is to be removed to open up the area. To the rear of the park a new boundary treatment of spherical concrete bollards is proposed at Harland Drive, these will be in three different sizes ranging from 0.6m-0.3m and will not create any impact due to being minor in size and scale. Overall the new boundary works on the site will not impact on the character and appearance of the area due to having a high quality design and being an appropriate height and scale for the site. The park will be redesigned with new openings from the Newtownards Road along with areas of stone paving and a reconfigured play park. It is considered that the redesign of the park will enhance its appearance and is considered acceptable. Floodlight is proposed to the existing MUGA to the rear of the site. Six light columns are proposed which will measure approximately 8m in height, they will be set a sufficient distance back from the Newtownards Road and therefore will not harm the character and appearance of the area. The increase of 1.2m to the mesh catch fencing to the MUGA is considered a minor increase which will not create any detrimental impact.</p> <p>6.4</p> <p>Amenity</p> <p>Belfast City Council Environmental Health department was consulted on the proposed floodlighting due to the close proximity of nearby residents and following the submission of a light spill assessment report are content with the proposal subject to conditions. Conditions relate to operation times of the floodlighting and Lux limits. Policy OS7 – Floodlighting states that council will only support the development of floodlighting where there is no unacceptable impact on the amenities of people living nearby, public safety is not prejudiced and visual amenity or character of the locality or natural and built heritage interests is not impacted. It is considered that the proposal complies with Policy OS7. It is considered that the new boundary treatments and improvement works within the site will not impact amenity due being minor in scale. DFI roads was consulted and offered no objections. HED was also consulted due to a nearby listed building and considered the application poses no greater demonstrable harm to the setting of the listed building.</p> <p>6.5</p> <p>Trees</p> <p>Belfast City Council Trees department has been consulted and have no objections to the proposal subject to conditions. The existing street trees which offer visual amenity will not be impacted through the proposal, a condition will be added so that they are appropriately protected. There are approximately 35-37 proposed trees to be planted throughout the proposal, a condition will be added to ensure a landscaping scheme has been submitted and approved by the Council prior to commencement of development to establish planting locations, species choice and planting size.</p>
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6.6	<p>Advertisement Consent</p> <p>Advertisement consent application LA04/2022/1840/A is associated with the full planning application. It is considered that the relocation of the existing signage at the Memorial Garden and Yardmen Sculpture is required to accommodate for the new boundary treatments within the park and is acceptable. The new Corten Totum signage and park information board present a good design quality which will respect the setting of the park and will not impact on amenity. The signs will not be digitalised or illuminated and therefore will not prejudice road safety or the convenience of road users. DFI roads were consulted as part of the advertisement application and offer no objection.</p>
7.0	<p>Recommendation</p>
7.1	<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>
7.2	<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.</p>
<p>CONDITIONS:</p> <p>LA04/2022/1841/F</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The design and installation of the artificial flood lighting scheme associated with the hereby permitted development shall not exceed the vertical illuminance (Lux) limits for Environmental Zone 3. as stipulated in the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2021, at the windows of the nearest residential habitable rooms. Reason: Protection of residential amenity 3. The artificial floodlighting shall not operate between the hours of 11pm and 7am. Reason: Protection of residential amenity. 4. 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. 5. 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

6. No development (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 details of all trees, hedgerows and other planting which are to be proposed - details to include planting locations, species choice and planting size.

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

7. 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.

LA04/2022/1840/A

1. The advertisements hereby permitted must be erected within five years from the date of this consent.

Reason: To avoid accumulation of unimplemented consents.

2. The advertisements hereby approved shall not be erected or retained other than in the position shown on the approved plans.

Reason: In the interest of local amenity and public safety

INFORMATIVES:

LA04/2022/1841/F & LA04/2022/1840/A

1. This decision relates to the following approved drawing numbers: 01, 03, 04, 05a, 06 (Full) 01, 03, 04, 05a (Ad)
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.
3. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
4. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you may be required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in

possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Department for Infrastructure Section Engineer whose address is Belfast South Section Office, 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.

5. All construction plant and materials shall be stored within the curtilage of the site
6. It is the responsibility of the developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.

ANNEX

Date Valid	03/10/2022
Date First Advertised	14/10/2022


Details of Neighbour Notification (all addresses)

7 Harland Walk, Belfast BT4 1BD
 96c Newtownards Road, Belfast BT4 1GW
 92c Newtownards Road, Belfast BT4 1GW
 9 Harland Walk, Belfast, BT4 1BD
 92a Newtownards Road, BT4 1GW
 94b Newtownards Road, BT4 1GW
 94 Newtownards Road, BT4 1GW
 94c Newtownards Road, BT4 1GW
 94a Newtownards Road, BT4 1GW
 92b Newtownards Road, BT4 1 GW
 96a Newtownards Road, BT4 1GW
 92 Newtownards Road, BT4 1GW
 96B Newtownards Road, BG4 1GW
 9 Harland Drive, BG4 1BJ
 7 Harland Drive, BT4 1BJ
 11 Harland Drive, BT4 1BJ
 3 Harland Drive, BT4 1BJ
 5 Harland Drive, BT4 1BJ
 13 Harland Drive, BT4 1BJ
 8 Harland Drive, BT4 1BJ
 11 Harland Close, BT4 1BW
 12 Harland Drive, BT4 1BJ
 10 Harland Drive, BT4 1BJ
 9 Harland Close, BT4 1BW
 13 Harland Close, BT4 1BW
 3 St Patricks Walk, BT4 1AZ
 23 St Patricks Walk, BT4 1AZ
 5 St Patricks BT4 1AZ
 11 St Patricks BT4 1AZ
 27 St Patricks Walk, BT4 1AZ

