

Public Document Pack

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



**Belfast
City Council**

HYBRID MEETING OF THE PLANNING COMMITTEE -COMBINED PACK

Dear Alderman/Councillor,

The above-named Committee will meet both online and in person, in the Lavery Room - City Hall on Tuesday, 15th August, 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. **Committee Site Visit (Pages 1 - 2)**
3. **Notifications from Statutory Bodies, Abandonment and Extinguishment**
 - (a) Abandonment at Great Patrick Street, Extinguishment Bullring Pathway (Pages 3 - 16)
 - (b) Notification of proposed Listed Buildings (Pages 17 - 22)

4. **Provision of Accessible Parking Bay**
 - (a) Notification for 34 Knocknagoney Avenue (Pages 23 - 26)
 - (b) Notification for 17 Glantane Drive (Pages 27 - 30)
 - (c) Notification for 54 Fairhill Walk (Pages 31 - 34)
 - (d) Notification for 173 Donegal Avenue (Pages 35 - 38)
 - (e) Notification for 8 Coombe Hill Park (Pages 39 - 42)
 - (f) Notification for 54 Hesketh Park (Pages 43 - 46)
 - (g) Notification of removal for 8 Canada Street (Pages 47 - 50)
5. **Appeals (Pages 51 - 52)**
6. **Planning Decisions Issued (Pages 53 - 104)**
7. **Restricted Item**
 - (a) Quarter 4 Finance Report 2022/23 (Pages 105 - 110)
8. **Miscellaneous Items**
 - (a) Delegation of Local Applications with NI Water Objections (Pages 111 - 116)
 - (b) Planning Notice of Motions Annual Update (Pages 117 - 122)
9. **Planning Applications previously deferred**
 - (a) LA04/2022/1861/F- Replacement facade to active facade to facilitate the display of internally illuminated moving images (Temporary Permission for 5 years) 1- 3 Arthur Street (Pages 123 - 138)
 - (b) LA04/2023/2640/F- Front porch extension. Two storey extension to side and rear. Internal alterations and External alterations including change in roof materials, and related to energy efficiency improvements - Air Source Heat Pump, Solar PV panels, triple glazing & external wall insulation with rendered finish (amended description), 30 Dorchester Park (Pages 139 - 152)
 - (c) LA04/2022/0129/F- 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. Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor, Ballymurphy (Pages 153 - 196)

10. **Planning Applications**

- (a) LA04/2023/3537/F & LA04/2023/3538/LBC - Installation of two number bronze statues on the grounds of Belfast City Hall. (Pages 197 - 204)
- (b) LA04/2023/2430/RM - Application for approval of reserved matters for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. Land at Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue, west of Harberton Park and North East of Balmoral Golf Club (Pages 205 - 224)
- (c) LA04/2021/2772/F - Upgrading of sports facilities to include construction of new clubhouse changing room block, new floodlighting fencing and ball stops, 2 no spectator grandstands (206 persons per stand), 3G goalkeeper training area, dug- outs, turnstiles, associated maintenance infrastructure, landscaping, and parking facilities, Claredon Playing Fields (Pages 225 - 240)

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Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Wednesday, 28th June, 2023

- i) **LA04/2022/1861/F – (Reconsidered item)** Replacement facade to active facade to facilitate the display of internally illuminated moving images (Temporary Permission for 5 years), 1-3 Arthur Street.

- ii) **LA04/2021/1317/F and LA04/1318/DCA** Demolition of existing dwellings and erection of two new dwellings and associated site works. Nos. 450 and 448 Lisburn Road Belfast BT9 7GX (site immediately adjacent application LA04/2021/0691F Demolition of existing dwelling and erection of new detached dwelling at 1D Malone Park)

- i) **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.

Members Present: Councillor Garrett (Chairperson); and
Alderman Rodgers; and
Councillors Bell, Carson (did not attend LA04/2022/1861/F), P. Donnelly and Harvey.

Officers in Attendance: Mr. E. Baker, Planning Manager

Apologies: Councillors Doherty and Whyte.

The Members and the officers convened at Arthur Square (12:30 p.m.), Malone Park/Lisburn Road (1.15 p.m.) and Kingspan Stadium (1.50 p.m.) for the purpose of undertaking the site visits in respect of the above applications and to allow the Members to acquaint themselves with the locations and the proposals at first hand.

The Members viewed the sites with the proposed plans.

The visits concluded at 2.02 p.m.

Tuesday 8th August, 2023

LA04/2023/2640/F - Front porch extension. Two storey extension to side and rear. Internal alterations and External alterations related to energy efficiency improvements - Air Source Heat Pump, Solar PV panels, triple glazing & external wall insulation with rendered finish, 30 Dorchester Park.

Members Present: Councillor Garrett (Chairperson); and
Councillors Anglin, T. Brooks, Carson, P. Donnelly and
Maskey.

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. C. McGuigan, Assistant Planning Officer.

Apologies: Anderman Rodgers; and
Councillor Bell.

The Members and the officers convened at Dorchester Park (12:35 p.m.), for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposals at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12.55 p.m.



Subject:	Notifications from statutory bodies (Abandonment & Extinguishment)
Date:	15 th August 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 two notifications that have been received from the Department for Infrastructure (DfI) and the Northern Ireland Housing Executive (NIHE) (see Appendices 1-3).
2.0	Recommendation
2.1	The Committee is asked to note the notification correspondence received and the comments already submitted by officers and consider whether it wishes to endorse the concerns expressed on the proposed abandonment at Great Patrick Street.
3.0	Main Report
3.1	The Council has received two notifications from statutory bodies, one each from DfI and NIHE:
3.2	Proposed abandonment at Great Patrick Street, Belfast, BT1 2NX Received on 19 th June 2023 this notification from DfI concerns a request for the proposed abandonment under The Roads (NI) Order 1993 of land at Great Patrick Street (Appendix 1). The abandonment has been requested as Beggs and Partners who are seeking to acquire the land and incorporate it within the boundary of their property. There are no current planning applications or any relevant, related planning history on the land proposed for abandonment.
3.3	The Council's City Regeneration & Development team have raised concerns with the proposed abandonment with DfI's Lands Section. The concerns relate to the proximity of Council-owned lands and the loss of space which may potentially impact on future initiatives that may be developed for: place shaping initiatives, active and sustainable travel, greenspace provision and/or connectivity improvements. However, the Council owns adjacent land in the area, identified as part of Council's Strategic Site Assessment programme, and it should be noted that there are emerging Council proposals for its land that may impact on this subject land. No additional concerns have been raised by other services within the Council. Whilst the Council has no current proposals to purchase the

<p>3.4</p> <p>3.5</p> <p>3.6</p> <p>3.7</p>	<p>area proposed for abandonment, as it remains in public ownership, the Committee is asked to note the proposal and the comments submitted to DfI and consider whether they wish to endorse the concerns already expressed.</p> <p>As part of the abandonment determination process DfI will consider the concerns raised by the City Regeneration & Development Team, or any other respondents, as part of their decision in relation to the request from Beggs & Partners. The Divisional Road Manager (DRM) in any final decision will take account of the basis for any comments received and if it is deemed appropriate in the public interest can recommend that a public inquiry is held. After assessing any objections which are not withdrawn or where a public inquiry is held the Department may, following conclusion of the consideration, continue to make a decision and Order, with or without modifications, as it sees fit.</p> <p>Extinguishment of Public Right of Way – The Bullring Pathway Extinguishment Order Received on 29th June 2023 this notification from NIHE confirms that this extinguishment was agreed by the Department for Communities (DfC) and took effect from 13th June 2023 (Appendix 4).</p> <p><u>Financial & Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality implications or Good Relations implications / Rural needs assessment</u> None.</p>
<p>4.0</p>	<p>Appendices – Documents Attached</p>
	<p>Appendix 1: Proposed abandonment at Great Patrick Street, Belfast, BT1 2NX</p> <p>Appendix 2: Location of land proposed for abandonment.</p> <p>Appendix 3: Confirmation of extinguishment of Public Right of Way – The Bullring Pathway Extinguishment Order</p>

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/03/1108

Date: 14 June 2023

DEAR SIR/ MADAM,

ROADS (NI) ORDER 1993

PROPOSED ABANDONMENT AT GREAT PATRICK STREET, BELFAST BT1 2NX.

Department for Infrastructure Roads has received an application from Beggs and Partners Limited to abandon the land/ footpath as shown hatched on the attached map, Drawing No 22-38-L/202A.

The abandonment has been requested, as Beggs and Partners are seeking to acquire the land and incorporate it within the boundary of their property.

Could you please let me have your comments on the above proposal.

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 will proceed accordingly.

Yours faithfully



Victor Clegg
Lands Section

ENC

19 JUN 2023

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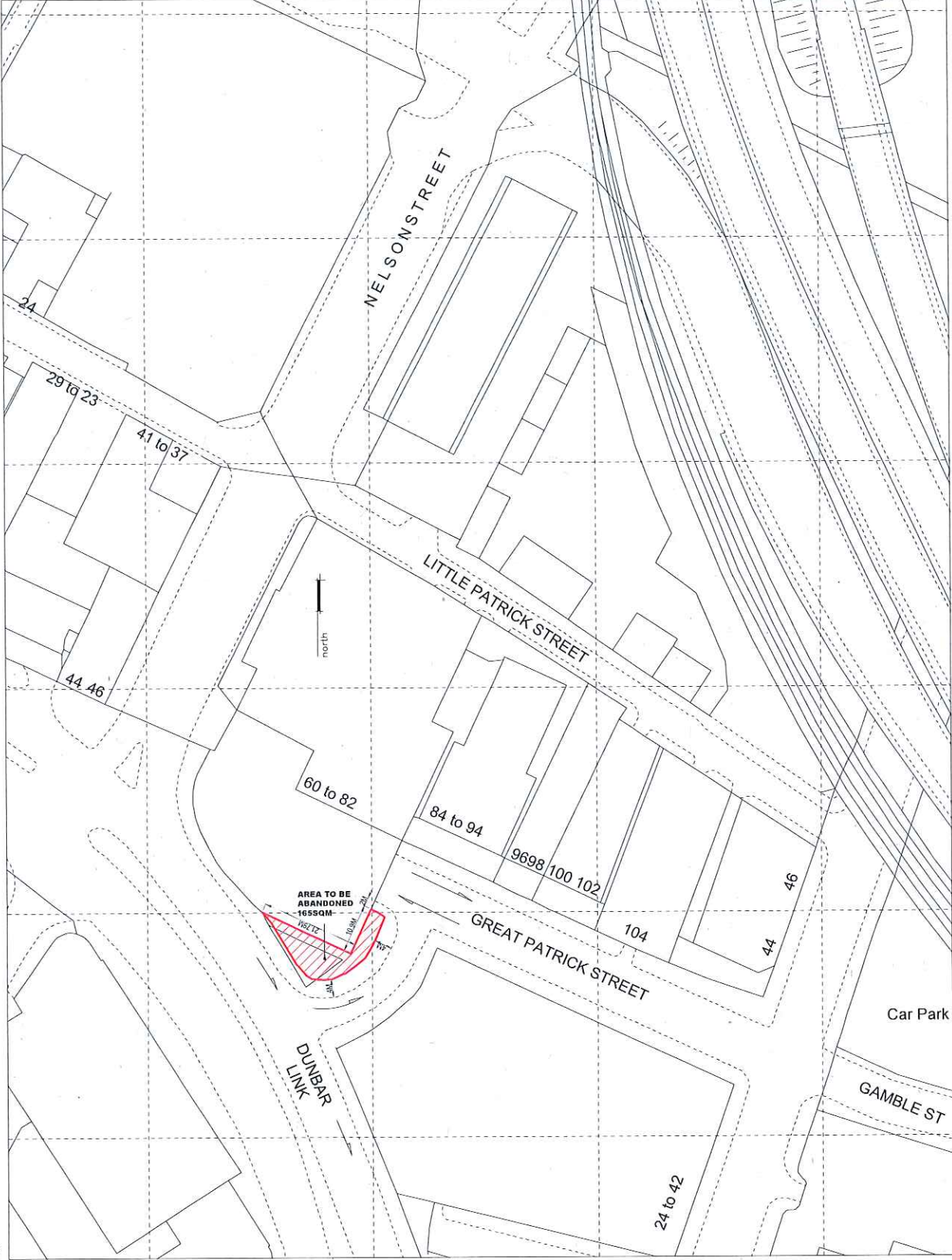
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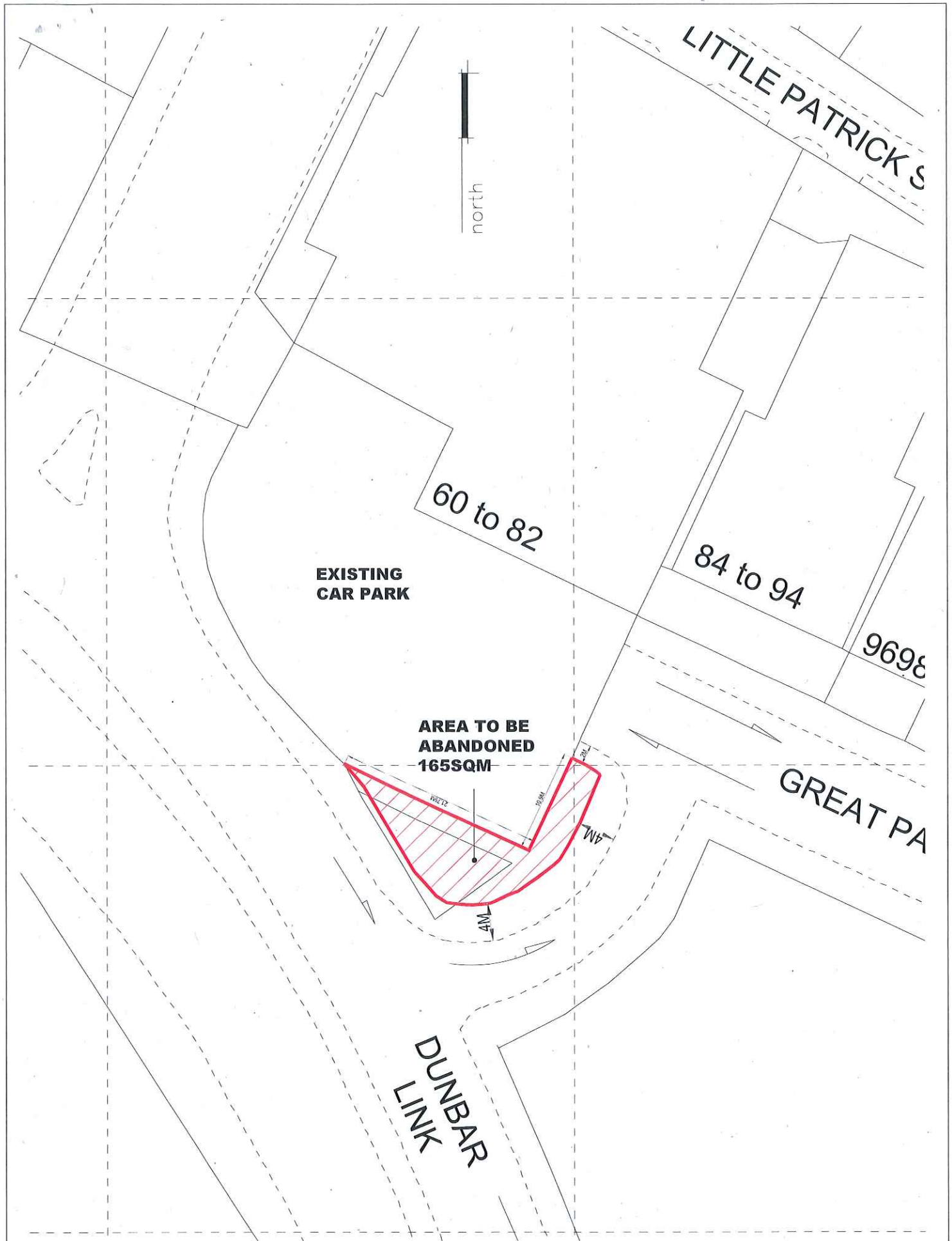
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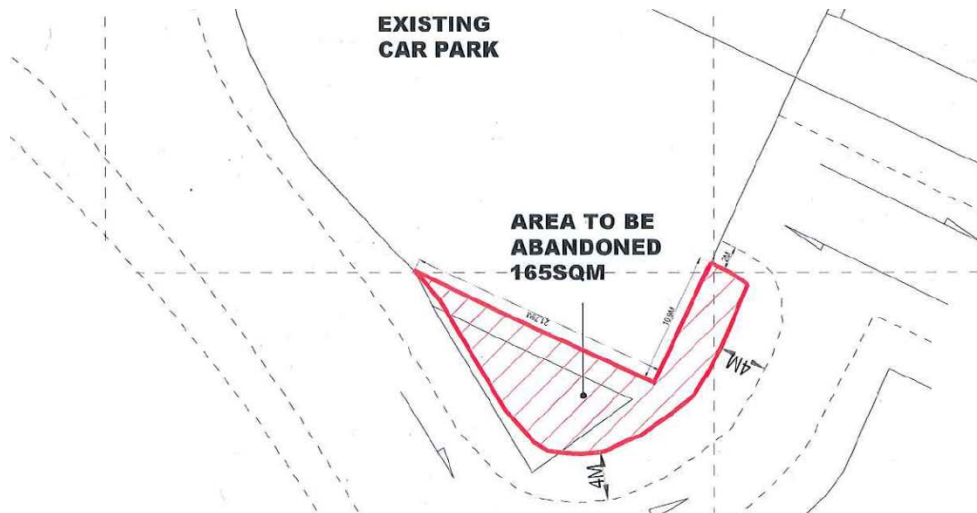
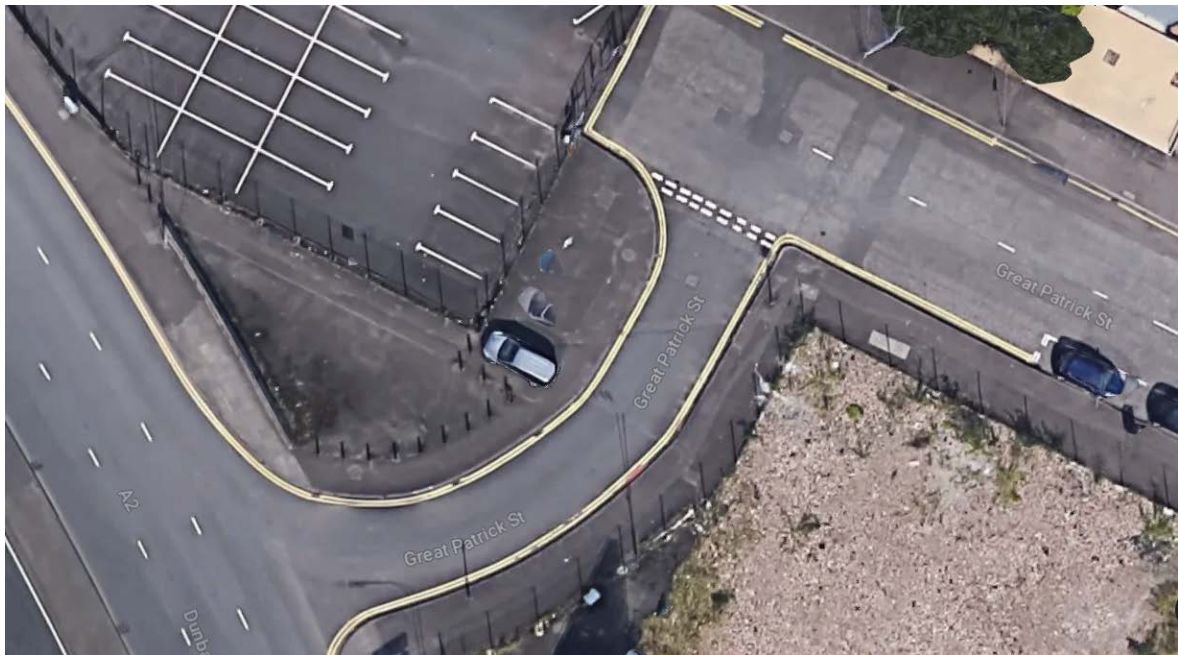


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Appendix 3: Images and Location of land proposed for abandonment



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

Date: 27th June 2023

Our Ref: Bullring Pathway Extinguishment

Dear Sirs,

Re: Extinguishment of Public Right of Way –The Bullring Pathway Extinguishment Order

As per my last correspondence with your office dated 25th of April 2023 with regarding The Northern Ireland Housing Executive plans to make an extinguishment of public Right of Way over the Bullring Pathway Belfast.

I can confirm that the extinguishment was agreed by the Department of Communities and took effect from the 13th June 2023.

I have attached a copy of the signed sealed extinguishment order and map for your records.

Yours faithfully,

Aaron Maguire
Place Shaping
Regeneration Officer
Belfast Area

E:aaron1.maguire@nihe.gov.uk

T:02895984787



EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

FORM OF ENGROSSMENTS OF ORDER

THE HOUSING (NORTHERN IRELAND) ORDER 1981

Whereas the Northern Ireland Housing Executive whose principal office is at 2 Adelaide Street, Belfast, BT2 8PB (hereinafter called "the Housing Executive") having acquired certain lands in connection with the Bullring Path, Belfast has by a resolution passed on 25th of April 2023 made an order (an "extinguishment order") to extinguish the public rights of way hereinafter referred to over the said lands shown marked on the map the Bullring Path, Belfast Order No.1 2023 and sealed with the common seal of the Northern Ireland Housing Executive and deposited at the West Belfast Local Offices at the Public counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB .

NOW THEREFORE the Housing Executive in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 and all other powers so enabling HEREBY orders as follows:

1. This extinguishment order may be cited as the Bullring Path, Belfast Order No.1 2023.
2. The public rights of way described in the schedule and shown coloured red and outlined black on the said map shall cease and be extinguished as from the date of operation of the extinguishment order subject to the retention of all existing cables wires, mains pipes or other apparatus placed by an electricity undertaker along, across, over or under the lands hereby transferred shall be retained. All existing rights of the electricity undertaker as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

SCHEDULE

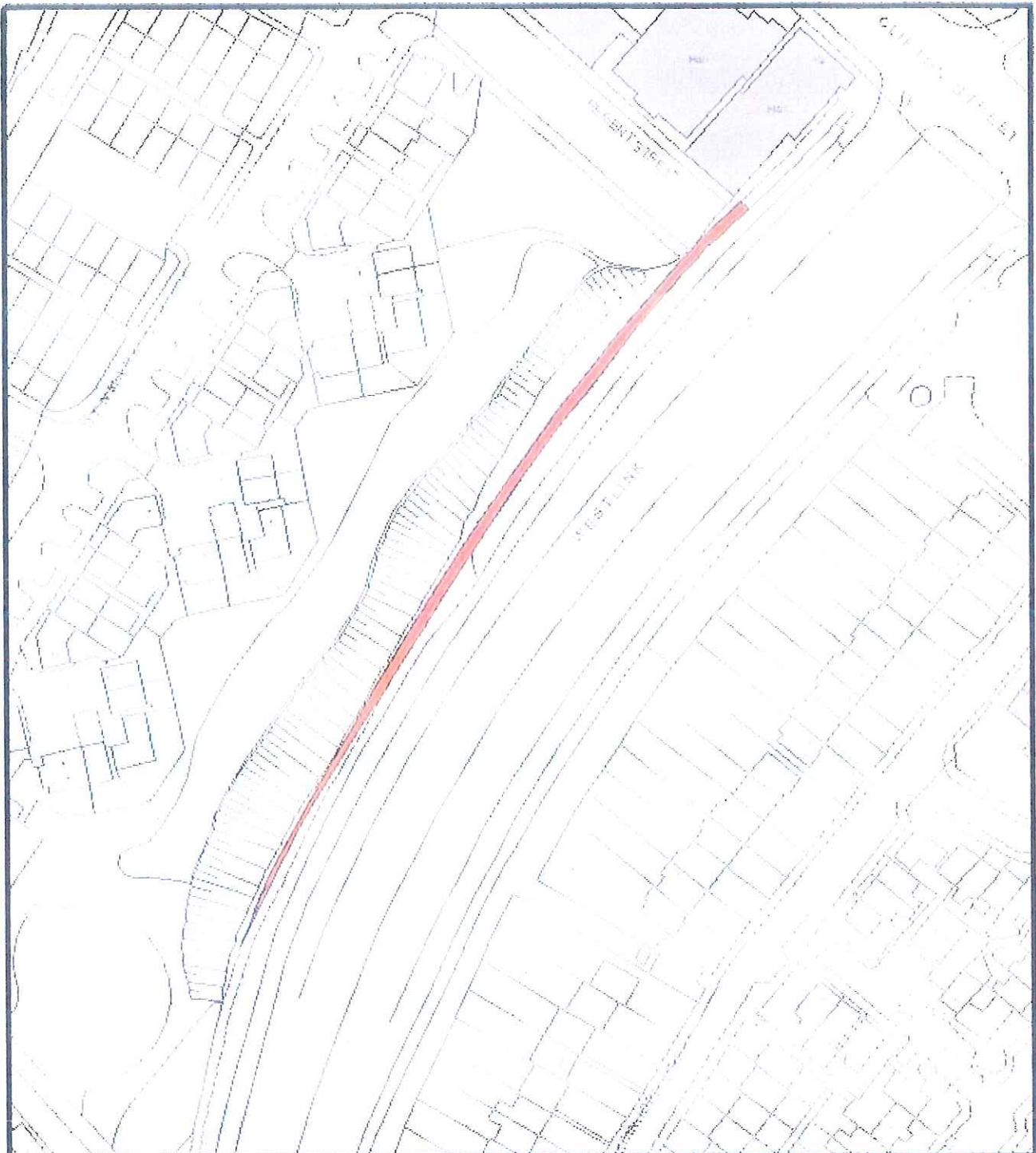
Bullring Pathway Belfast- Extinguishment of Public Rights of Way Order No1 2023

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.

DEPARTMENT FOR
PLACE AND ECONOMY
RECEIVED

29 JUN 2023

BELFAST PLANNING
SERVICE



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, BT2 8PB

202975

OSM Reference: EG 130 411W2-4111
 Scale: 1:1250
 Your Reference:

[Signature]
 Area and
 Planning Officer

[Signature]
 Conner McCombe


[Signature]
 Joanne McCollan

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PROJ: 2115 N 11005

GIVEN UNDER THE COMMON SEAL OF THE
NORTHERN IRELAND HOUSING EXECUTIVE
THIS -25th April 2023

237995



Authorised Officer *Mr D. D. D.*

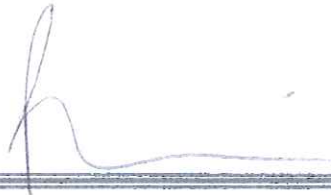
Conor Mc Conde

Joanne McCollis

**Officers of the Northern
Ireland Housing Executive**

The Department for Communities approves the foregoing Order
which was published on the 9th May 2023

Dated this 13th day of June 2023



SENIOR OFFICER OF THE DEPARTMENT FOR
COMMUNITIES

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Subject:	Listing of various structures
Date:	Tuesday, 15 th Aug 2023
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Keith Sutherland, Planning Manager (Plans & Policy) Dermot O’Kane, Principal Planning Officer

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	Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of 137 Cavehill Road, Belfast, BT15 5BL and Belfast Electric Light Station, 6 Chapel Lane (and 9-13 Marquis Street) Belfast, BT1 1HH.
1.2	Article 80 (3) of the Planning Act (NI) 2011 requires the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
1.3	<p>The structures being considered are considered by HED to fall within the definition of the word ‘building’;</p> <p><i>“Listed building” is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: “(7) In this Act “listed building” means a building which is for the time being included in a list compiled under this section.</i></p> <p><i>“Building” is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term “building” includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest 80 — (1) The Department—</i></p> <p><i>(a) shall compile lists of buildings (which means structure/erection) of special architectural or historic interest; and</i></p> <p><i>(b) may amend any list so compiled.</i></p>

2.0	Recommendations
2.1	Committee is requested to consider the details set out in Appendix 1 and if appropriate support the proposed listing of the properties as set out in paragraphs 3.5 of this report: <ul style="list-style-type: none"> • 137 Cavehill Road, Belfast; and • Belfast Electric Light Station, 6 Chapel Lane (and 9-13 Marquis Street) Belfast
3.0	Main report
3.1	The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.
3.2	In considering whether to include a building as Listed, the Historic Environment Division (HED) takes into account the architectural and historic interest of a structure and is also given the power to consider: <ul style="list-style-type: none"> • any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and • the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.
3.3	Should the Department for Communities decide to list a property, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.
3.4	The summaries set out in Appendix 1 for the proposed listings are taken from the evaluation in the consultation report and details the main features alongside the recommended class of listing. The appendix also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey.
3.5	The Department based on the completion of detailed surveys, is currently considering the listing the following structures and has requested the Council's comments in relation to: <ul style="list-style-type: none"> • 137 Cavehill Road, Belfast; and, • Belfast Electric Light Station, 6 Chapel Lane (and 9-13 Marquis Street) Belfast.
3.6	<u>Financial & Resource Implications</u> None
3.7	<u>Equality or Good Relations Implications</u> None
4.0	Appendices – Documents Attached
	APPENDIX 1: Proposed Listed Buildings - Structure Evaluations

APPENDIX 1: Structure Evaluations

Background

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

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

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section.*

*"Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

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

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

(b) may amend any list so compiled.

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

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

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

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

137 Cavehill Road, Belfast, BT15 5BL

HB26/44/074

Evaluation

Edenmore is a substantial, two-storey, double-fronted detached house of 1875, probably by Young & Mackenzie, with gabled roof, brick and stucco façade, and a pair of canted bays. The property is one of the earliest houses to have been built along the Cavehill Road and - in contrast to many of its neighbours - is largely original both inside and out. It also retains practically all of its original garden plot, the latter not only allowing the structure to be largely visible on all sides but also affording it both individuality and a certain quiet gravitas within the wider streetscape. Although not wholly uncommon within some other areas of Belfast, later Victorian houses in this all-round state of originality are relatively rare in this particular part of the city, and this added to the prominent corner setting makes this a building of some importance to its locale.

Proposed NIEA listing – **B2**

Extent of proposed listing – House and attached garage

Image:



Belfast Electric Light Station, 6 Chapel Lane (and 9-13 Marquis Street), Belfast, BT1 1HH

HB26/50/339

Evaluation

Completed in early 1895, this building is Belfast's earliest power station and is thought to be the oldest surviving civic structure of its kind within Northern Ireland. It was built as something of an experiment, the then Belfast Corporation being uncertain whether the provision of electrical power, even on a limited scale, would prove popular. In consequence it is a relatively small, functional and unassuming structure, that was - and is - largely hidden from view. Its importance lies not so much in its size or aesthetic qualities, however, but in what it represents in terms of late Victorian technological progress and the continuing growth of Belfast as a major industrial centre; it also reveals much of the attitudes of the City fathers towards innovation and diversification in the face of their ongoing (and heretofore, lucrative) investment in the local gasworks.

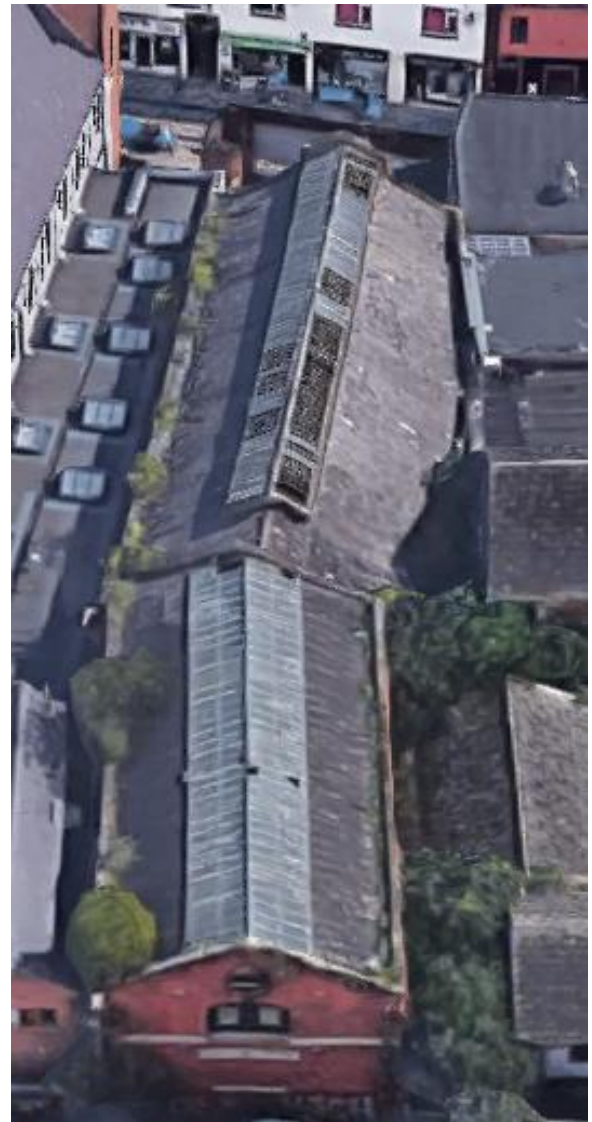
Due to its limited size and lack of room for expansion, the building itself had a fairly short lifespan as a generating station, the growth in popularity of both domestic and street electric lighting added to the calls for the electrification of the tram system, leading to it swiftly being superseded by a much larger, and architecturally more impressive plant at East Bridge Street in 1898. It was subsequently adapted as a sub-station, with a large portion of the eastern end replaced in 1923. Despite this, the larger eastern - engine room - section, though stripped of the machinery, has survived largely intact and retains the gantry crane system that would have hauled the apparatus into, (and eventually out of), place. With the demolition of the East Bridge Street complex in the 1980s, the Chapel Lane station has become the last tangible piece of the Belfast's late Victorian electrical infrastructure, and notwithstanding the changes noted above it remains an important, albeit currently discreet, remnant of the city's economic and social history.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Former power station and yard to east end**

Image:





Note:

Listed buildings in Northern Ireland are divided into four categories:

Grade A

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

Grade B+

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

Grade B1 and B2

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



Department for

Infrastructure

An Roinn

Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

Network Traffic, Street Lighting and
Transportation

Eastern Division

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

Annexe 7

Castle Buildings

Stormont Estate

Tel: 0300 200 7899

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

Being dealt with by: Mr. Ling Gillespie

Direct Line: 02890522272

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Your reference:

Our reference: MT

Date:

17 July 2023

Dear Mr Walsh

**PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 34
KNOCKNAGONEY AVENUE, BELFAST**

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

We would welcome your comments on this proposal.

Yours sincerely

PP Ling Gillespie

Graham Campbell

Traffic Manager

ENC

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Network Traffic, Street Lighting and
Transportation

Eastern Division

Mrs Elizabeth Hunter
34 Knocknagoney Avenue
Belfast
BT4 2PZ



Department for

Infrastructure

An Roinn

Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

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

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

Your reference:
Our reference: TM 2

Date: 17 July 2023

Dear Mrs Hunter

**34 KNOCKNAGONEY AVENUE, BELFAST – ACCESSIBLE/ DISABLED PARKING
BAY REQUEST**

Thank you for your application dated 29 June 2023, regarding your application for an accessible/disabled parking bay at the above address.

Subject to there being no objections following consultation with PSNI, local council and public notification, I shall arrange to provide this parking bay on completion of the necessary legislation. Please note that this process will take in excess of nine months to complete.

Yours sincerely

PP Alfie O'Hare
Noel Grimes
Traffic Management

ENC

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Department for

Infrastructure

An Roinn

Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

Network Traffic, Street Lighting and
Transportation

Eastern Division

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

Annexe 7

Castle Buildings

Stormont Estate

Tel: 0300 200 7899

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

Being dealt with by: Mr. Ling Gillespie

Direct Line: 02890522272

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Your reference:

Our reference: MT 157497-23

Date: 20 July 2023

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 17 GLANTANE DRIVE , BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

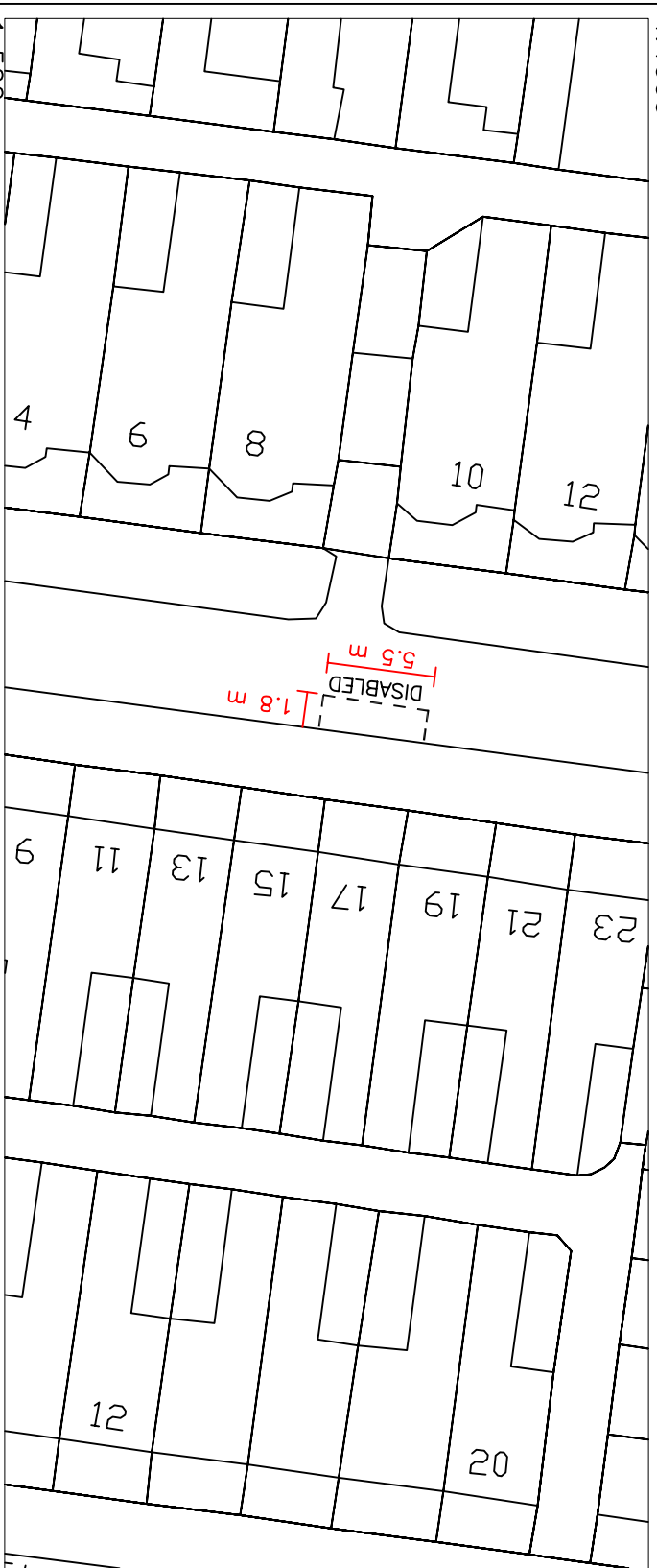
PP Ling Gillespie

Graham Campbell
Traffic Manager

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Glantane Drive, Belfast (east side) – from a point 35 metres south of its junction with Glantane Drive, Belfast (east side) for a distance of 5.5 metres in a southerly direction.



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Project
 17 GLANTANE DRIVE
 BELFAST

Title
 PROPOSED ACCESSIBLE/
 DISABLED PARKING BAYS

FILE NO.	DESIGNED	AO'H	date
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Mr John Walsh
Chief Executive
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Castle Buildings

Stormont Estate

Tel: 0300 200 7899

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

Being dealt with by: Mr. Ling Gillespie
Direct Line: 02890522272

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Your reference:

Our reference: MT 157499-23

Date: 24 July 2023

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 54 FAIRHILL WALK , BELFAST

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

We would welcome your comments on this proposal.