13 St Patricks Walk BT4 1AZ
29 St Patricks Walk, BT4 1AZ
21 St Patricks Walk, BT4 1AZ
9 St Patricks Walk, BT4 1AZ
25 St Patricks Walk, BT4 1AZ
15 St Patricks Walk, BT4 1AZ
17 St Patricks Walk, BT4 1AZ
19 St Patricks Walk, BT4 1AZ
7 St Patricks Walk, BT4 1AZ
2 Harland Close, BT4 1BW
1 St Patricks Walk, BT4 1AZ
7 Harland Close, BT4 1BW
6 Harland Drive, BT4 1BJ
1a Fraser Pass, BT4 1BP
4-6 Bryson Street, BT4 1AB
149 Newtownards Rd, BT4 1AB
147 Newtownards Rd, BT4 1AB
145 Newtownards Rd, BT4 1AB
Flat 1, 139 Newtownards Rd, BT4 1AB
Flat 3, 139 Newtownards Rd, BT4 1AB
119 Newtownards Rd, BT4 1AB
117 Newtownards Rd, BT4 1AB
141a Newtownards Rd, BT4 1AB
121 Newtownards Rd, BT4 1AB
Flat 2, 139 Newtownards Rd, BT4 1AB
131 Newtownards Rd, BT4 1AB
125 Newtownards Rd, BT4 1AB
137 Newtownards Rd, BT4 1AB
129 Newtownards Rd, BT4 1AB
141-143 Newtownards Rd, BT4 1AB
133 Newtownards Rd, BT4 1AB
127 Newtownards Rd, BT4 1AB
2-6 Bryson Street, BT5 4ES
151 Newtownards Rd, BT4 1AB
135 Newtownards Rd, BT4 1AB
123 Newtownards Rd, BT4 1AB
4 Harland Close, BT4 1BW
5 Harland Close, BT4 1BW
4 Harland Drive, BT4 1BJ

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 June 2023	
Application ID: LA04/2023/3166/F	Target Date:
Proposal: Change of roof profile from a hipped roof to pitched roof with rear dormer and rooflights to front	Location: 28 Wynchurch Road Belfast BT6 0JH
Referral Route: Paragraph 3.8.5 (b) of the Scheme of Delegation (application by Council staff)	
Recommendation: Approval	
Applicant Name and Address: [REDACTED] 28 Wynchurch Road BELFAST BT6 0JH	Agent Name and Address: John Sheehan JS Architectural 44 Newton Park Belfast BT8 6LJ
Officer Report	
1.0	Drawings
1.1	

4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035 <ul style="list-style-type: none"> • DES 1 (Principles of urban design) • RD2 (Residential extensions and alterations) • ENV2 / ENV3, ENV5 (Environmental change) • GB1 (Green and blue infrastructure) • TRE1 (Trees)
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Supplementary Planning Guidance Residential Extensions and Alterations Supplementary Planning Guidance
4.4	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	Relevant Planning History LA04/2016/0193/F – 28Wynchurch Road - Single storey rear and side extension – Permission Granted.
5.0	Consultations and Representations
5.1	Statutory Consultations None required Non-Statutory Consultations None required
5.2	Representations The application has been advertised and neighbours notified. No representations have been received.
6.0	PLANNING ASSESSMENT
	Development Plan Context
6.1	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.
6.2	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.
6.3	The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.

6.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed above.
6.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals 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.
6.6	Impact on the character and appearance of the area The proposal, by reason of its form, scale, layout, design and materials, would be in keeping with the existing property and surrounding area. There are other pitched roofs in the area and dwellings that have altered /extended their roof profiles to gable roofs within the surrounding area. Therefore, it would be difficult to conclude that the proposal change to the roof would negatively impact on the character and appearance of the area. The proposed dormer will be located to the rear with limited public views.
6.7	It is considered that the scale, massing, design and external materials of the proposal are appropriate to the built form and appearance of the existing dwelling and will not detract from the character of the established residential area.
6.8	Impact on neighbour amenity The proposed rear dormer would look down the rear garden and would not give rise to harmful overlooking over and above the existing situation. The new second floor side gable window should be fitted with obscure glazing to prevent overlooking of the neighbour to the south – this should be controlled by planning condition. The proposal would not harm the amenity of adjacent and nearby properties by way of unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight.
6.9	Other considerations The proposal would not result in an unacceptable loss of existing on-site parking spaces. Suitable provision for bin storage would remain. The proposal would expand the accommodation and better enable the occupant to remain in their home, having regard to Policy RD2 of the Plan Strategy.
7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	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.
DRAFT CONDITIONS:	
<ol style="list-style-type: none"> The development hereby permitted must be begun within five years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>	

2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the proposed second floor window on the south side elevation shall at all times be glazed with obscure glass to at least Privacy Level 3 (or equivalent).

Reason: To safeguard the privacy of adjacent properties.

DRAFT INFORMATIVES:

1. This decision relates to the following approved drawing numbers:
- 01 – Site Location Plan
 - 03 – Proposed Plans
 - 04 – Proposed Elevations

ANNEX

Date Valid	02 May 2023
Date First Advertised	05 May 2023 (NN) 12 May 2023 (NN) 12 May 2023 (Ad)
Date Last Advertised	N/A

Details of Neighbour Notification (all addresses)

26 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH

30 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH

BALLYNAFEIGH METHODIST CHURCH, 35A WYNCHURCH PARK, BALLYMACONAGHY, BELFAST, BT6 0JL

29 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH

31 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH

33 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH

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