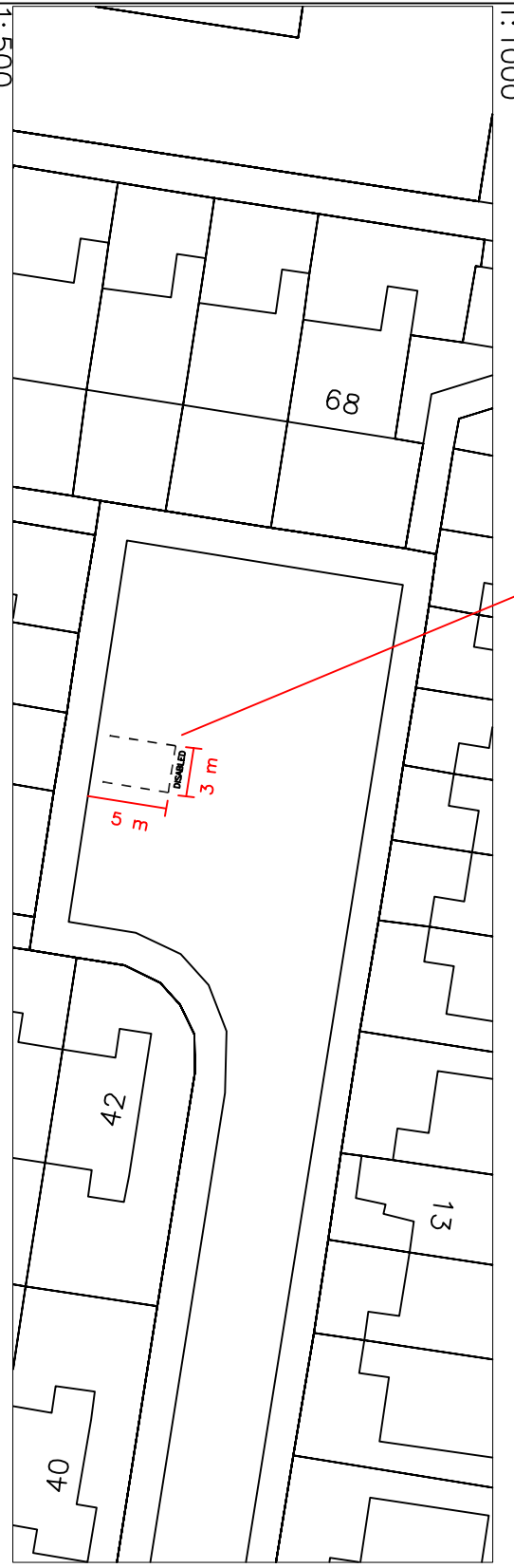
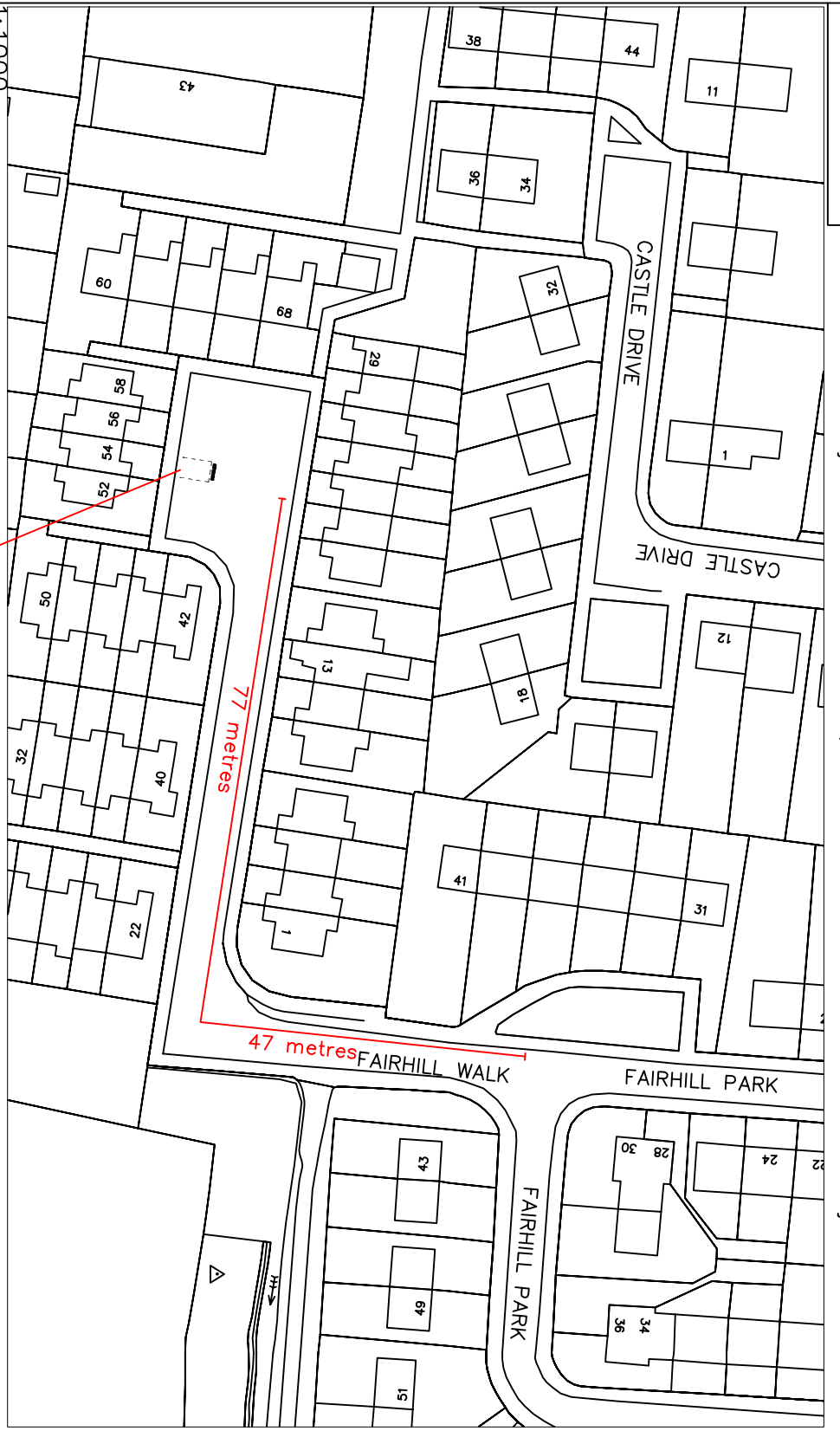
Yours sincerely

PP Ling Gillespie
Graham Campbell
Traffic Manager

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Fairhill Walk, Belfast (south side at the frontage of No. 54) – from a point 47 metres south and then 77 metres west of its junction with Fairhill Park, for a distance of 3 metres in a westerly direction.



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Project
**PROPOSED ACCESSIBLE/
 DISABLED PARKING BAY**

Title
**54 FAIRHILL WALK
 BELFAST**

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Being dealt with by: Mr. Ling Gillespie

Direct Line: 02890522272

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Your reference:

Our reference: MT 156969-23

Date: 26 July 2023

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 173 DONEGALL AVENUE, BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

PP Ling Gillespie

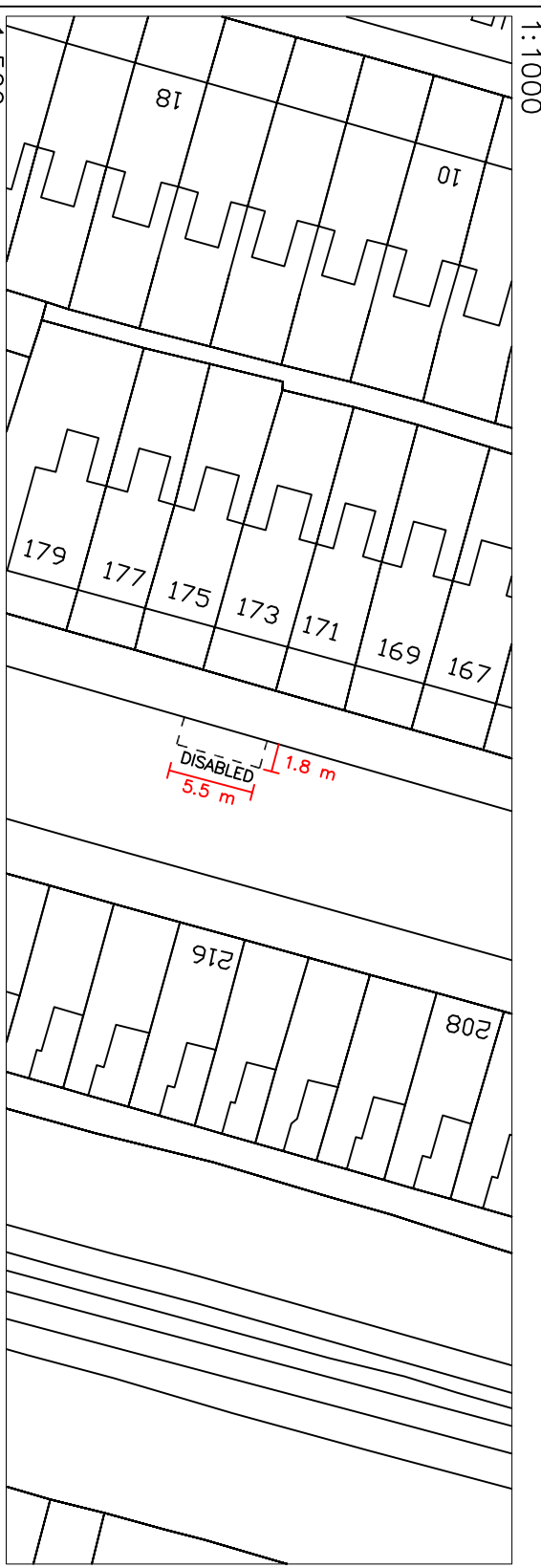
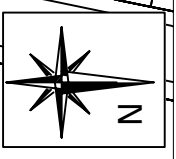
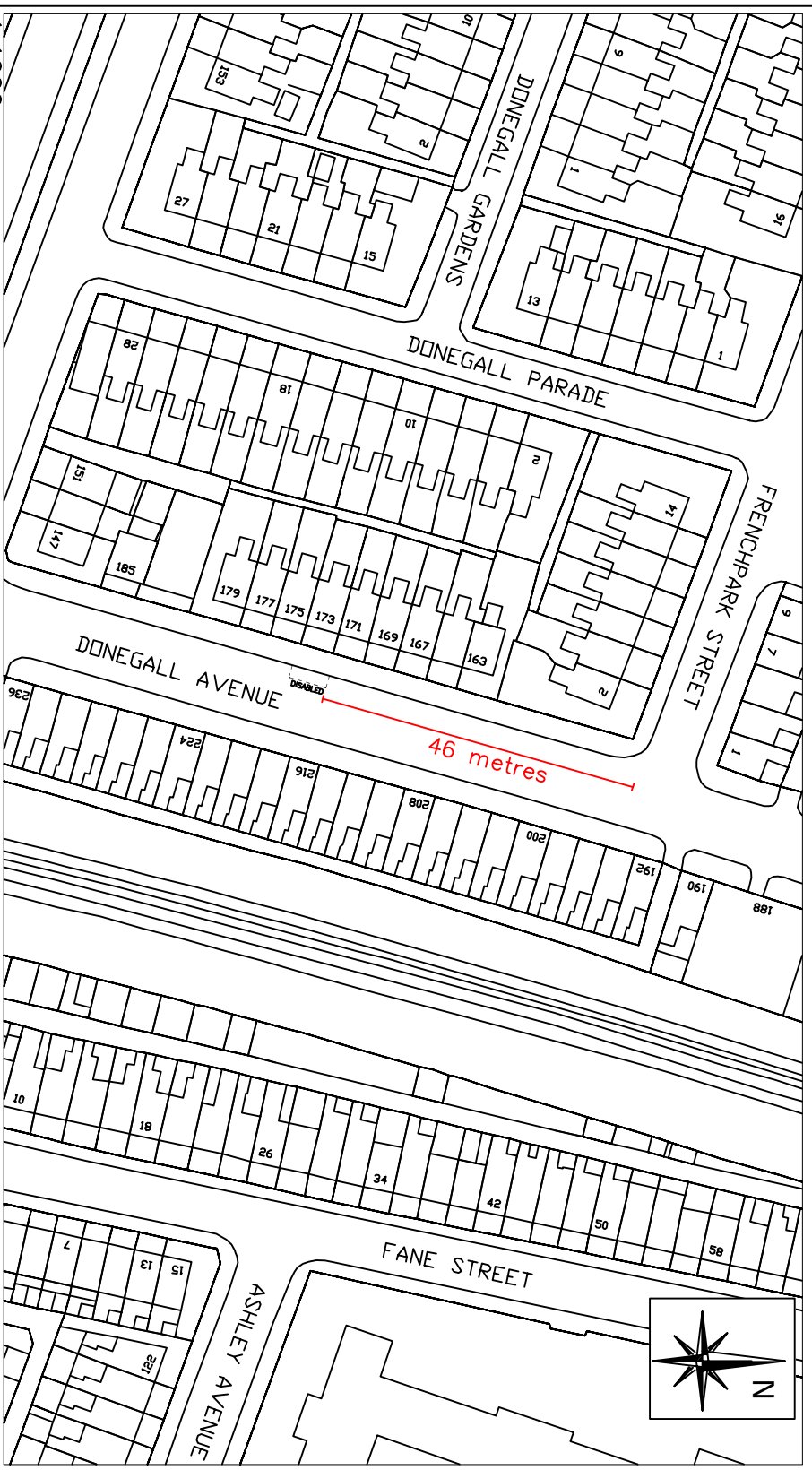
Graham Campbell

Traffic Manager

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Donegall Avenue, Belfast (north-west side) – from a point 46 metres south-west of its junction with Frenchpark Street, for a distance of 5.5 metres in a south-westerly direction.



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Project: 173 DONEGALL AVENUE BELFAST

Title: PROPOSED ACCESSIBLE/ DISABLED PARKING BAY

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Being dealt with by: Mr. Ling Gillespie

Direct Line: 02890522272

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Your reference:

Our reference: MT 157500-23

Date: 31 July 2023

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 8 COOMBE HILL PARK, BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

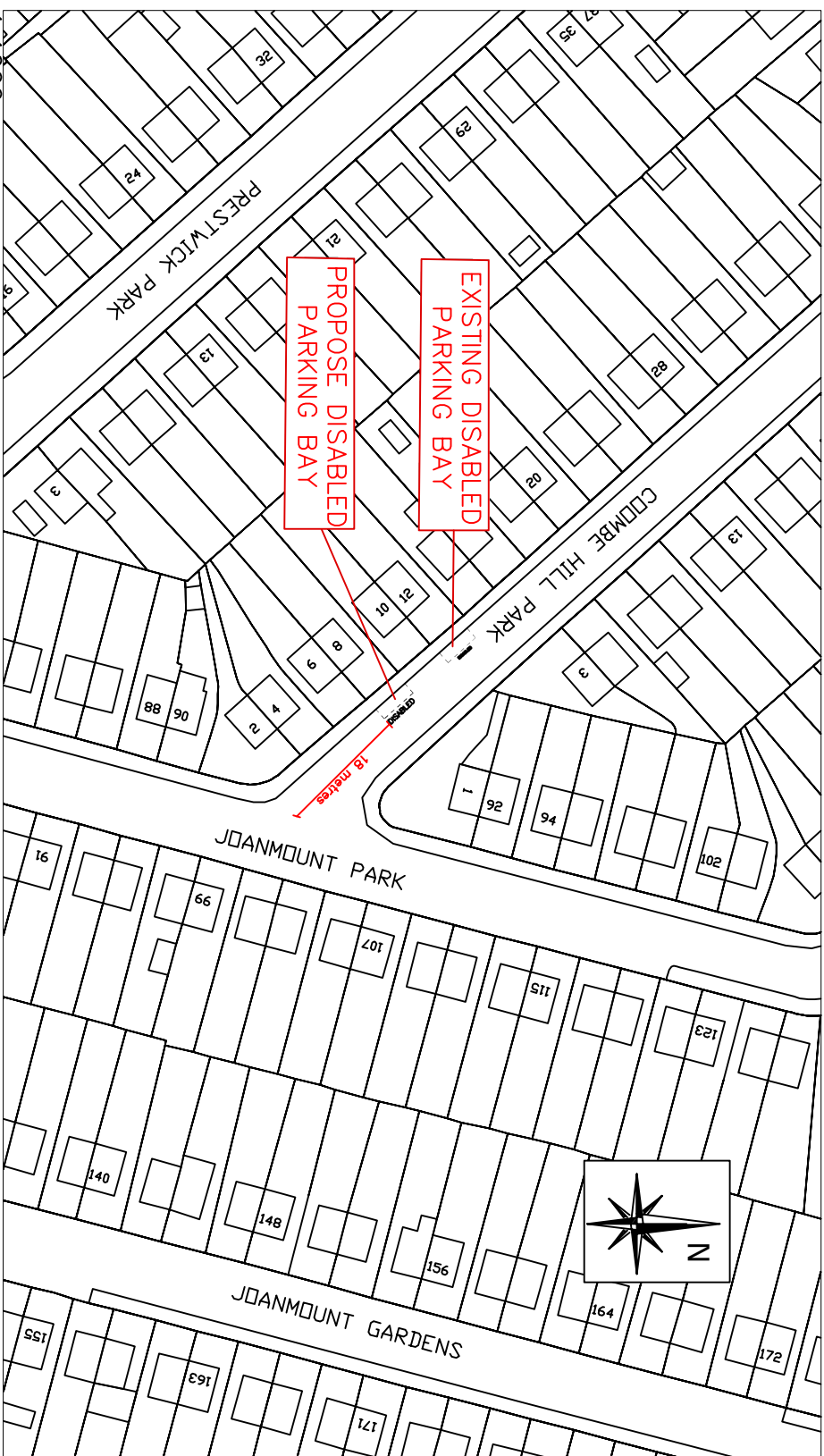
PP Ling Gillespie

Graham Campbell
Traffic Manager

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Coombe Hill Park, Belfast (south-west side) — from a point 18 metres north-west of its junction with Joannmount Park for a distance of 5.5 metres in a north-westerly direction.



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Project
AN ACCESSIBLE / DISABLED PARKING BAY

Title
8 COOMBE HILL BELFAST

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Being dealt with by: Mr. Ling Gillespie

Direct Line: 02890522272

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Your reference:

Our reference: MT 157887-23

Date:

2 August 23

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 54 HESKETH PARK, BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

PP Ling Gillespie

Graham Campbell

Traffic Manager

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Hesketh Park, Belfast (north-west side) – from a point 16 metres south-west of its junction with Hesketh Gardens for a distance of 5.5 metres in a south-westerly direction.



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Project
 54 HESKETH PARK
 BELFAST

Title
 PROPOSED ACCESSIBLE/
 DISABLED PARKING BAY

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Stormont Estate
Upper Newtownards Road
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Telephone: 0300 200 7899
Email: Traffic.Eastern@infrastructure-ni.gov.uk
www.infrastructure-ni.gov.uk

Being Dealt With By: Mr Alfie O'Hare
Direct Line: 028 9052 6241

Your Ref:
Our Ref: TM 2

Date: 2 August 2023

Dear Mr Walsh

8 CANADA STREET, BELFAST – REMOVAL OF AN ACCESSIBLE/BLUE BADGE PARKING BAY

I am writing to advise you that we propose to remove an accessible/disabled parking bay at 8 Canada Street, Belfast, as it is no longer required; I have attached a plan showing the location of the bay.

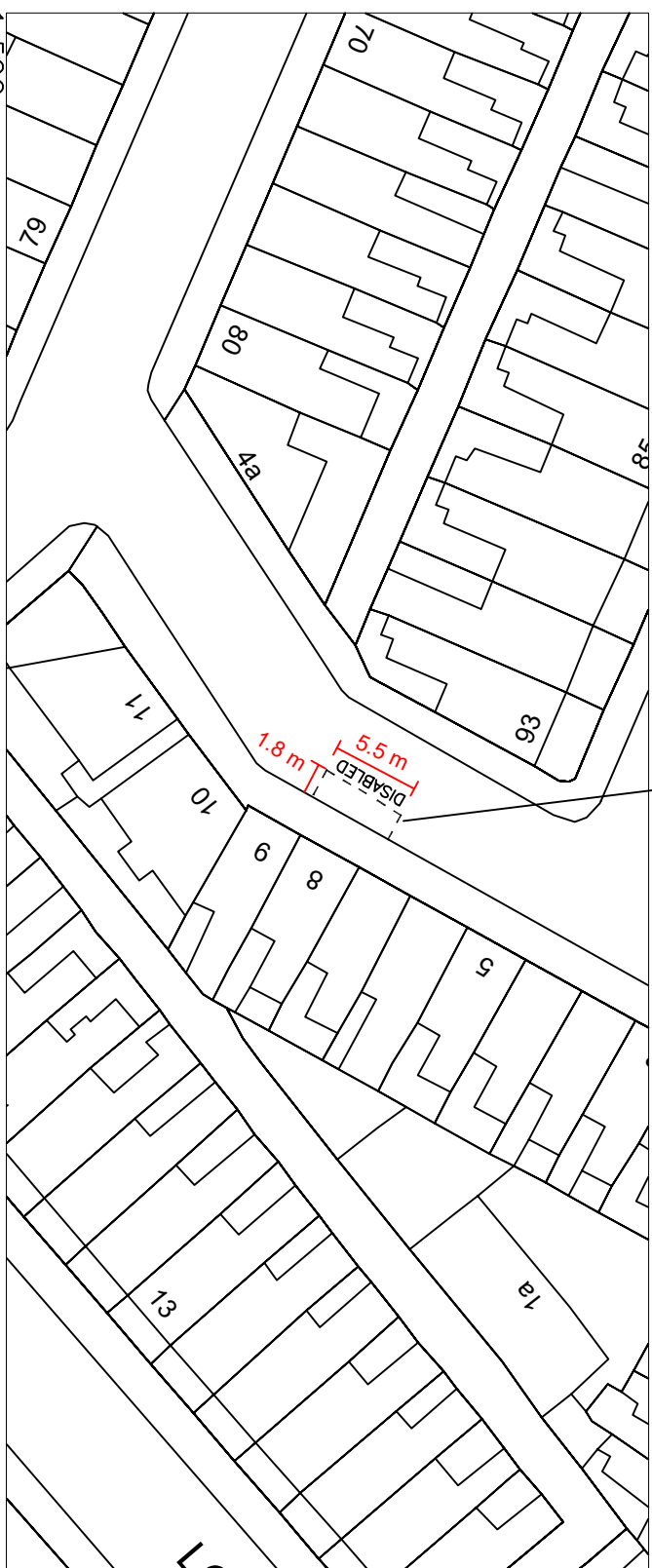
We would welcome your comments on this proposal.

Yours sincerely

PP Alfie O'Hare
Graeme Salmon
Traffic Manager

ENC

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Project 8 CANADA STREET
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Title REMOVAL OF AN ACCESSIBLE / DISABLED PARKING BAY

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Agenda Item 5

PLANNING COMMITTEE – 15 AUGUST 2023

APPEALS NOTIFIED

COUNCIL: BELFAST

No new appeals received

APPEAL DECISIONS NOTIFIED

15 AUGUST 2023

ITEM NO	1	PAC REF:	2022/A0209
PLANNING REF:	LA04/2020/1073/F		
RESULT OF APPEAL:	FINDING – NO VALID APPEAL		
APPLICANT:	Cornerstone and Vodafone Ltd		
LOCATION:	Annadale Embankment SW, Annadale Embankment, approximately 40 metres south west of junction with Agra Street, Belfast, BT7 3AH		
PROPOSAL:	Installation of a 20m Apollo street pole with 6 antenna (3 enclosed within a shroud) 2 equipment cabinets, one metre cabinet and ancillary apparatus/works		

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Decisions issued between 1 June 2023 and 30 June 2023 - No. 229

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>	<u>Issue date</u>
LA04/2020/1077/F	LOC	59 Boundary Street Townparks Belfast Co.Antrim BT13 2EJ	Change of first floor workrooms and office to 1no apartment. Terrace at first floor level over enclosed yard.	Permission Granted	15 Jun 2023
LA04/2020/1470/DC	LOC	Lands at Kings Works Channel Commercial Park Queens Road Titanic Quarter Belfast.	Discharge of condition 4 LA04/2020/0683/F	Condition Discharged	20 Jun 2023
LA04/2020/1755/F	LOC	105-107 Sandy Row Belfast BT12 5ER	Change of use from ground floor retail unit to church (retrospective).	Permission Granted	13 Jun 2023
LA04/2021/0889/F	LOC	Garden of dwelling at 35 Cloverhill Park Belfast BT4 2JW.	Detached 2 storey dwelling and integrated garage with independent driveway access to Cloverhill Park.	Permission Granted	01 Jun 2023

LA04/2021/1152/F	LOC	45 Little Donegall St BT1 2JD and 11 Union St BT1 2JF	Change of use of ground floor 11 Union Street from taxi office to restaurant with a ground floor single storey extension, change of use of vacant 1st and 2nd floor 11 Union Street to 2 1 bed apartments accessed via first floor open deck at 45 Little Donegall Street and an extension of metal gantry at 2nd floor level	Permission Granted	27 Jun 2023
LA04/2021/1595/F	LOC	Lands in front of Calvert House 23 Castle Place and 17 Castle Place Belfast BT1 1GB	Provision of new building/structure to incorporate display cases for artwork, awnings to provide covered open space, as well as street furniture and landscaping.	Application Withdrawn	19 Jun 2023
LA04/2021/1824/LDP	LOC	108 Kings Road Belfast BT5 7BX.	Flat-roofed single storey kitchen & dining extension to dwelling	Permitted Development	08 Jun 2023
LA04/2021/2200/F	LOC	1 Chesham Terrace Belfast BT6 8GY	Removal of existing garage, replacing with new two storey dwelling. Retaining existing vehicle entrance for the new dwelling and introducing new vehicle entrance to the existing dwelling at no 1 Chesham Terrace	Permission Granted	09 Jun 2023
LA04/2021/2834/F	LOC	29 Castlereagh Road Belfast BT5 5FB.	Change of use from retail premises to 2No. apartments including first floor rear extension.	Application Withdrawn	26 Jun 2023

LA04/2022/0943/F	LOC	Stranmillis University College Stranmillis Road Belfast BT9 5DY	Internal and external refurbishment works, demolitions and alterations to ground floor of existing former farmyard buildings within the Stranmillis University Campus to facilitate a change of use from general storage to changing rooms.	Permission Granted	21 Jun 2023
LA04/2022/1228/F	LOC	Between 2 and 12 Parkgate Ave Belfast.	Temporary (2 years) retention of 5no modular commercial kitchen units and ancillary toilet block and proposed siting of 2no additional modular commercial kitchen units.	Application Withdrawn	07 Jun 2023
LA04/2022/1521/DC	LOC	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.	Discharge of condition 31 LA04/2018/1219/F and Condition 10 of LA04/2018/1056/LBC - Northern and Southern Gate Lodges - photographic survey.	Condition Discharged	07 Jun 2023
LA04/2022/1526/F	LOC	39 Harberton Park Belfast BT9 6TS.	Rear loft conversion for a bedroom, alterations to existing roof including partially raising the main ridge and altering a hip roof to a gable to facilitate the conversion. (amended plans - rear dormer window size reduced)	Permission Granted	06 Jun 2023
LA04/2022/1567/DC	LOC	Former Park Avenue Hotel 158 Holywood Road Belfast BT4 1PB.	Discharge of condition 17 LA04/2021/0493/F related to Noise Impact Assessment.	Condition Partially Discharged	09 Jun 2023
LA04/2022/1571/F	LOC	346 Stranmillis Road Belfast BT9 5ED.	First floor rear extension. Conversion of existing garage to living space. (Amended Site Description)	Permission Granted	20 Jun 2023

LA04/2022/1630/DC	LOC	141 Haypark Avenue Belfast BT7	Discharge of condition 2 - LA04/2021/0954/F	Condition Discharged	06 Jun 2023
LA04/2022/1631/DC	LOC	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue.	Discharge of condition No.11 - LA04/2019/0417/F	Condition Discharged	16 Jun 2023
LA04/2022/1691/F	LOC	30 Ailesbury Road Belfast BT7 3FH.	Part two storey, part single storey side extension. Two storey rear extension. Rear dormer extension. Widening of existing driveway vehicular access (amended plans and description)	Permission Granted	23 Jun 2023
LA04/2022/1713/DC	LOC	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.	Discharge of condition 28 LA04/2018/1219/F and condition 7 of LA04/2018/1056/LBC - Demolition Method Statement West House	Condition Discharged	07 Jun 2023
LA04/2022/1721/F	LOC	15 Ulsterville Gardens Belfast BT9 7BA.	Change of use from dwelling to House in Multiple Occupation (HMO).	Permission Refused	26 Jun 2023
LA04/2022/1748/LDE	LOC	7 Dalebrook Park Belfast Belfast BT11 9EW.	Retention of existing rear single storey rear kitchen extension including attic conversion with dormer to rear of existing dwelling.	Permitted Development	08 Jun 2023
LA04/2022/1749/DC	LOC	Ulster University York Street Belfast BT15 1ED.	Discharge of condition 6 Z/2012/0361/ relating to Travel Plan	Condition Discharged	06 Jun 2023

LA04/2022/1856/F	MAJ	Lands bounded by Little Victoria Street Bruce Street and Holmes Street Belfast.	Section 54 application to vary condition no.12 of planning permission LA04/2021/2242/F relating to landscaping and planting works.	Permission Granted	07 Jun 2023
LA04/2022/1981/F	LOC	35 Agincourt Avenue Belfast BT7 1QA	Change of use from House of Multiple occupancy to 2 apartments.	Application Withdrawn	06 Jun 2023
LA04/2022/2065/F	LOC	13 FITZWILLIAM STREET MALONE LOWER BELFAST ANTRIM BT9 6AW	Single storey extension to existing storage building.	Permission Granted	09 Jun 2023
LA04/2022/2081/DC	LOC	North Gate Lodge Former Belvoir Park Hospital Hospital Road Belfast BT8 8JP.	Discharge of condition 12 LA04/2020/1489/LBC and Condition 28 of LA04/2018/1219/F (Demolition Method Statement - North Gate Lodge).	Condition Discharged	07 Jun 2023
LA04/2022/2084/DC	LOC	Former Belvoir Park Hospital Site (West House) Hospital Road Belfast BT8 8JP.	Discharge of condition 26 of LA04/2018/1219/F and condition 5 LA04/2018/1056/LBC (Window and Door Schedule - West House)	Condition Discharged	06 Jun 2023

LA04/2022/2087/F	LOC	52 North Parade Belfast BT7 2GG.	Retention and alterations of ground floor apartment and change of use of upper 1st and 2nd floors from HMO to provide 1 apartment with 2 bedrooms. Creation of 2nd floor balcony.	Permission Granted	26 Jun 2023
LA04/2020/2227/F	LOC	Castleton Bowling & social club 60 Skegoneill Avenue Belfast BT15 3JP.	Change of use of section of the ground floor of former club house building to food preparation to supply off site Pizza takeaway businesses. (retrospective)	Permission Refused	21 Jun 2023
LA04/2021/2769/F	LOC	10 Cregagh Road Belfast BT6 9EP.	Retrospective application for a change of use from retail/cafe to a kitchen unit for the preparation, packaging and delivery/collection of premade meals / food.	Permission Granted	20 Jun 2023
LA04/2022/0811/LBC	LOC	Stranmillis University College Stranmillis Road Belfast BT9 5DY.	Internal and external refurbishment works, demolitions and alterations to existing former farmyard buildings within the Stranmillis University Campus to facilitate a change of use from general storage to changing rooms.	Consent Granted	21 Jun 2023
LA04/2022/0828/F	LOC	133 Royal Avenue Belfast BT1 1FG	Change of use from hair salon to coffee shop and single storey extension to rear (amended description and address)	Permission Granted	07 Jun 2023
LA04/2022/0914/DCA	LOC	133 Royal Avenue Belfast BT1 1FG	Demolition of single storey extension	Consent Granted	07 Jun 2023

LA04/2022/1042/A	LOC	Stormont Hotel Upper Newtownards Road Belfast BT4 3LP	Upgrading of Existing Non-Illuminated Free-Standing Sign to Illuminated LED Digital Display.	Consent Refused	05 Jun 2023
LA04/2022/1059/F	LOC	40m west of 35 Old Holywood Road beside Belmont Park Belfast BT4 2HJ.	Proposed base station installation including the installation of a 20M high monopole with 3No. antennas, cabinets and all other ancillary development.	Permission Refused	15 Jun 2023
LA04/2022/1270/F	LOC	On the rooftop of the Ashby Building No. 125 Stranmillis Road Belfast BT9 SAG.	Proposed 6No. antennae on 3No. rooftop ballast structures (2No. antennae on each ballast structure). Proposal includes ancillary works including the laying of cables, cable trays and 2No. cabinets on the rooftop.	Permission Granted	20 Jun 2023
LA04/2022/1271/LBC	LOC	On the rooftop of the Ashby Building No. 125 Stranmillis Road Belfast BT9 5AG.	Proposed 6No. antennae on 3No. rooftop ballast structures (2No. antennae on each ballast structure). Proposal includes ancillary works including the laying of cables, cable trays and 2No. cabinets on the rooftop.	Consent Granted	20 Jun 2023
LA04/2022/1305/F	LOC	Springvale Medical Centre 463 Springfield Road Belfast. BT12 7DP.	Ground floor and first floor extension to rear of GP surgery.	Permission Granted	27 Jun 2023
LA04/2022/1466/F	LOC	72 Cedar Avenue Belfast BT15 5AT	Change of use and conversion from dwelling to 3 no. apartments including internal alterations, additional entrance door to side elevation and new dormer to rear.	Permission Granted	16 Jun 2023

LA04/2022/1786/DC	LOC	Lands South of No. 25 Harberton Park Belfast BT9 6TW.	Discharge of condition 10 LA04/2016/0200/F.	Condition Not Discharged	01 Jun 2023
LA04/2022/1915/F	LOC	1 Shrewsbury Park Belfast BT9 6PN.	Ground floor side and rear extension and internal reconfiguration.	Permission Granted	02 Jun 2023
LA04/2022/1916/DCA	LOC	1 Shrewsbury Park Belfast BT9 6PN.	Removal of a bay window and a window to the side to facilitate a single storey extension. Removal of an existing section of the sloped roof to the rear and replacing with flat roof. Removal of bay window, door, other windows to the rear to facilitate a larger window opening.	Consent Granted	02 Jun 2023
LA04/2022/1966/DC	LOC	52-58 Shankill Road and adjacent vacant site to West of 52-58 Shankill Road Belfast BT13 2BB	Discharge of condition 8 and 9 - LA04/2020/2198/F Remediation Verification Report	Condition Discharged	08 Jun 2023
LA04/2022/2011/DC	LOC	West Pitch Downey House Pirrie Park Gardens Belfast BT6 0AG.	Discharge of condition 7 LA04/2020/0757/F. Light Verification Report	Condition Discharged	08 Jun 2023
LA04/2022/2033/F	LOC	50 GLENGOLAND AVENUE BALLYCULLO TOM OF THE TAE- END DUNMURRY ANTRIM BT17 0HY	Replacement dwelling (retrospective). Changes to previously approved application LA04/2020/1539/F (Amended)	Permission Granted	29 Jun 2023

LA04/2022/2051/NMC	LOC	East Of Pantridge Road and North/West Of Good Shepherd Road BT17 0PP.	Non- material change S/2012/0646/F and LA04/2018/0350/F.	Non Material Change Refused	22 Jun 2023
LA04/2022/2072/F	LOC	21 Piney Lane Belfast BT9 5QS.	Proposed ground floor side and first floor rear extension and internal reconfiguration.	Permission Granted	01 Jun 2023
LA04/2022/2082/DC	LOC	Former Belvoir Park Hospital Site West House Hospital Road Belfast BT8 8JP.	Discharge of condition 10 LA04/2018/1056/LBC and Condition 31 of LA04/2018/1219/F - (Photographic Survey - West House)	Condition Discharged	07 Jun 2023
LA04/2022/2083/DC	LOC	Former Belvoir Park Hospital Site (North Gate Lodge) Hospital Road Belfast BT8 8JP	Discharge of condition 26 LA04/2018/1219/F (Window and Door Schedule - North Gate Lodge)	Condition Discharged	07 Jun 2023

LA04/2022/2085/F	LOC	1 Cherryhill Belfast BT9 5HW.	Single storey side and rear extensions to ground floor. External alterations to dwelling including new front door entrance and new openings.	Permission Granted	14 Jun 2023
LA04/2022/2177/DC	LOC	Lands adjacent and east of Esther Street and adjacent and west of North Queen Street Belfast.	EP Landscape Management and Maintenance Plan - Alexandra Park Ave. Belfast E01-38 Landscape Proposals Discharge of conditions 14 & 15 LA04/2019/1103/F	Condition Discharged	06 Jun 2023
LA04/2022/2175/F	LOC	93 GILNAHIRK ROAD GORTGRIB BELFAST DOWN BT5 7QL	Retention and provision of external NIE cabinet, drying areas to the rear as well as alterations to approved (via LA04/2016/0343/F) surface finishes and boundary treatments	Permission Granted	05 Jun 2023
LA04/2022/2204/LBC	LOC	21 WINDSOR AVENUE MALONE LOWER BELFAST ANTRIM BT9 6EE	Proposed amendment to Listed Building Consent ref: LA04/2020/2465/LBC to include amendments to internal layouts, thermal insulation to external walls, secondary glazing to windows, room sealed wood burning stoves and installation of low carbon heating and hot water systems (Air Source Heat Pumps).	Consent Granted	12 Jun 2023
LA04/2022/2132/F	LOC	67 OSBORNE DRIVE MALONE LOWER BELFAST ANTRIM BT9 6LJ	Proposed single storey side extension for kitchen/family area.	Permission Granted	16 Jun 2023
LA04/2022/2133/LBC	LOC	The Manse, 1 Malone Road, Belfast, BT9 6BY.	Demolition of Manse as the building is not in use and is redundant.	Consent Granted	05 Jun 2023

LA04/2022/2271/A	LOC	20 metres West of No. 169 Belvoir Drive Belfast, BT8 7DR	Ad Panel on Bus Shelter 20 metres West of No. 169 Belvoir Drive	Consent Granted	27 Jun 2023
LA04/2022/2279/DC	LOC	Former Belvoir Park Hospital Hospital Road, Belfast, BT8 8JP	Discharge of Condition 27 of LA04/2018/2019/F and Condition 06 of LA04/2018/1056/LBC (West House).	Condition Discharged	08 Jun 2023
LA04/2023/2292/DC	LOC	LANDS TO THE NORTH OF ALLOA STREET AND SOUTH & EAST OF 152-162 MANOR STREET, BELFAST	Discharge of condition 6 of LA04/2020/2042/F (landscape proposals)	Condition Not Discharged	05 Jun 2023
LA04/2023/2295/DC	LOC	1 HOSPITAL ROAD BALLYDOLLAGHAN BELFAST DOWN BT8 8JP	Discharge of condition 28 LA04/2018/1219/F and Condition 7 of LA04/2018/1056/LBC - Demolition Method Statement (Administration Building).	Condition Discharged	07 Jun 2023
LA04/2023/2296/DC	LOC	1 HOSPITAL ROAD BALLYDOLLAGHAN BELFAST DOWN BT8 8JP	Basement, ground, first and second floor plans with associated schedule of internal photographs. Discharge of condition 31 - LA04/2018/1219/F and Condition 10 of LA04/2018/1056/LBC) (Admin Building)	Condition Discharged	08 Jun 2023
LA04/2022/2168/DC	LOC	Lands bounded by Little Victoria Street, Bruce Street and Holmes Street Belfast Bt2 7AF	Discharge of condition 10 - LA04/2021/2242/F	Condition Discharged	08 Jun 2023
LA04/2022/2172/F	LOC	157 SANDOWN ROAD KNOCK BELFAST DOWN BT5 6GX	Single storey extension to rear	Permission Granted	27 Jun 2023

LA04/2023/2369/O	LOC	SIDE GARDEN OF 209 CONNSBROOK AVENUE STRANDTOWN BELFAST DOWN BT4 1JZ	Proposed two storey dwelling situated on the existing side garden of No. 209 Connsbrook Avenue	Permission Refused	09 Jun 2023
LA04/2022/2201/DCA	LOC	56 WINDSOR AVENUE MALONE LOWER BELFAST ANTRIM BT9 6EJ	Removal of existing sub standard conservatory to rear of dwelling	Consent Granted	19 Jun 2023
LA04/2023/2361/F	LOC	56 WINDSOR AVENUE MALONE LOWER BELFAST ANTRIM BT9 6EJ	Single storey Extension to rear of dwelling (Amended Description)	Permission Granted	16 Jun 2023
LA04/2022/2206/F	LOC	158 ANTRIM ROAD TOWN PARKS BELFAST ANTRIM BT15 2AH	Amendment to approved application LA04/2019/1371/F - substitution of ground floor cafe with additional 2 ground floor apartments (Amended Description)	Permission Granted	27 Jun 2023
LA04/2023/2373/F	LOC	88 WHITE RISE LAGMORE DUNMURRY ANTRIM BT17 0XD	Single storey rear extension to provide bedroom and bathroom (Amended Site Location Map)	Permission Granted	23 Jun 2023
LA04/2023/2374/CLEUD	LOC	47 CARMEL STREET MALONE LOWER BELFAST ANTRIM BT7 1QE	House of Multiple Occupancy (HMO)	Permitted Development	26 Jun 2023

LA04/2023/2386/DC	LOC	Cabin Hill House Hawthornden Road, BT4	Discharge of conditions 2,3 & 5 - LA04/2018/2862/LBC (Window/Door condition survey/staricase repair drawings/conservatory drawings)	Condition Discharged	08 Jun 2023
LA04/2022/2217/DC	LOC	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP	Discharge of condition 27 LA04/2018/1219/F.	Condition Discharged	07 Jun 2023
LA04/2023/2393/A	LOC	32-36 GREAT VICTORIA STREET TOWN PARKS BELFAST ANTRIM BT2 7BA	2 non-illuminated fascia signs and 1 projecting illuminated sign	Consent Granted	06 Jun 2023
LA04/2022/2232/DC	LOC	Land at Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue West of Harberton Park and North East of Balmoral Golf Club.	Discharge of condition 7 LA04/2020/0845/O	Condition Discharged	09 Jun 2023
LA04/2023/2414/F	LOC	55 MALONE HEIGHTS MALONE UPPER (MAIN PORTION) BELFAST ANTRIM BT9 5PG	Erection of single storey extension to rear of existing dwelling, with formation of new window openings to side and rear elevations, introduction of rooflights to front and rear, changes to external finishes and general siteworks including erection of new patio/terrace area and associated steps and paths	Permission Granted	02 Jun 2023
LA04/2022/2281/F	LOC	Fermanagh House 20A Ormeau Avenue Belfast BT2 8NJ	Proposed demolition of external chimney structure and stainless steel flue above to be replaced by slate roof.	Permission Granted	02 Jun 2023

LA04/2022/2282/DCA	LOC	Fermanagh House 20A Ormeau Avenue Belfast BT2 8NJ	Removal of existing external brickwork chimney and flue.	Consent Granted	02 Jun 2023
LA04/2022/2298/A	LOC	11-16 DONEGALL SQUARE EAST TOWN PARKS BELFAST ANTRIM BT1 5UB	Alteration of external signage (both front and rear), including replacement of daisy wheel with illuminated silver button, replacement of 3 ATM panels, replacement of 3 entrance signs, replacement of 2 existing name plates, 1 flag banner projecting sign, 1 illuminated projecting sign and 2 vinyl displays (Amended Description)	Consent Granted	08 Jun 2023
LA04/2022/2300/F	LOC	24 HARBERTON SQUARE MALONE UPPER BELFAST ANTRIM BT9 6WN	Retrospective retention of door and window to ground floor front elevation (Amended Description)	Permission Granted	05 Jun 2023
LA04/2023/2486/A	LOC	Ulster Bank ATM 31 Royal Avenue Belfast BT1 1FB	6 Other - Fascia, projecting signs, ATM panel	Consent Granted	08 Jun 2023
LA04/2023/2497/CLOPU D	LOC	31 BLADON DRIVE MALONE LOWER BELFAST ANTRIM BT9 5JL	Alteration of existing single storey rear extension, including alterations to doors, windows and roof, with addition of 2 No. velux roof windows and internal room alterations.	Permitted Development	07 Jun 2023

LA04/2022/2304/A	LOC	Ulster Bank ATM 30 Corn Market Belfast BT1 4DD	Alteration to front elevation - removal of existing blue signage (1nr fascia and letters, 2nr illuminated projecting signs, 2nr illuminated ATM surrounds), and replacement with same size purple signage: (1nr fascia and letters, 2nr illuminated projecting signs, 2nr illuminated AT surrounds, recolour roller shutter door).	Consent Granted	13 Jun 2023
LA04/2022/2308/NMC	LOC	93 York Road Skegoneill Belfast Antrim BT15 3GY	Proposed change to front elevation cladding and windows.	Non Material Change Granted	02 Jun 2023
LA04/2022/2309/LBC	LOC	Ulster Bank ATM 30 Corn Market Belfast BT1 4DD	Alteration to existing front elevation-removal of blue signage to be replaced with purple signage	Consent Granted	13 Jun 2023
LA04/2023/2339/DC	LOC	668 SPRINGFIELD ROAD, BELFAST	DISCHARGE CONDITION 1 Z/2006/0850/F. EVIDENCE OF COMMENCEMENT OF DEVELOPMENT	Condition Not Discharged	28 Jun 2023
LA04/2022/2329/F	LOC	28 Locksley Gardens Belfast BT10 0EA	One and a half storey side extension and demolition of garage	Permission Granted	27 Jun 2023
LA04/2022/2340/F	LOC	43 MALONE HILL PARK MALONE UPPER BELFAST ANTRIM BT9 6RE	Single storey extension to rear. Second storey flat roof to be renewed and raised. New garage and fencing to front and side boundaries. Raised rear patio.	Permission Granted	20 Jun 2023

LA04/2022/2360/F	LOC	87 ASHLEY AVENUE MALONE LOWER BELFAST ANTRIM BT9 7BU	Two storey side and rear extension	Permission Granted	02 Jun 2023
LA04/2022/2372/F	LOC	18 GLENCREGAGH ROAD BALLYMACONAGHY BELFAST DOWN BT8 6FZ	Two storey extension to rear. Attic remodel with dormer window to front. Changes to side elevations.	Permission Granted	08 Jun 2023
LA04/2022/2377/F	LOC	39 FINAGHY ROAD SOUTH BALLYFINAGHY BELFAST ANTRIM BT10 0BW	Proposed second storey extension to side and rear of dwelling.	Permission Granted	27 Jun 2023
LA04/2023/2440/F	LOC	40 LISBURN AVENUE MALONE LOWER BELFAST ANTRIM BT9 7FX	Retention of previously approved extension under LA04/2020/2264/F with the removal of first floor balcony and addition of Juliette balcony on rear elevation (Amended Site Description)	Permission Granted	19 Jun 2023
LA04/2023/2438/NMC	LOC	33 DOWNSHIRE ROAD BALLYMACONAGHY BELFAST DOWN BT6 9JL	NMC to LA04/2022/1240/F (finishes)	Non Material Change Granted	12 Jun 2023
LA04/2023/2437/F	LOC	31 BELVEDERE PARK MALONE LOWER BELFAST ANTRIM BT9 5GS	Proposed Two Storey Rear Extension to Private Dwelling	Permission Granted	16 Jun 2023

LA04/2023/2451/CLOPUD	LOC	42, 44, 46 Cherryville Street and 193, 195, 197 Woodstock Road, Belfast, BT6 8AD	Proposed certificate of lawfulness of proposed use or development (CLPUD) establishing the lawful commencement of full planning permission (LA04/2015/1096/F) by way of works associated in the course of the construction of the apartments and associated site works by way of the laying of foundations.	Permitted Development	06 Jun 2023
LA04/2022/2449/LBC	LOC	11-16 DONEGALL SQUARE EAST TOWN PARKS BELFAST ANTRIM BT1 5UB	Alteration of external signage (both front and rear), including replacement of daisy wheel with illuminated silver button, replacement of 3 ATM panels, replacement of 3 entrance signs, replacement of 2 existing name plates, 1 flag banner projecting sign, 1 illuminated projecting sign and 2 vinyl displays (Amended Description)	Consent Granted	08 Jun 2023
LA04/2023/2499/F	LOC	4 DERLETT STREET BALLYNAFOY BELFAST DOWN BT7 3AT	PROPOSED SINGLE STOREY REAR EXTENSION AND REPLACEMENT 2.4m HIGH YARD WALL	Permission Granted	20 Jun 2023
LA04/2023/2520/F	LOC	11 VAUXHALL PARK MALONE LOWER BELFAST ANTRIM BT9 5GZ	2 STOREY EXTENSION TO REAR OF DWELLING	Permission Granted	09 Jun 2023

LA04/2023/2501/F	LOC	71 BELMONT ROAD STRANDTOWN BELFAST DOWN BT4 2AA	The Change of Use from a Hot Food Cafe to a Delicatessen comprising the ground floor area and a cold store room on the first floor. New extract to rear (amended plans)	Permission Granted	13 Jun 2023
LA04/2023/2505/F	LOC	58 MARLBOROUGH PARK CENTRAL MALONE LOWER BELFAST ANTRIM BT9 6HN	PROPOSED FIRST FLOOR REAR EXTENSION TO PROVIDE BEDROOM OVER EXISTING REAR KITCHEN INCORPORATING NEW ROOF WINDOWS TO REAR PITCH ROOF.	Permission Granted	12 Jun 2023
LA04/2023/2481/CLEUD	LOC	36 RIDGEWAY STREET MALONE LOWER BELFAST ANTRIM BT9 5FB	House in multiple occupancy - HMO	Permitted Development	23 Jun 2023
LA04/2023/2572/CLEUD	LOC	19 HAYPARK AVENUE BALLYNAFOY BELFAST DOWN BT7 3FD	Existing use: House in Multiple Occupation (HMO)	Permitted Development	02 Jun 2023
LA04/2023/2571/A	LOC	311-313 UPPER NEWTOWNARDS ROAD BALLYCLOGHAN BELFAST DOWN BT4 3JH	Display of 2No. shop front signs and 1No. digital window poster. Projecting sign on front elevation.	Consent Granted	29 Jun 2023
LA04/2023/2570/F	LOC	311-313 UPPER NEWTOWNARDS ROAD BALLYCLOGHAN BELFAST DOWN BT4 3JH	Proposed shop front alterations. Internal Alterations. (amended description)	Permission Granted	29 Jun 2023

LA04/2023/2530/LBC	LOC	Ulster Bank ATM, 31 Royal Avenue, Belfast, BT1 1FB	Alteration to front elevation-removal of existing blue signage; (2nr fascia and letters, 2nr illuminated projecting signs, 2nr illuminated ATM surrounds), and replace with same size purple signage; (2nr fascia and letters with button logo, 2nr illuminated projecting button signs, 2nr illuminated ATM surrounds).	Consent Granted	08 Jun 2023
LA04/2023/2541/F	LOC	2 GALWALLY AVENUE BREDA BELFAST DOWN BT8 7AJ	Replace existing garage with a single storey side and rear extension for a store and home office. (Corrected Elevation)	Permission Granted	14 Jun 2023
LA04/2023/2554/CLEUD	LOC	13 AGINCOURT AVENUE MALONE LOWER BELFAST ANTRIM BT7 1QA	Existing use: Use of property as a House in Multiple Occupation (HMO)	Permitted Development	13 Jun 2023
LA04/2023/2547/DC	LOC	Site incorporating no.1 Beechlands, Malone Lower, Belfast and land immediately to the south east of no.1a Beechlands and No.82 Malone Road, Belfast, BT9 5HU	Discharge of condition 9 LA04/2021/1927/F Material Samples	Condition Discharged	15 Jun 2023
LA04/2023/2555/DC	LOC	62 Boucher Road, Belfast, BT12 6HR	Northern Ireland water consultation response Discharge of condition 12 LA04/2021/1023/F	Condition Not Discharged	01 Jun 2023
LA04/2023/2602/F	LOC	8 CASTLEKARIA MANOR KILLEEN (HOLYWOOD) BELFAST DOWN BT4 3QL	Proposed two storey side extension	Permission Granted	27 Jun 2023

LA04/2023/2604/F	LOC	24 CRICKLEWOOD CRESCENT MALONE LOWER BELFAST ANTRIM BT9 5GW	First floor extension to side and rear.	Permission Granted	01 Jun 2023
LA04/2023/2578/F	LOC	13 BELVEDERE PARK MALONE LOWER BELFAST ANTRIM BT9 5GS	Demolition of existing single-storey kitchen extension and stand-alone garage to rear of property. Erection of new two-storey extension to rear/side of property with rear patio area. (Amended description)	Permission Granted	26 Jun 2023
LA04/2023/2589/F	LOC	18 MALONE VIEW ROAD BELFAST BT9 5PH	SINGLE STOREY EXTENSIONS TO THE FRONT, SIDE AND REAR OF THE EXISTING DWELLING AND PATIO TO THE REAR (AMENDED DESCRIPTION)	Permission Granted	02 Jun 2023
LA04/2023/2607/CLEUD	LOC	FLat 3, 6 SANDHURST ROAD MALONE LOWER BELFAST ANTRIM BT7 1PW	Existing use: House of Multiple Occupancy	Permitted Development	13 Jun 2023
LA04/2023/2628/DC	LOC	57, Flat 2 Oakland Avenue, Belfast, BT4 3BW	Discharge condition 1 LA04/2022/1459/F relating to obscure glazing of constructed side elevation window	Condition Discharged	06 Jun 2023
LA04/2023/2587/F	LOC	31 KIRKLISTON PARK BALLYHACKAMORE BELFAST DOWN BT5 6EB	Replace existing rear roof dormer with a larger roof dormer to provide a master bedroom with ensuite. Alterations to ground floor store including minor change to elevation, and minor internal alterations at first floor to change shower room to storage.	Permission Granted	01 Jun 2023

LA04/2023/2629/F	LOC	26 LUCERNE PARADE MALONE LOWER BELFAST ANTRIM BT9 5FT	Single storey extension to side and rear.	Permission Granted	09 Jun 2023
LA04/2023/2636/DC	LOC	Riddel Hall 185 Stranmillis Road, Belfast, BT9 5EE	Discharge of Condition 4 - LA04/2019/2442/F relating to roof top plant details	Condition Discharged	12 Jun 2023
LA04/2023/2639/NMC	LOC	175 Lisburn Road, Malone Lower, Belfast, BT9 7AJ	Amendments relate to exterior courtyard/carpark, the palette of materials are to be changed from concrete block to asphalt, removal of 2no. trees to accomodate a pedestrian access gate. Non Material change - LA04/2018/0832/F	Non Material Change Granted	15 Jun 2023
LA04/2023/2649/LBC	LOC	11-16 DONEGALL SQUARE EAST TOWN PARKS BELFAST ANTRIM BT1 5UB	General refresh refurbishment of the ground floor banking hall including closing off of counters, new freestanding pods, loose furniture, finishes and decorations.	Consent Granted	08 Jun 2023
LA04/2023/2651/NMC	LOC	93-95, Unit 3 & 4 Ravenhill Road, Belfast, BT6 8DQ	NMC to LA04/2019/1277/F	Application Invalid	20 Jun 2023
LA04/2023/2664/NMC	LOC	2 Lands 25M SW of 2 Glenmachan Avenue, Belfast, BT4 2RG	NMC to LA04/2021/0179/F - Omit external car port to create Movie Room	Non Material Change Granted	01 Jun 2023
LA04/2023/2741/F	LOC	Craigtlet Building Upper Newtownards Road, Belfast, BT4 3SB	External clad lift and bridge to first floor store with external fire escape stair.	Permission Granted	13 Jun 2023

LA04/2022/2662/A	LOC	11-16 Donegall Square East, Belfast, BT1 5UB	Proposed addition of 1no. illuminated individual letter 'Ulster Bank' sign and purple button illuminated logo located across existing 3no. projecting bays on front elevation (First floor) (Amended Description)	Consent Granted	08 Jun 2023
LA04/2023/2669/DC	LOC	57-59 & 61-63 Dublin Road, Belfast, BT2 7HE	Discharge of condition 16 LA04/2020/0761/F Piling Risk Assessment	Condition Discharged	15 Jun 2023
LA04/2023/2712/F	LOC	2 SUNNYMEDE AVENUE DUNMURRY DUNMURRY ANTRIM BT17 0PX	CHANGE OF USE FROM GARAGE TO RESIDENTIAL & LOFT CONVERSION WITH DORMER WINDOWS TO FRONT AND REAR	Permission Granted	19 Jun 2023
LA04/2023/2746/A	LOC	16 VICTORIA SQUARE TOWN PARKS BELFAST ANTRIM BT1 4QG	11 Shop sign	Consent Granted	14 Jun 2023
LA04/2023/2758/A	LOC	1, Unit 4 Ug Victoria Square, Belfast, BT1 4QG	1 Shop sign	Consent Granted	28 Jun 2023
LA04/2023/2735/NMC	LOC	Unit MSU2 Victoria Square, Chichester Street, Belfast, BT14QG	Non Material change - LA04/2022/1782/F Amendments to glazing and door at ground floor and first floor level. (Removal of existing roller shutter door and replacement with sliding entrance door within existing opening) Ventilation louvre for new reception area within existing curtain walling	Non Material Change Granted	07 Jun 2023
LA04/2023/2713/F	LOC	10 Knocklofty Park, Strandtown, Belfast, BT4 3NA.	Retrospective Bay Window and Raised Patio to Rear.	Permission Granted	05 Jun 2023

LA04/2023/2760/F	LOC	50 PARK ROAD BALLYNAFOY BELFAST DOWN BT7 2FX	New temporary building to be used as a Pro Training facility (Amended description)	Permission Granted	22 Jun 2023
LA04/2023/2757/A	LOC	5 ARTHUR SQUARE TOWN PARKS BELFAST ANTRIM BT1 4FD	1 Shop sign	Application Withdrawn	06 Jun 2023
LA04/2023/2794/A	LOC	225 Kingsway, Belfast, BT17 9SB	1 Shop sign	Consent Granted	12 Jun 2023
LA04/2023/2772/F	LOC	225 KINGSWAY DUNMURRY DUNMURRY ANTRIM BT17 9SB	New shop front for new hot food takeaway, internal alterations to ground and first floor and installation of rear door.	Permission Granted	09 Jun 2023
LA04/2023/2801/LBC	LOC	Stranmillis University College Campus Stranmillis Road, Belfast, BT9 5DY	Proposed new metal railing, pedestrian crossing road markings, and tactile blister paving to the main pedestrian entrance from the Stranmillis Road.	Consent Granted	21 Jun 2023
LA04/2023/2802/LBC	LOC	Stranmillis University College Campus Stranmillis Road, Belfast, BT9 5DY	2no. proposed flush recessed 200mm luminaire uplighters at ground level to existing stone entrance gate pillars. Each luminaire positioned centrally 400mm from face of stone pillar.	Consent Granted	21 Jun 2023
LA04/2023/2839/F	LOC	72 BELMONT CHURCH ROAD STRANDTOWN BELFAST DOWN BT4 3FG	Single storey rear kitchen extension to include ground floor toilet	Permission Granted	06 Jun 2023

LA04/2023/2807/DC	LOC	Administration Building Belvoir Park, Hospital Road, Belfast, BT8 8JR	Discharge of condition 26 of LA04/2018/1219/F and condition 5 of LA04/2018/1056/LBC (for Phase 4) Admin building	Condition Discharged	09 Jun 2023
LA04/2023/2808/DC	LOC	Lands to the north east of 3 Westbank Road and Immediately south west, of the existing Stena Line Terminal, Belfast Harbour Estate, Belfast, BT3 9JL	Construction Environmental Management Plan (CEMP) by Felix O'Hare and Co Ltd. Discharge of Condition 4 - LA04/2022/0063/F	Condition Not Discharged	14 Jun 2023
LA04/2023/2830/CLOPUD	LOC	31 Whitehall Gardens, Belfast, BT7 3GW	Proposed single storey rear extension and replacement of existing pitched roof at the rear to a flat roof (amended description)	Permitted Development	21 Jun 2023
LA04/2023/2862/CLOPUD	LOC	6a Prince Regent Road, Belfast, BT5 6QR	Insertion of Means of Escape Personnel Door within the existing building elevation immediately adjacent to the roller shutter. (Amended)	Permitted Development	23 Jun 2023
LA04/2023/2863/WPT	LOC	33 Notting Hill, Belfast, BT9 5NS	See Arboriculturist's Report and Proposed Plans.	Works to Trees in CA Agreed	15 Jun 2023
LA04/2023/2915/F	LOC	28 Ava Avenue, Belfast, BT7 3BP	Proposed Rear extension create kitchen/dining area with window on gable wall for storage area in attic space with associated works	Permission Granted	14 Jun 2023
LA04/2023/2858/F	LOC	11 Laburnum Walk, Dunmurry, BT17 0BN	Roofspace conversion with dormer to rear.	Permission Granted	05 Jun 2023
LA04/2023/2998/A	LOC	Lands bounded by Little Victoria Street, Bruce Street and Holmes Street, Belfast	Above entrance door illuminated signage and Adjustment to high level signage previously approved under ref. LA04/2022/1910/A	Consent Granted	08 Jun 2023

LA04/2023/2896/DC	LOC	Alexandra Park Avenue, Belfast	Discharge of condition 11 LA04/2019/1103/F Remedial Verification Report	Condition Discharged	14 Jun 2023
LA04/2023/2899/F	LOC	14 Beechmount Street, Belfast, BT12 7NG	Proposed change of use from dwellinghouse to HMO	Permission Granted	06 Jun 2023
LA04/2023/2920/DC	LOC	Lands at 155, 171-177 Lisburn Road and 16 Ashley Avenue, Belfast	Noise Verification Report for Discharge of Conditions 8, 9 & 10 of Planning Approval LA04/2018/0832/F	Condition Discharged	06 Jun 2023
LA04/2023/3029/CLEUD	LOC	52 Broadway, Belfast, BT12 6AS	Existing use: Change of use from residential apartment to a 4 bedroom HMO	Permitted Development	12 Jun 2023
LA04/2023/2905/F	LOC	11 Cadogan Street, Belfast, BT7 1QW	New Rear Roof Dormer	Permission Granted	28 Jun 2023
LA04/2023/2949/F	LOC	10 PINEVIEW GARDENS BALLYGOLAN NEWTOWNABBEY ANTRIM BT36 7NU	Proposed new rear first floor dormer roof extension.	Permission Granted	12 Jun 2023
LA04/2023/2925/A	LOC	Sainsbury's Supermarkets Limited Airport Road West, Belfast, BT3 9EJ	Provision of new 'Starbucks' fascia entrance signage and projecting sign. Modification of 2 no. existing double sided totem signs, 4 no. pedestrian totem signs and 2 no. 'welcome wall' fascia building signs (Amended Description)	Consent Granted	23 Jun 2023
LA04/2023/2983/NMC	LOC	85 Sandown Road, Belfast, BT5 6GU	CHANGE OF ROOF TYPE FROM PITCHED TO FLAT	Non Material Change Granted	26 Jun 2023
LA04/2023/2944/F	LOC	2A Wilgar Street Ballyhackamore Belfast BT4 3BL	Erection 95.6 metre x 2m high ball stop netting on top of south facing boundary wall and fence structures	Permission Granted	27 Jun 2023

LA04/2023/2959/F	LOC	1 FRUITHILL PARK BALLYDOWNFINE BELFAST ANTRIM BT11 8GD	Proposed 2 storey rear kitchen and bedroom extension with raised patio and steps including fenestration changes.	Permission Granted	09 Jun 2023
LA04/2023/3006/CLEUD	MAJ	55 Cromwell Road, Belfast, BT7 1JY	House in Multiple Occupation (HMO)	Permitted Development	02 Jun 2023
LA04/2023/2948/DC	MAJ	730-760 Shore Road, Belfast, BT15 4HL	Discharge Condition 20 of Z/2013/0095/F relating to Landscape Management Plan	Condition Discharged	06 Jun 2023
LA04/2023/2958/F	LOC	11 Malone View Road, Belfast, BT9 5PH	Single-storey extension to rear of dwelling and widening of existing access	Permission Granted	06 Jun 2023
LA04/2023/3001/F	LOC	23 Hollymount, Belfast, BT10 0GL.	Single storey rear extension with ramp access to the side.	Permission Granted	13 Jun 2023
LA04/2023/2963/F	LOC	98 Laurelbank, Belfast, BT17 0RX	SINGLE STORY SIDE/REAR EXTENSION	Permission Granted	01 Jun 2023
LA04/2023/3002/F	LOC	4 Green Road, Belfast, BT5 6JA	Enlarged door opening within the existing wall of the rear return.	Permission Granted	20 Jun 2023
LA04/2023/3004/DCA	LOC	4 Green Road, Belfast, BT5 6JA	Partial Demolition of existing rear return	Consent Granted	20 Jun 2023
LA04/2023/3012/DC	MAJ	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Discharge of condition 51 LA04/2020/0804/F Material specifications for external walling brick and roofing materials.	Condition Discharged	27 Jun 2023

LA04/2023/2988/DCA	LOC	58 Marlborough Park Central, Belfast, BT9 6HN	Demolition of part of rear wall to form new opening in rear wall and close up existing window to accommodate first floor extension. (Amended Site Description)	Consent Granted	12 Jun 2023
LA04/2023/3038/CLOPUD	LOC	Lands to north-east of St Joseph's Church Princes Dock Street Belfast BT1 3DS	Traffic bollards.	Permitted Development	27 Jun 2023
LA04/2023/3010/DCA	LOC	67 Osborne Drive, Belfast, BT9 6LJ	Demolition of existing garage	Consent Granted	16 Jun 2023
LA04/2023/3039/F	LOC	24 Broadway, Belfast, BT12 6AS	Change of use from dwelling house to HMO, including internal alterations.	Permission Granted	14 Jun 2023
LA04/2023/3053/CLOPUD	LOC	3 Schomberg Avenue, Belfast, BT4 2JR	Single storey extension to rear.	Permitted Development	20 Jun 2023
LA04/2023/3070/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 8 and 9 of LA04/2019/0775/F (Badger Mitigation Plan)	Condition Discharged	06 Jun 2023
LA04/2023/3074/DC	LOC	Lands immediately west and north west of No. 35 Hampton Park and immediately west of No. 40 Hampton Park Belfast BT7 3JP	Condition 22 - LA04/2021/1371/F - Maintained open space drawing and Landscape Management Plan	Condition Discharged	06 Jun 2023
LA04/2023/3079/CLEUD	LOC	19 Upper Courtyard, Belfast, BT7 3LJ	Continued use as a registered HMO.	Permitted Development	05 Jun 2023
LA04/2023/3080/DC	LOC	753 Antrim Road, Belfast, BT15 4EN	Discharge condition 19 LA04/2019/2255/F (Stapleford brick to be replaced with Millhouse Blend by Brick and Stone)	Condition Discharged	12 Jun 2023
LA04/2023/3081/NMC	LOC	Lands bounded by Little Victoria Street, Bruce Street and Holmes Street, Belfast, BT2 7AF	Insertion of 4no. air bricks on west elevation (amendment to approval LA04/2021/2242/F)	Non Material Change Granted	26 Jun 2023

LA04/2023/3103/A	LOC	16-18 Northern Court, Ground Floor Gloucester Street, Belfast, BT1 4LS	2 retrospective projecting signs	Consent Granted	09 Jun 2023
LA04/2023/3088/A	LOC	64 WOODVALE ROAD BELFAST BT13 3BT	1 Shop sign to front elevation	Consent Granted	05 Jun 2023
LA04/2023/3090/DC	LOC	163 ORMEAU ROAD, BELFAST, BT7 1SP	NOISE VERIFICATION REPORT IN ACCORDANCE WITH THE REQUIREMENTS TO DISCHARGE PRE-OCCUPATION CONDITION NO.6 OF PLANNING APPROVAL NUMBER LA04/2019/2203/F	Condition Discharged	12 Jun 2023
LA04/2023/3123/F	LOC	19 Springhill Drive Belfast BT12 7SH	Proposed single storey extension to rear of dwelling	Permission Granted	14 Jun 2023
LA04/2023/3108/F	LOC	370 Ormeau Road, Belfast, BT7 3HW	Proposed construction of 9 apartments over 3 storeys (change of house type to that previously approved under LA04/2017/2631/F) with car parking and associated site works.	Application Invalid	08 Jun 2023

LA04/2023/3115/NMC	LOC	51-59 St Gemma's High School, Unit 1 Ardilea Street, Belfast, BT14 7DG	The non material changes being sought are as follows : 1. Omission of retail service unit 1 (original space now incorporated into retail unit 1) 2. Change of use of retail unit 2 (from Class A1 retail to sui generis to balance out no.1 above) 3. Relocation of main entrance to retail unit 1 and change of entrance doors from glazed double doors to glazed sliding doors	Non Material Change Granted	08 Jun 2023
LA04/2023/3235/A	LOC	7 - 11 Donegall Place, Belfast, BT1 5AA	merging of two retail units into one two story retail store with changes to the store front and new signage	Application Invalid	05 Jun 2023
LA04/2023/3119/CLOPU D	LOC	54 Old Colin, Belfast, BT17 0AX	Single storey extension to rear.	Permitted Development	09 Jun 2023
LA04/2023/3133/F	LOC	6 Orby Drive Belfast BT5 5HJ	Demolition of existing garage and single storey extension to rear and side of dwelling	Permission Granted	27 Jun 2023
LA04/2023/3125/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 Conditions 23 & 24 LA04/2019/0775/F Archaeological PoW and Report	Condition Discharged	06 Jun 2023
LA04/2023/3134/NMC	LOC	3 Broughton Park, Ravenhill Road, Belfast, BT6 0BD	Reduced size of approved extension to side of property with associated works. Change of roof material finish.	Non Material Change Granted	06 Jun 2023
LA04/2023/3173/F	LOC	39 Wynchurch Avenue Belfast BT6 0JP	Erection of Garden Store/ Domestic Art Studio	Permission Granted	05 Jun 2023

LA04/2023/3135/DC	LOC	10 Lorne Street, Belfast, BT9 7DU	Discharge Condition 3 LA04/2017/1153/F Proposed materials relating to the external surfaces of the building.	Condition Discharged	12 Jun 2023
LA04/2023/3148/CLEUD	LOC	27 Upper Lisburn Road, Finaghy, Belfast, BT10 0GX	Retention of Existing Day Nursery Unit in Rear Garden previous temporary approval Z/2011/0821/F	Permitted Development	02 Jun 2023
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 Withdrawn	15 Jun 2023
LA04/2023/3158/DC	LOC	Lands immediately west and north west of No. 35 Hampton Park and immediately west of No. 40 Hampton Park Belfast BT7 3JP	Discharge of Condition 19 LA04/2021/1371/F - Erection of Protective Fencing and Barrier around trees and hedge to be retained	Application Withdrawn	15 Jun 2023
LA04/2023/3159/DC	LOC	40-50 Townsend Street, Belfast, BT13 2ES	Discharge of Condition 7 of LA04/2018/2076/F - Contamination - A Full Implementation Plan to be submitted prior to commencement of remediation	Condition Discharged	27 Jun 2023
LA04/2023/3185/CLEUD	LOC	9 Curzon Street, Belfast, BT7 1QU	House of Multiple Occupation	Permitted Development	23 Jun 2023
LA04/2023/3169/F	LOC	1 Stormont Wood, Belfast, BT4 3JZ	Proposed garden room and loft conversion to existing dwelling	Permission Granted	27 Jun 2023
LA04/2023/3168/F	LOC	55 Boucher Road, Belfast, BT12 6HR	Extension to existing unit at 63 Boucher Road and new retail unit north of 55 Boucher Road, Belfast.	Application Invalid	06 Jun 2023
LA04/2023/3163/WPT	LOC	42 Newforge Lane, Belfast, BT9 5NW	Works to trees.	Works to TPO Granted	23 Jun 2023

LA04/2023/3176/NMC	LOC	40-50 Townsend Street, BT13 2ES	Minor alterations to reconfigure apartments units to reduce the depth of recessed balconies along Townsend Street. Change of ribbed brickwork with portrait stack features panels. Inclusion of opening vents in windows for Building Control. NMC LA04/2018/2076/F	Non Material Change Granted	07 Jun 2023
LA04/2023/3177/DC	LOC	Lands to the north of No. 35 Hampton Park Galwally Belfast BT7 3JP and to the west of Lowry Court 27 Hampton Park Galwally Belfast BT7 3JY and to the south of 7 and 8 Mornington Galwally Belfast BT7 3JS.	Landscape Proposals and Landscape Management Plan Discharge conditions 16 & 17 LA04/2022/0609/F.	Condition Discharged	12 Jun 2023
LA04/2023/3170/DC	LOC	765 Antrim Road, Belfast, BT15 4EP	Discharge of conditions 5 & 6 LA04/2022/1908/F. Landscape Proposals	Condition Discharged	01 Jun 2023
LA04/2023/3187/DC	LOC	133 Ballylesson Road, Belfast, BT8 8JU	Full landscape plan, details of paving stones to be used in patio area and border stones. paving for rose garden area. Discharge of condition 2 LA04/2021/2723/LBC.	Condition Discharged	20 Jun 2023
LA04/2023/3192/CLOPUD	LOC	58 Belmont Road, Belfast, BT4 2AN	The outside area to be an outside seating area / garden with a cover / canopy. This is an extension to Cafe Smart next door at 56 Belmont Road.	Application Withdrawn	23 Jun 2023
LA04/2023/3196/DC	LOC	Cromac Street, Belfast.	Discharge Conditions 26 & 27 LA04/2021/1672/O Archaeological programme of works	Condition Discharged	27 Jun 2023
LA04/2023/3208/CLEUD	LOC	67 Jerusalem Street, Belfast, BT7 1QP	HMO (House in multiple occupation)	Permitted Development	07 Jun 2023

LA04/2023/3221/A	LOC	8-8a, Unit 1&2 Boucher Road, Belfast, BT12 6HR	Wall Mounted Halo-Lit Fascia Letters (TESLA) and Wall Mounted Face Lit company logo	Permission Granted	13 Jun 2023
LA04/2023/3223/CLEUD	LOC	57 Damascus Street, Belfast, BT7 1QR	House of Multiple Occupation (HMO)	Permitted Development	07 Jun 2023
LA04/2023/3227/A	LOC	Soloist Building 1A Lanyon Place Town Parks Belfast Antrim BT1 3LP	2 illuminated built up letter logo advertisements	Consent Granted	23 Jun 2023
LA04/2023/3233/WPT	LOC	21 Cadogan Park, Belfast, BT9 6HG	As per Tree Management detail at 21 Cadogan Park, attached.	Works to Trees in CA Agreed	12 Jun 2023
LA04/2023/3254/NMC	LOC	59 Myrtlefield Park, Belfast, BT9 6NG	PITCHED ROOF LINK TO GARAGE CHANGED TO FLAT ROOF WITH ASSOCIATED ALTERATIONS (LA04/2020/1807/F)	Application Withdrawn	22 Jun 2023
LA04/2023/3252/F	LOC	22 Lower Windsor Avenue, Belfast, BT9 7DW	Proposed 2 storey extension to community building to provide 2 no. bedrooms.		01 Jun 2023
LA04/2023/3264/CLEUD	LOC	14 Palestine Street, Belfast, BT7 1QJ	Existing use: House in multiple occupation.	Permitted Development	21 Jun 2023
LA04/2023/3291/F	LOC	44 Sunnyhill Park, Dunmurry, Belfast, BT17 0PZ	2 STOREY REAR AND SIDE EXTENSION.	Permission Granted	20 Jun 2023
LA04/2023/3277/CLEUD	LOC	47 Elaine Street, Belfast, BT9 5AR	Existing use: House in multiple occupation.	Permitted Development	22 Jun 2023
LA04/2023/3282/A	LOC	4 Connswater Retail Park Connswater Link, Belfast, BT5 5DL	4 Shop signs including 1 projecting sign, 2 digital, 1 general.	Consent Granted	26 Jun 2023
LA04/2023/3276/DC	LOC	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast	Discharge of condition 11 LA04/2022/0209/F Piling Risk Assessment	Condition Discharged	12 Jun 2023

LA04/2023/3279/NMC	LOC	110 Kirk House Kings Road, Belfast, BT5 7BX	Additional height of 1200 mm for approved lift shaft of south west stairwell of associated application LA04/2022/1758/F	Non Material Change Granted	23 Jun 2023
LA04/2023/3302/CLEUD	LOC	395 Donegall Road, Belfast, BT12 6FR.	House of Multiple Occupation	Permitted Development	21 Jun 2023
LA04/2023/3303/WPT	LOC	17 Cadogan Park, Belfast, BT9 6HG.	Works to 6 trees.	Works to Trees in CA Agreed	15 Jun 2023
LA04/2023/3304/WPT	LOC	5 Chichester Court, Belfast, BT15 5DS	Works to 2 trees.	Works to Trees in CA Agreed	20 Jun 2023
LA04/2023/3352/A	LOC	244 Woodstock Road, Belfast, BT6 9DL	1 Digital, 1 Projecting sign	Consent Granted	13 Jun 2023
LA04/2023/3391/DC	LOC	48 Elaine Street, Belfast, BT9 5AR	Discharge of Condition 3 LA04/2023/2793/F Service Management Plan	Condition Discharged	22 Jun 2023
LA04/2023/3394/DC	LOC	83, Apartment 2 University Avenue, Belfast, BT7 1GX	Discharge condition 2 LA04/2023/2349/F Service Management Plan	Condition Discharged	22 Jun 2023
LA04/2023/3380/DC	LOC	Lands approximately 50m to the north of 35 Hampton Park and approximately 30m to the west of 60 Hampton Park Galwally	Landscape Proposals Discharge of condition 14 LA04/2019/0775/F.	Condition Discharged	12 Jun 2023
LA04/2023/3395/DC	LOC	1 to 21 Castlereagh Road, Belfast, BT5 5FB	Discharge Condition 13 LA04/2017/2102/F Piling Risk Assessment/Ground Investigation Report and Correspondence	Condition Discharged	23 Jun 2023
LA04/2023/3433/CLEUD	LOC	11 Cadogan Street, Belfast, BT7 1QW	Existing use: HMO (House in multiple occupation)	Permitted Development	28 Jun 2023
LA04/2023/3461/CLEUD	LOC	Flat 1, 17 Magdala Street, Belfast, BT7 1PU	Existing use: HMO (House in multiple occupation)	Permitted Development	23 Jun 2023
LA04/2023/3425/CLEUD	LOC	Flat 2, 17 Magdala Street, Belfast, BT7 1PU	Existing use: HMO (House in multiple occupation)	Permitted Development	22 Jun 2023
LA04/2023/3430/CLEUD	LOC	Flat 3, 17 Magdala Street, Belfast, BT7 1PU	Existing use: HMO (House in multiple occupation)	Permitted Development	23 Jun 2023

LA04/2023/3451/DC	LOC	car parking area to the east of the harbour commissioners building, Belfast	Discharge Condition No. 12 - LA04/2022/0262/F No development works shall commence on-site (other than that required to fulfil this condition) unless a programme of archaeological work has been implemented in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Council.	Application Withdrawn	19 Jun 2023
LA04/2023/3452/CLEUD	LOC	5 Fitzroy Avenue, Belfast, BT7 1HS	Existing use - House of multiple occupancy (Amended)	Permitted Development	23 Jun 2023
LA04/2023/3454/WPT	LOC	99 Upper Newtownards Road, Belfast, BT4 3HW	Works to 2 trees.	Works to Trees in CA Agreed	19 Jun 2023
LA04/2023/3455/WPT	LOC	38A Myrtlefield Park, Belfast, BT9 6NF	Works to 1 tree	Works to Trees in CA Agreed	26 Jun 2023
LA04/2023/3503/F	LOC	2 Belfast City Hall, City Hall Donegall Square North, Belfast, BT1 5GS	Installation of two number bronze statues on the grounds of Belfast City Hall.	Application Invalid	28 Jun 2023
LA04/2023/3509/WPT	LOC	48 Marlborough Park South, Belfast, BT9 6HS.	Works to 2 trees.	Works to Trees in CA Agreed	23 Jun 2023
LA04/2023/3530/WPT	LOC	44 Denorrtan Park, Belfast, BT4 1SF	Works to 3 trees.	Works to TPO Granted	23 Jun 2023
				Total Decisions	<u>233</u>

Decisions issued between 1 July and 31 July 2023 - No. 107

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>	<u>Issue date</u>
LA04/2021/1663/LBC	LOC	142-146 Albertbridge Road Ballymacarrett Belfast BT5 4GS.	Proposed redevelopment of existing commercial, B2 listed, vacant bank building to include change of use of part ground, entire first and second floors to 11.no. self-contained, short stay apartments. Internal alterations only are proposed. (Amended Description)	Consent Granted	24 Jul 2023
LA04/2021/1885/DC	LOC	The Odyssey Pavilion 2 Queens Quay Belfast BT3 9QQ.	Discharge of condition 8 LA04/2017/2361/F.	Condition Partially Discharged	06 Jul 2023
LA04/2021/2031/DC	LOC	Brook Activity Centre 25 Summerhill Road Belfast BT17 0RL.	Discharge of condition 15 LA04/2016/2561/F.	Condition Discharged	03 Jul 2023

LA04/2021/2642/F	LOC	1A Baroda Street Ormeau Road Belfast BT7 3AA.	Non compliance with conditions 2 and 3 of LA04/2021/2112 that requires the car parking area shown on drawing no 0517/BP01 (bearing the date stamp 27 March 2018) to be used for no other purpose at any time other than for the parking of vehicles in connection with the approved development and access to them to coincide with the opening hours of gymnasium.	Permission Granted	04 Jul 2023
LA04/2022/0136/F	MAJ	Ballysillan Playing Fields Ballysillan Road Belfast BT14 7QP.	Environmental improvement works and upgrades to Ballysillan Playing Fields, comprising refurbishment of existing bowling pavilion; new intermediate floodlit 3G pitch; new children's play facilities; new open-air community event space; new fenced dog exercise areas; new pump track; new and improved pathways; works to expose parts of the existing culverted river to create a new channel and flood attenuation area; new street furniture including canopies, shelters, picnic tables, seats, lights, cycle stands, fences and bollards; improvements to existing allotment area including path and vehicle track resurfacing, new polytunnels and shed; landscape interventions including planting, woodland management, resurfacing and regrading; and all associated works (revised description and further information received).	Permission Granted	20 Jul 2023

LA04/2022/1278/DCA	LOC	18 Wellington Park Belfast BT9 6DJ.	Partial demolition of roof to accommodate first and second floor extension.	Consent Granted	07 Jul 2023
LA04/2022/1539/F	LOC	8 Tamery Pass Belfast BT6 9EJ.	Single Storey Rear Extension with Stepped Access at Rear.	Permission Granted	21 Jul 2023
LA04/2022/1563/F	LOC	43-45 Malone Road Belfast BT9 6RX	Retrospective application for extraction flue to rear of building.	Permission Granted	21 Jul 2023
LA04/2022/1744/F	LOC	Unit 5 and 6 Hillview Retail Park Crumlin Road Belfast.	Internal amalgamation of retail units; change of use from retail use to gym; creation of mezzanine floor.	Permission Granted	27 Jul 2023
LA04/2022/1799/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 9, 16 and Condition 18 of planning approval LA04/2021/1358/F for Phase 1 and 1A only (Remediation Strategy). (18 still not discharged).	Condition Discharged	20 Jul 2023
LA04/2022/1840/A	LOC	Dr Pitt Memorial Park Newtownards Road Belfast BT41BU	Relocation of existing signage at Memorial Garden and Yardmen Sculpture and new Corten Totem signage with park information board.	Consent Granted	06 Jul 2023
LA04/2022/1841/F	LOC	Dr Pitt Memorial Park Newtownards Road Belfast BT41BU.	Proposed new boundary treatment to Newtownards Road and Harland Drive and Floodlighting to Existing MUGA. (amended plans)	Permission Granted	06 Jul 2023

LA04/2022/1909/DC	LOC	Lands approx 60m NW of 29 Hazel View Dunmurry.	Discharge of condition 9 LA04/2021/2462/F.	Condition Discharged	24 Jul 2023
LA04/2022/1920/DC	LOC	342 Woodstock Road Belfast BT6 9DP.	Discharge of condition 6 LA04/2018/0160/F noise verification	Condition Not Discharged	18 Jul 2023
LA04/2022/1950/F	LOC	Lands immediately south of Thronemout 742 Antrim Road Belfast BT36 7PQ	Proposed 2Nos. detached two storey dwellings, associated car parking, landscaping and all other ancillary site works (Phase 2).	Permission Granted	04 Jul 2023
LA04/2022/1983/A	LOC	Unit's 3 and 4 Cleaver House 56 Donegall Place Belfast BT1 5BB	Advertising consent for erection of 2no. box section signs, 4no. internally illuminated hung signs fixed together, 4no. internally illuminated hung signs, 2no. wall mounted menu boards and 5no. branded awnings along Donegall place and Donegall Square North elevations of Cleaver House.	Consent Granted	07 Jul 2023
LA04/2021/1618/F	LOC	142-146 Albertbridge Road Belfast BT5 4GS.	Proposed redevelopment of existing commercial, B2 listed, vacant bank building to include change of use of part ground, entire first and second floor to 11.no. self contained short stay apartments.	Permission Granted	25 Jul 2023
LA04/2021/2218/A	LOC	162 North Queen Street Belfast BT15 1HQ	Fascia sign	Consent Granted	05 Jul 2023

LA04/2021/2539/A	LOC	Cornmarket Junction High Street (outside starbucks) Belfast BT1 4DA.	Retention of existing double sided display (to display moving images).	Consent Refused	07 Jul 2023
LA04/2022/0461/F	LOC	352 Newtownards Road Belfast BT4 1HG	Change of use from commercial use to 2no bed apartment on first and second floor.	Permission Granted	25 Jul 2023
LA04/2022/1269/F	LOC	18 Wellington Park Belfast BT9 6DJ.	First and second floor extension to the rear of dwelling above existing ground floor and external changes with door leading to first floor balcony.	Permission Granted	07 Jul 2023
LA04/2022/1565/LBC	LOC	43-45 Malone Road Belfast BT9 6RX	Retrospective application extraction unit to rear yard	Consent Granted	21 Jul 2023
LA04/2022/1927/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 conditions 7, 12, 13 and 20 of LA04/2021/1358/F within Phase 1 and 1A only (CEMP).	Condition Discharged	20 Jul 2023
LA04/2022/1944/DC	LOC	Land bounded by Library Street Stephen Street and Kent Street Belfast BT1 2JJ.	Discharge of condition 3 LA04/2015/0676/F.	Condition Discharged	26 Jul 2023

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	21 Jul 2023
LA04/2022/2111/F	LOC	228 Albertbridge Road Belfast BT5 4PX	Conversion of existing storage space into 1no. 68sqm 2 bedroom apartment.	Permission Granted	07 Jul 2023
LA04/2022/2221/F	LOC	17-21 BRUCE STREET MALONE LOWER BELFAST ANTRIM BT2 7JD	Ground Floor change of use from office to retail - Bridal dress shop (building was previously retail, change of use to office was approved in 2019). Building has been vacant since 2019 awaiting refurbishment.	Permission Granted	24 Jul 2023
LA04/2022/2264/F	LOC	51 LISBURN ROAD MALONE LOWER BELFAST ANTRIM BT9 7AB	Proposed battery storage unit, transformer enclosure and associated site works	Permission Granted	05 Jul 2023
LA04/2022/2149/F	LOC	Public Footpath at Junction between Crumlin Road and Flax Street, Approx 30m East of no.333 Crumlin Road, Belfast, BT13 3HB (Amended)	Proposed installation of a 15m High Telecoms streetpole with integrated antenna plus 3 no equipment cabinets and ancillary equipment	Permission Granted	27 Jul 2023

LA04/2023/2288/LBC	LOC	HARBOUR OFFICE 2 CORPORATION SQUARE TOWN PARKS BELFAST ANTRIM BT1 3AL	Proposed external lighting	Consent Granted	05 Jul 2023
LA04/2023/2312/F	LOC	100-102 Shaws Road, Belfast, BT11 9PR	2 single storey retail units added to existing block of units	Permission Granted	21 Jul 2023
LA04/2023/2363/LBC	LOC	STRANMILLIS UNIVERSITY COLLEGE CAMPUS STRANMILLIS ROAD MALONE LOWER BELFAST ANTRIM BT9 5DY	Refurbishment and redecoration of internal finishes including floors, walls, ceilings, window frames and woodwork including ceilings, wall paneling, handrails, window cills, doors and 2no. original wall units. Replacement curtains with sympathetic modern equivalents. Fit new point-of-use water heaters in male and female WC's, and repair 5no openable high level windows (4no in male wc & 1no in female WC) to make fully openable and closable. Replace all light fittings throughout application area with LED fittings in keeping with the era and style (late 1960's/1970's). Replace lighting to main central rotunda with like-for like bespoke LED replacement. Re-decorate concrete surfaces to spiral staircase and install curved glass infill panels between uprights.	Consent Granted	04 Jul 2023
LA04/2023/2411/DC	LOC	Lands at Colin Glen (Leisure) 115 Blacks Road, Belfast, BT10 0NF	Discharge Condition 2 LA04/2021/0713/F. Landscape Planting Plan	Condition Discharged	10 Jul 2023

LA04/2023/2485/F	LOC	38 STRANMILLIS STREET MALONE LOWER BELFAST ANTRIM BT9 5FE	Proposed single storey rear extension	Permission Granted	04 Jul 2023
LA04/2023/2564/RM	LOC	Lands at 23 Middle Braniel Road between No. 21 & No. 25 Belfast BT5 7TU	Proposed new dwelling with detached garage with associated hard and soft landscaping	Permission Granted	04 Jul 2023
LA04/2022/2344/A	LOC	43-45 Malone Road Belfast BT9 6RY	Proposed signage in wrought iron with oval centerpiece advertising the entrance with 2 no. illuminated street lamps	Consent Granted	06 Jul 2023
LA04/2022/2346/LBC	LOC	43-45 Malone Road Belfast BT9 6RY	Proposed signage to front with reclaimed illuminated street lamps	Consent Granted	06 Jul 2023
LA04/2023/2492/F	LOC	304 STRANMILLIS ROAD MALONE LOWER BELFAST ANTRIM BT9 5EA	Demolition of existing single storey garage and provision of replacement, single storey storage /ancillary building.	Permission Granted	05 Jul 2023
LA04/2022/2384/CLEUD	LOC	53 TATES AVENUE MALONE LOWER BELFAST ANTRIM BT9 7BY	HMO House in multiple occupation	Permitted Development	07 Jul 2023
LA04/2022/2395/F	LOC	332 SHANKILL ROAD TOWN PARKS BELFAST ANTRIM BT13 3AB	Change of use to part of ground floor retail units to residential use providing bin access for apartments above.	Permission Granted	05 Jul 2023

LA04/2022/2454/F	LOC	8 KNOCKBREDA ROAD BALLYNAFOY BELFAST DOWN BT6 0JA	Single storey rear and side extension + new dormer to rear of second floor roof. (amended plans)	Permission Granted	26 Jul 2023
LA04/2023/2500/DC	LOC	FILLING STATION 228-232 STEWARTSTOWN ROAD KILLEATON DUNMURRY ANTRIM BT17 0LB	Discharge of condition no's 5,6,10,11,12 of LA04/2020/0426/F (Verification report)	Condition Discharged	21 Jul 2023
LA04/2023/2559/F	LOC	57 RIVERDALE GARDENS BALLYMONEY BELFAST ANTRIM BT11 9DG	Proposed rear single storey bedroom and shower room extension (Amended Site Location Plan).	Permission Granted	18 Jul 2023
LA04/2022/2583/LBC	LOC	UNIT'S 3 AND 4 CLEAVER HOUSE, 56 DONEGALL PLACE, BELFAST, BT1 5BB.	LISTED BUILDING CONSENT RELATING TO ADVERTISING CONSENT FOR ERECTION OF 2 NO. BOX SECTION SIGNS; 4 NO. INTERNALLY ILLUMINATED HUNG SIGNS FIXED TOGETHER; 4 NO. INTERNALLY ILLUMINATED HUNG SIGNS; 2 NO. WALL MOUNTED MENU BOARDS; AND 5 NO. BRANDED AWNINGS ALONG DONEGALL PLACE AND DONEGALL SQUARE NORTH ELEVATIONS OF CLEAVER HOUSE.	Consent Granted	07 Jul 2023

LA04/2023/2631/F	LOC	9A UPPER QUEEN STREET TOWN PARKS BELFAST ANTRIM BT1 6FB	Proposed Change of use of existing beauty clinic Unit to Private Laser Hair Removal Clinic & Beauty Consultation Rooms (Class D1) with no external alterations	Permission Granted	11 Jul 2023
LA04/2023/2648/DC	LOC	Parklands, Belfast, BT4 2PS.	Discharge of Condition 7 LA04/2022/0510/F (Noise Verification Report)	Condition Discharged	21 Jul 2023
LA04/2023/2652/A	LOC	Corner of Hillview Road and Crumlin Road, Belfast, BT14 7EL	Replacement free-standing digital sign	Consent Granted	04 Jul 2023
LA04/2023/2660/F	LOC	Unit 4, 1 Victoria Square, Belfast, BT1 4QG	Removal of existing restaurant shop front and install new shop front.	Permission Granted	21 Jul 2023
LA04/2023/2673/LBC	LOC	Queen's Arcade Donegall Place (Units 8-10 and 24-26), Belfast, BT1 5FE	Alteration to existing retail units including partial demolition of an existing wall (between Units 24 & 26), alteration of an existing shopfront (in Unit 8) and internal alterations to allow for new unit arrangements.	Consent Granted	28 Jul 2023
LA04/2023/2706/DC	LOC	57-59 & 61-63 Dublin Road, Belfast, BT2 7HE	Generic Quantitative Risk Assessment (GQRA) Discharge of Condition 4 - LA04/2020/0761/F	Condition Discharged	21 Jul 2023
LA04/2023/2749/DCA	LOC	1 VICTORIA SQUARE TOWN PARKS BELFAST ANTRIM BT1 4QG	Removal of existing restaurant shop front.	Consent Granted	21 Jul 2023

LA04/2023/2742/F	LOC	Queen's Arcade Donegall Place (Units 8&10, 24&26), Belfast, BT1 5FE	Alteration to existing retail units including partial demolition of an existing wall (between Units 24 & 26), alteration of an existing shopfront (in Unit 8) and internal alterations to allow for new unit arrangements.	Permission Granted	27 Jul 2023
LA04/2023/2752/F	LOC	3 ORMISTON PARK BALLYCLOGHAN BELFAST DOWN BT4 3JT	Proposed Garden Room to Rear of Garden, 2.6m boundary fencing and terrace area. (amended description)	Permission Granted	04 Jul 2023
LA04/2023/2814/F	LOC	118 Locksley Park, Belfast, BT10 0AT	Single Storey Rear Extension (Amended Description)	Permission Granted	07 Jul 2023
LA04/2023/2819/DC	LOC	Lands at 163 Ormeau Road, Belfast	Discharge of Condition 7 LA04/2019/2203/F Remediation Validation Report	Condition Discharged	10 Jul 2023
LA04/2023/2844/F	LOC	281 Lower Braniel Road, Gilnahirk. Belfast, BT5 7NS	Replacement of existing rear conservatory with single-storey family room.	Permission Granted	24 Jul 2023
LA04/2023/2882/F	LOC	10 Maple Hill, Dunmurry, Belfast, BT10 0PZ	Proposed Domestic Outbuilding to Rear Garden	Permission Granted	10 Jul 2023
LA04/2023/2889/F	LOC	33 Clifton Drive, Belfast, BT14 6LG	Change of use from Dwellinghouse to HMO	Permission Granted	07 Jul 2023
LA04/2023/2891/F	LOC	Kingspan Stadium 134 Mount Merrion Avenue, Belfast, BT6 0DG	Replacement of existing natural grass rugby pitch with new 3G surface and associated under pitch drainage + site works.	Permission Granted	26 Jul 2023
LA04/2023/2932/DC	LOC	29 Springfield Heights, Belfast, BT13 3QZ	Discharge of condition 10 of planning approval LA04/2022/0853/F ATG Knotweed Management Plan.	Condition Discharged	20 Jul 2023
LA04/2023/2917/F	LOC	18 HAWTHORNDEN DRIVE BALLYCLOGHAN BELFAST DOWN BT4 2HG	Proposed 2 storey extension to dwelling to allow kitchen and bathroom on ground floor with bathroom on 1st floor, rear 1st floor terrace and alterations.	Permission Granted	28 Jul 2023

LA04/2023/2938/F	LOC	57 Ballygomartin Road, Belfast, BT13 3LB	Change of Use of Existing Dwelling to HMO	Permission Granted	07 Jul 2023
LA04/2023/3008/A	LOC	277 Unit 5 Upper Newtownards Road, Belfast, BT4 3JF	1 Shop sign, 1 Projecting sign	Consent Granted	21 Jul 2023
LA04/2023/2968/LBC	LOC	55-59 ADELAIDE STREET TOWN PARKS BELFAST ANTRIM BT2 8FE	Removal of Internal Non-Structural Partition Walls To 2nd and 3th Floors of Titanic Suites Office Space	Consent Granted	26 Jul 2023
LA04/2023/2992/DC	LOC	8 Nelson Street, Belfast, BT15	Discharge of Condition 2 and 3 re LA04/2021/2893/F	Condition Discharged	10 Jul 2023
LA04/2023/3017/LBC	LOC	Revolución de Cuba Belfast 25-39 Arthur Street, Belfast, BT1 4QG	External and internal repairs including roof, chimney, windows and stone repairs.	Consent Granted	04 Jul 2023
LA04/2023/3082/F	LOC	Midgely Park c/o Linfield Football Club Windsor Park, Donegall Avenue, Belfast, BT12 6LW	The Provision of 1no. Anti-vandal modular units for supplementary player changing associated with Midgely Park Training Facility. (Amended site description)	Permission Granted	21 Jul 2023
LA04/2023/3093/F	LOC	Midgely Park c/o Linfield Football Club Windsor Park, Donegall Avenue, Belfast, BT12 6LW	Retrospective application for provision of 2 anti-vandal modular units for storage and provision of 1 modular unit for office use. (Amended Site Description)	Permission Granted	21 Jul 2023
LA04/2023/3102/F	LOC	St Finnian's Church (c Of I) Upper Knockbreda Road Belfast BT6 9QH	Removal of an existing set of steps to be replaced with a new access ramp to the entrance of St Finnian's Parish Church.	Permission Granted	21 Jul 2023
LA04/2023/3121/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 Conditions 11 & 26 LA04/2019/0775/F (Article 161 Approval from NI Water)	Condition Discharged	18 Jul 2023

LA04/2023/3128/F	LOC	15 Norwood Crescent, Belfast, BT4 2DZ	Single storey extension to rear of dwelling.	Permission Granted	28 Jul 2023
LA04/2023/3259/F	LOC	Lands at Barrow Square, Belfast, BT15 1LF (Immediately east of 54 Pilot Street and west of Clarendon Road)	Erection of two temporary single storey structures including pavillions for use under Class A1 (retail) and Sui Generis (Café Use)		18 Jul 2023
LA04/2023/3384/F	LOC	17 Garnock Hill, Belfast, BT10 0AW	Conversion of existing integral garage to additional living space with associated fenestration alterations	Permission Granted	25 Jul 2023
LA04/2023/3161/NMC	LOC	8-14b, Unit 14 (Also known as Unit 2 Warehouse Lane) Warehouse Lane, Off Waring Street, Belfast, BT1 2DX	Change of position of the approved extract flue pipe from the restaurant. The flue diameter and height remains the same as previously approved.	Non Material Change Refused	10 Jul 2023
LA04/2023/3166/F	LOC	28 Wynchurch Road Belfast BT6 0JH	Change of roof profile from a hipped roof to pitched roof with rear dormer and rooflights to front.	Permission Granted	10 Jul 2023
LA04/2023/3213/F	LOC	34 Merok Crescent Belfast BT6 9LZ	Proposed single storey extension to rear of property and front extension with level access.	Permission Granted	04 Jul 2023
LA04/2023/3215/F	LOC	13 Locksley Gardens, Belfast, BT10 0EA	Proposed side/rear first floor extension over existing kitchen with new side window.	Permission Granted	10 Jul 2023
LA04/2023/3212/LBC	LOC	Stormont House Upper Newtownards Road, Stormont Estate, Belfast, BT4 3SH	Installation of 3x new CCTV cameras to the exterior of Stormont House	Consent Granted	04 Jul 2023
LA04/2023/3241/F	LOC	Quaygate Apartments 19 Station Street Belfast BT3 9DA	Replacement of aluminium cladding panels and replacement with painted, rendered blockwork panels to remove combustible materials.	Permission Granted	10 Jul 2023

LA04/2023/3242/NMC	LOC	12 Beechgrove Crescent, Belfast, BT6 0NG	The left hand wall will be moved 200 millimetres to adjoin existing garage,including new side door to left gable and small window to WC on left gable.	Non Material Change Refused	20 Jul 2023
LA04/2023/3249/F	LOC	150 Barnetts Road, Belfast, BT5 7BE	Single storey rear extension. Change of roof profile on existing two storey return to a pitched roof with rear dormer.	Permission Granted	10 Jul 2023
LA04/2023/3283/F	LOC	125 Upper Malone Road, Belfast, BT9 6UF	Alterations and extension to existing rear returns with new roof profiles. Elevation changes with juliet style balcony.	Permission Granted	21 Jul 2023
LA04/2023/3269/F	LOC	11 Knocknagoney Grove, Belfast, BT4 2QE.	Proposed 1st floor side extension above existing ground floor.	Permission Granted	10 Jul 2023
LA04/2023/3306/F	LOC	11 ABYSSINIA STREET TOWN PARKS BELFAST ANTRIM BT12 4LY	Single storey rear extension	Permission Granted	21 Jul 2023
LA04/2023/3340/F	LOC	24 Bingnian Drive, Belfast, BT11 8JA	Single storey rear extension. (amended)	Permission Granted	27 Jul 2023
LA04/2023/3325/A	LOC	193 Crumlin Road (The Vine) Belfast BT14 7AA	Replacement signage: 1 fascia and 1 projecting sign for existing ATM.	Consent Granted	10 Jul 2023
LA04/2023/3371/CLEUD	LOC	Apartment E6, Central Park Apartments 33 Alfred Street, Belfast, BT2 8ED	Existing use: Short-term Stay Apartment Use	Permitted Development	25 Jul 2023
LA04/2023/3369/DC	LOC	Surface level car park to east of Harbour Office, and adjoining lands at Corporation Square and Clarendon Road, Belfast, BT1 3AL	Discharge condition 4,6,7 & 9 LA04/2022/0262/F Details of the following are submitted - 1. Furniture, Art & Signage Palette; 2. Surface materials and finishes; 3. Lighting; 4 Benches	Condition Discharged	28 Jul 2023

LA04/2023/3426/DC	LOC	425 Springfield Primary School Springfield Road, Belfast, BT12 7DJ	Discharge Condition 7 LA04/2021/1188/F Proposed Planting Plan Landscape Specification and Management Plan Tree Retention and Removal Plan	Condition Discharged	04 Jul 2023
LA04/2023/3427/DC	LOC	236 Upper Newtownards Road, Belfast, BT4 3EU	Brick specification detail and photo of sample panel available on site for inspection. Discharge of condition 10 - LA04/2021/0911/F	Condition Partially Discharged	20 Jul 2023
LA04/2023/3443/F	LOC	95 Colinmill Dunmurry Belfast BT17 0AS	Proposed single storey extension to rear of property with access steps and level access to front of property.	Permission Granted	28 Jul 2023
LA04/2023/3458/WPT	LOC	57 Maryville Park, Belfast, BT9 6LP.	Works to 2 trees	Works to Trees in CA Agreed	18 Jul 2023
LA04/2023/3459/WPT	LOC	21 Church Road, Newtownbreda, Belfast, BT8 7AL	Works to 3 trees	Works to TPO Granted	18 Jul 2023
LA04/2023/3493/DC	MAJ	No 46 Montgomery Road (former Hughes Christensen site), Belfast, BT6 9HQ	Drainage mitigation measures on site of approved supermarket Discharge of condition no.8 LA04/2020/1211/F (partial discharge).	Condition Partially Discharged	21 Jul 2023
LA04/2023/3511/WPT	LOC	129 Circular Road, Belfast, BT4 2GE	Works to 11 trees	Works to TPO Granted	28 Jul 2023
LA04/2023/3528/WPT	LOC	100 KINGS ROAD BALLYCLOGHAN BELFAST DOWN BT5 7BW	Works to 8 trees.	Works to TPO Granted	28 Jul 2023
LA04/2023/3564/CLEUD	LOC	30 Palestine Street, Belfast, BT7 1QJ	Existing use: House of multiple occupancy	Permitted Development	14 Jul 2023

LA04/2023/3558/WPT	LOC	19 Windsor Avenue, Belfast, BT9 6EE	Works to 2 trees.	Works to Trees in CA Agreed	05 Jul 2023
LA04/2023/3586/DC	LOC	Lands to the north of Alloa Street and south & east of 152-162 Manor Street Belfast.	Discharge Condition 6 LA04/2020/2042/F Landscape Management and Maintenance Plan	Condition Discharged	20 Jul 2023
LA04/2023/3675/CLEUD	LOC	26 Sandymount Street, Belfast, BT9 5DP	Existing use: HMO (House in Multiple Occupation)	Permitted Development	28 Jul 2023
LA04/2023/3597/WPT	LOC	Dominican College, 38 Fortwilliam Park, Belfast, BT15 4AQ	Works to 1 tree	Works to Trees in CA Agreed	07 Jul 2023
LA04/2023/3601/CLEUD	LOC	27 Melrose Street, Belfast, BT9 7DL	Existing use: HMO (House in multiple occupation)	Permitted Development	14 Jul 2023
LA04/2023/3602/WPT	LOC	110 Malone Road, Belfast, BT9 5HQ	Works to 19 trees - different varieties	Works to Trees in CA Agreed	24 Jul 2023
LA04/2023/3605/DC	LOC	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road & Airfield Heights & St Mary's CBG School, Belfast -	Discharge of condition 14 LA04/2020/0804/F Letter stating the agreed method of sewage disposal.	Condition Discharged	14 Jul 2023
LA04/2023/3614/CLEUD	LOC	71 Carmel Street, Belfast, BT7 1QF	Existing use: House of multiple occupancy	Permitted Development	28 Jul 2023
LA04/2023/3665/CLEUD	LOC	40 St Albans Gardens, Belfast, BT9 5DR	Existing use: HMO (House in multiple occupation)	Permitted Development	25 Jul 2023

LA04/2023/3661/WPT	LOC	4 Adelaide Park, Belfast, BT9 6FX	Works to 3 trees.	Works to Trees in CA Agreed	24 Jul 2023
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By virtue of paragraph(s) 1, 2, 3, 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

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By virtue of paragraph(s) 1, 2, 3, 5 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

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Subject:	Delegation of Local applications with NI Water objections
Date:	15 August 2023
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

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 Planning Committee will recall that at its meetings on 27 June 2022, 14 November 2022 14 February 2023, 14 March 2023 and 18 April 2023 it agreed to delegate authority to the Director of Planning and Building Control the determination of a number of Local applications to which NI Water had objected.
1.2	The Council continues to receive objections from NIW to some Local applications. The purpose of this report is to seek the Committee's agreement to delegate to officers those Local planning applications to which NI Water has objected as set out at Appendix 1 .
1.3	For the avoidance of doubt, it is only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water which are proposed to be delegated. Therefore, any of the Local applications listed at Appendix 1 which it may later transpire require to be referred to the Committee for other reason/s (other than the NI Water objection) will be reported to the Committee to determine. Individual

	Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
2.0	Recommendation
2.1	That the Committee agrees to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water has objected set out at Appendix 1 .
3.0	Main Report
	<u>Background</u>
3.1	The Committee will be aware from the Committee Workshop on 18 November 2021 that NI Water has objected to a significant number of Local applications on grounds of insufficient waste-water infrastructure capacity.
3.2	As advised at the Committee Workshop, officers have been engaging with NI Water to try to resolve those objections. Whilst progress is being made, and NI Water is actively considering a threshold for the scale and nature of development above which they would like to be consulted on future planning application, the objections to these Local applications remain.
	<u>Scheme of Delegation</u>
3.3	Members will be aware that the Council operates a Scheme of Delegation for Planning which identifies which matters are to be determined by the Committee and which are delegated to officers.
3.4	Paragraph 3.8.5 (f) of the Scheme of Delegation (January 2020) states that planning applications are not delegated where <i>'There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.'</i> This means that those applications are required to be determined by the Planning Committee.
3.5	The Planning (General Permitted Development) Order (Northern Ireland) 2016 identifies NI Water as a statutory consultee <i>'...where a development proposal is likely to significantly impact upon the availability of suitable water and sewerage infrastructure to service development proposals.'</i>
3.6	This means that where NI Water has lodged an objection to a Local application and the officer recommendation is to approve, the application cannot be delegated and must be determined by the Committee.
3.7	Therefore, at its meeting on 27 June 2022, 14 November 2022, 14 February 2023, 14 March 2023 and 18 April 2023, the Committee agreed to delegate 97, 25 and 18 Local applications respectively with NI Water objections to the Director of Planning and Building Control. This has avoided the potential need to report all 150 applications individually to the Committee. To have reported all those applications to the Committee would have been logistically extremely difficult, costly and would have resulted in further delays for applicants.
	<u>Nature of NI Water objections</u>
3.8	NI Water has lodged objections to Local applications for one or both of the following reasons. <ul style="list-style-type: none"> a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, and/or b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, and/ or

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

3.17	It should be noted that only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water are proposed to be delegated. Therefore, any of the Local applications listed at Appendix 1 which it transpires need to be referred to the Committee for other reason/s under the Scheme of Delegation will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
4.0	Financial & Resource Implications
4.1	Officers are aware of the infrastructure issues which NI Water are facing and have had regard to that in making this recommendation to Committee. However, each application must be assessed on its own merits and officers have sought detailed evidence to support the objections which have been provided by NI Water. That has not been forthcoming.
4.2	The cost and resources involved in individually reporting all Local applications to which NI Water has objected to the Planning Committee would be considerable. It would also require several additional sittings of the Committee.
4.3	Regard is also had to the considerable current pressures on the Planning Service and staff with an extremely high volume of live applications on hand due to the longer-term impacts of COVID-19 and ongoing technical issues with the new Planning Portal. The impacts of COVID-19 and other operational pressures were reported in detail to the 15 th February 2022 Planning Committee, item 12a. (hyperlink). In addition, technical issues with the new Planning Portal have reduced the rate of decisions. Combined with several key vacancies, total live applications have increased to around 1,100 application, an approximate 40% increase since pre-pandemic levels. It is very important that the Planning Service implements a range of measures to reduce live applications back down to more manageable levels. This includes securing delegated authority from the Committee for officers to deal with these Local applications subject to NI Water objections.
4.4	For the reasons set out above, officers are of the view that it would be appropriate to continue to delegate these applications.
5.0	Equality or Good Relations Implications / Rural Needs Assessment
5.1	No adverse impacts identified.
6.0	Appendices – Documents Attached
	Appendix 1 – List of Local applications which are proposed to be delegated to officers to determine.

**Appendix 1 – Local applications with NIW objections
(August 2023)**

	DEA	REFERENCE	DATE RECEIVED	PROPOSED	ADDRESS
1	Castle	LA04/2022/1076/F	23.05.2022	6No. dwellings (social housing).	Site of Former Greencastle PSNI Station 804 Shore Road Newtownabbey BT36 7DG.
2	Black Mountain	LA04/2023/3076/F	15.04.2023	Single storey extension to the Gael-Ionad Mhic Goill building, to provide additional common room space and classroom facilities, reception area, a multi-purpose room and heritage cafe space, with associated toilets and ancillary spaces in addition. An external outdoor performance area and landscaped areas will be provided in addition to car parking areas & bin stores.	Glor na Mona, Gaelionad Mhic Goill 4 Whiterock Close Belfast BT12 7RG
3	Black Mountain	LA04/2023/3151/F	25.04.2023	Demolition of existing building and construction of 15 no. apartments with associated car parking and landscaping.	159 Glen Road, Andersonstown, Belfast, BT11 8BS
4	Black Mountain	LA04/2023/3217/F	09.05.2023	Proposed demolition of existing retail unit to provide New Build Commercial Unit with 2 no. 1 Bed Apartments to upper floors.	535 Falls Road, Belfast, BT11 9AA
5	Castle	LA04/2023/2718/F	20.02.2023	3 storey dwelling	Vacant site immediately adjacent and 15m West of 99 Glandore Avenue, Belfast, BT15 3LT
6	Titanic	LA04/2023/2877/F	14/03/2023	Proposed residential development to convert retail and residential unit into 3no apartments	155 Albertbridge Road, Belfast, BT5 4PS
7	Castle	LA04/2022/1694/F	12/08/2022	Change of use from museum and vacant office building to 120 bedroom hotel including demolition of existing rear return and erection of 6 storey extension, and single storey roof top extension with ancillary bar/restaurant, covered roof top terrace and associated site works.	No's 5 and 9-13 Waring Street Belfast

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Subject:	Notices of Motion – Annual Update
Date:	15 th August 2023
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Christina Bateson, Business Research and Development Officer

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 type="checkbox"/> No <input checked="" type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	This report provides an annual update on the Notices of Motion that the Planning Committee is responsible for, in line with the agreement of the Strategic Policy & Resources (SP&R) Committee that all standing committees receive regular updates.
2.0	Recommendations
2.1	It is recommended that the Committee: <ul style="list-style-type: none"> Notes the updates to all Notices of Motion that this Committee is responsible for as referenced in Appendix 1.

3.0	Main report
3.1	<p>At the SP&R Committee meeting on 25th October 2019, members agreed “<i>that this Council notes that other Councils produce a monthly status report in relation to Notices of Motion; and agrees Belfast City Council adopts a similar practice and produces a monthly Notice of Motion Update which will be brought to each full Council Meeting, detailing the following:</i></p> <ol style="list-style-type: none"> 1. <i>Date received</i> 2. <i>Notice of motion title</i> 3. <i>Submitted by which Councillor</i> 4. <i>Council meeting date</i> 5. <i>Committee motion is referred to</i> 6. <i>Outcome of committee where Notice of Motion will be debated</i> 7. <i>Month it will be reported back to committee</i> 8. <i>Other action to be taken.”</i>
3.2	<p>Accordingly, Planning Committee will be provided with an annual report containing an overview of the actions taken and the progress of each motion that the committee is responsible for.</p>
3.3	<p>At the SP&R Committee on 20th November 2020, members approved the arrangement for the future management of motions, which included recommendations that Notices of Motion could be closed for one of two reasons:</p> <ul style="list-style-type: none"> • Category 1 – Notice of Motion contained an action that has been completed. All Notices of Motion within this category contained a specific task that has since been complete. It is worth noting that, when Committee agree to action a Notice of Motion, there are sometimes additional actions agreed alongside the Motion. As these are not technically part of the Notice of Motion, they are taken forward through normal committee decision making processes. The Notice of Motion can therefore be closed, but additional actions related to it will continue to be progressed and reported to the committee. • Category 2 - Notice of Motion has become Council policy or absorbed into a strategic programme of work. These Notices of Motion did not contain a specific task that could be complete but rather they are more strategic in nature and require changes in Council policy and/ or strategy for long term outcomes. Those listed within this category have all been agreed by Committee and are now either Council policy or are currently being implemented

	<p>through a Council strategy that is managed by a Standing Committee through the corporate planning process.</p>
3.4	<p>There are presently 2 Notices of Motion and Issues Raised in Advance for which the Planning Committee is responsible for. Members are asked to note the status updates for the 2 motions which will remain open. Additional information is included at Appendix 1.</p>
3.5	<p><u>Financial & Resource Implications</u></p> <p>There are no additional financial implications attached to this report. Finance and resource implications are considered by Committee when taking decisions on the specific Notices of Motion and Issues Raised by Members.</p>
3.6	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>There are no equality, good relations or rural needs implications contained in this report.</p>
4.0	Appendices – Documents attached
	Appendix 1: Notices of Motion Live Database – Planning Committee

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Planning Committee Notice of Motions

Notices of Motion and Issued Raised in Advance that remain OPEN

ID	Date	Notice of Motion	Proposed By	Referral Route	Lead Officer	Latest Status Update
236	22/02/2022	Historic Belfast Street Signs	Cllr McKeown	Notice of Motion – referred to Planning	Sinead Grimes	Following cross departmental discussions, responsibility for this NoM transferred from Place and Economy Department to Physical Programmes Department. Progress has been constrained due to resource pressures and will be picked up following the restructure of the Physical Programmes department.
279	18/10/2022	City Architect	Cllr Groogan	Issue Raised in Advance (Planning)	Kate Bentley	Initial scoping and investigation work has been undertaken with a view to holding a workshop with the Planning Committee. This will be progressed with the new Committee.

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Notices of Motion and Issued Raised in Advance recommended to CLOSE

ID	Date	Notice of Motion	Proposed By	Referral Route	Lead Officer	Update / Latest Status
		N/A				

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Addendum Report 2	
Application ID: LA04/2022/1861/F LA04/2022/1867/DCA LA04/2022/1860/A	Date of Committee: 15 th August 2023
Proposal: Replacement facade to active facade to facilitate the display of internally illuminated moving images.	Location: 1-3 Arthur Street Belfast BT1 4GA
Referral Route: Referral to the Planning Committee under section 3.8.1 of the Scheme of Delegation (request from Elected Member)	
Recommendation: Refusal	
Applicant Name and Address: Alterity Investments Limited 4 Annadale Avenue BT7 3JH	Agent Name and Address: Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Background <p>These applications for full planning permission, Conservation Area Consent, and Advertisement Consent were originally reported to the April 2023 Planning Committee when they were deferred for a Committee Site Visit. The Site Visit took place on 28th June.</p> <p>The applications were then due to be considered at the 29th June Committee. However, the applications were withdrawn from the agenda following correspondence from the applicant who stated that they were unable to make arrangements to address the Committee and that they had insufficient time to address the relevant policies in the adopted Belfast LDP Plan Strategy. However, no information has since been submitted by the applicant on the Plan Strategy.</p> <p>This Addendum Report 2 should be read in conjunction with Addendum Report 1 and the original report to the April 2023 Committee which are appended.</p> <p>For clarification, the Committee is considering three separate but related applications. An application for full planning permission for active façade to the front and side elevations of the building. An application for Conservation Area Consent for demolition of a section of the existing façade. Finally, an application for Advertisement Consent for the active façade with internal illuminated moving images.</p> <p>The recommendation remains to refuse permission and consents for the reasons set out in Addendum Report 1.</p>	

Addendum Report 1

Application ID: LA04/2022/1861/F LA04/2022/1867/DCA LA04/2022/1860/A	Date of Committee: 29 th June 2023
Proposal: Replacement facade to active facade to facilitate the display of internally illuminated moving images.	Location: 1-3 Arthur Street Belfast BT1 4GA
Referral Route: Referral to the Planning Committee under section 3.8.1 of the Scheme of Delegation (request from Elected Member)	
Recommendation: Refusal	
Applicant Name and Address: Alterity Investments Limited 4 Annadale Avenue BT7 3JH	Agent Name and Address: Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Background <p>These applications for full planning permission, Conservation Area Consent, and Advertisement Consent were previously reported to the April 2023 Planning Committee. The applications were deferred for a Committee Site Visit.</p> <p>This addendum report should be read in conjunction with the original report to the April committee which is appended.</p> <p>Since the application was deferred, the Belfast Local Development Plan: Plan Strategy has been adopted (as of 02 May 2023). This provides a new policy framework for decision-making.</p> <p>The proposal involves three separate applications. An application for full planning permission for active façade to the front and side elevations of the building. An application for Conservation Area Consent for demolition of a section of the existing façade. Finally, an application for Advertisement Consent for the active façade with internal illuminated moving images.</p>	
Updated Policy Context <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was</p>	

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 applications.

- Policy BH1 – Listed Buildings
- Policy BH2 – Conservation Areas
- Policy DES4 – Advertising and Signage

Supplementary Planning Guidance

Advertisements and Signage

Updated Assessment

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

Consultation Responses

No additional consultations have been necessary following adoption of the Plan Strategy.

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.

Impact on the character and appearance of the City Centre Conservation Area

Policy BH2 of the Plan Strategy contains 9 criteria that apply to alterations to buildings within Conservation Areas. The application for full planning permission is to be assessed under this policy. For the reasons set out in the original Committee report, appended, the proposal is considered to fail to accord with the following criteria:

- a. the proposal would neither preserve nor enhance the character and appearance of the Conservation Area;
- b. the proposal would not respect the built form of the area by way of height, scale, form, legibility, materials and detailing)
- c. key views within, into or out of the Conservation Area would be negatively impacted;
- e. the proposal is contrary to the Belfast City Centre Conservation Area Guide; and

- f. the proposal does not use traditional or sympathetic materials found in the surrounding area, and the materials are not in keeping with those found in the surrounding area

It is considered that there is no conflict with criterion d. (impact on trees, archaeological or other landscape features). Criteria f., g. and h. are not considered relevant.

In terms of the proposed advertisement, for the reasons set out in the original Committee report, it is considered that the proposal is in conflict with the following criteria in Policy DES4:

- a. the proposal is not of good design quality, nor located sensitively within the streetscape;
- b. the proposal would result in clutter when read in addition to existing advertising and signage in the area; and
- c. the proposal would adversely impact on the Conservation Area.

The Plan Strategy introduces new guidance namely Supplementary Planning Guidance for Advertisements and Signage and this replaces the guidance contained within PPS 17.

Paragraph 4.5.1 of the SPG provides general good practice in relation to signage which impacts the setting of heritage assets. It would not be expected that any proposed signage should be designed to be historic given the nature of the modern building, however, there is a presumption against illumination and it is acknowledged that illumination can have a significant adverse impact on listed buildings. As set out in the original Committee report, the scale of the advertisement and illumination will accentuate the negative impact of the proposal on the Conservation Area as well as the surrounding listed buildings.

Impact on the setting of Listed Buildings

Policy BH1 of the Plan Strategy contains 5 criteria for new development affecting the setting of listed buildings. Criteria (a), (c) and (d) are similar to the criteria contained within Policy BH 11 in PPS 6 and the substantive issues are set out in the original Committee report. It is considered that the proposal is in conflict with the following criteria in Policy BH1:

- a. The proposal is not sympathetic to the essential characteristics, scale, height, massing and alignment of the adjacent Listed Buildings by way of its scale, form, materials and detailing;
- b. The proposal would result in a competing focus to the Listed Buildings, drawing the eye away from them and diluting their prominence and importance in the street-scene;
- c. The nature of the proposal does not respect the character of the setting of the Listed Buildings;
- d. The proposal would have a detrimental impact on the setting of the Listed Buildings.

There is no supplementary planning guidance to take account of in respect of this policy and therefore there is no conflict with criteria e.

The proposal is in conflict with criterion c. of Policy DES4 as the proposal will adversely affect the adjacent Listed Buildings.

Suitability of Demolition

Policy BH2 of the Plan Strategy contains two criteria in relation to demolition. Demolition of a building will only be permitted where the building to be demolished (whole or in part) makes either a negative or no material contribution to the character and appearance of the Conservation Area. In this case, the existing building/structure is not considered to make a material contribution. However, approval of Conservation Area Consent will normally be conditional on prior agreement for the redevelopment of the site. The proposed development is not acceptable and therefore demolition consent cannot be granted due to the unsuitability of what is proposed to be put back following the demolition.

Recommendation

The recommendation remains that planning permission, Conservation Area Consent and Advertisement Consent should be refused with delegated authority given to the Director of Planning and Building Control to finalise the wording of the refusal reasons.

The draft refusal reasons are below.

LA04/2022/1861/F

1. The proposal, by reason of its character, size, position and design, would be a highly incongruous feature in Arthur Square and would have a detrimental impact on the character and appearance of the Conservation Area. The proposal is contrary to paragraph 6.18 of the SPPS; criteria (a) (b) (c) and (e) of Policy BH2 of the Belfast Local Development Plan: Plan Strategy 2035; and City Centre Conservation Area Design Guide; and is unacceptable.
2. The proposal, by reason of its character, size, position and design, would visually compete with and adversely affect the setting of adjacent Listed Buildings. The proposal is contrary to paragraph 6.12 of the SPPS and criteria (a) (b) (c) and (d) of Policy BH1 of the Belfast Local Development Plan: Plan Strategy 2035; and is unacceptable.

LA04/2022/1867/DCA

1. An acceptable replacement scheme following demolition has not been achieved through the full planning application under reference LA04/2022/1861/F. The proposed demolition would therefore fail to preserve to enhance the character or appearance of the Conservation Area. The proposal is therefore contrary to paragraph 6.12 of the SPPS and criterion (k) of Policy BH2 of the Belfast Local Development Plan: Plan Strategy 2035.

LA04/2022/1860/A

1. The proposal, by reason of its character, size, position and design, would be a highly incongruous and insensitive feature in the street-scene, would result in clutter and adversely affect amenity and the Conservation Area. The proposal is therefore contrary to paragraphs 5.57 to 5.60 of the SPPS and criteria (a) (b) and (c) of Policy DES4 of the Belfast Local Development Plan: Plan Strategy 2035 band is unacceptable.

Committee Report

Development Management Report	
Application ID: LA04/2022/1861/F LA04/2022/1867/DCA LA04/2022/1860/A	Date of Committee: 18 th April 2023
Proposal: Replacement facade to active facade to facilitate the display of internally illuminated moving images.	Location: 1-3 Arthur Street Belfast BT1 4GA
Referral Route: Referral to the Planning Committee under section 3.8.1 of the Scheme of Delegation (request from Elected Member)	
Recommendation: Refusal	
Applicant Name and Address: Alterity Investments Limited 4 Annadale Avenue BT7 3JH	Agent Name and Address: Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Executive Summary: This report relates to three separate, but related applications described as follows. LA04/2022/1861/F: application for planning permission for replacement facade to active facade to facilitate the display of internally illuminated moving images (temporary permission for 5 years). LA04/2022/1860/A: application for Advertisement Consent for active façade to facilitate the display of LED internally illuminated moving images (temporary consent for 5 years). LA04/2022/1867/DCA: application for Conservation Area Consent for part demolition of façade to facilitate replacement façade. The key issues are: <ul style="list-style-type: none"> • Impact on the character and appearance of the City Centre Conservation Area • Impact on the setting of Listed Buildings • Suitability of the demolition • Impact on amenity • Impact on public safety <p>The site is located at Nos. 1-3 Arthur Street. It is within the City Centre Conservation Area. Of the buildings which face onto Arthur Square, the host building is the only building that is not listed.</p> <p>The Conservation Officer and DfC Historic Environment Division were consulted and both object to the proposal in that the proposal would neither preserve or enhance the Conservation Area and would provide a competing focus to the surrounding listed buildings, to the detriment of their setting. It is recommended that the permission and consents are refused for these reasons.</p> <p>No objections were received from third parties.</p>	

The applications are brought before the Committee under paragraph 3.8.1 of the Scheme of Delegation at the request of Councillor Dorrian. The planning grounds for the request to refer the application to the Planning Committee are:

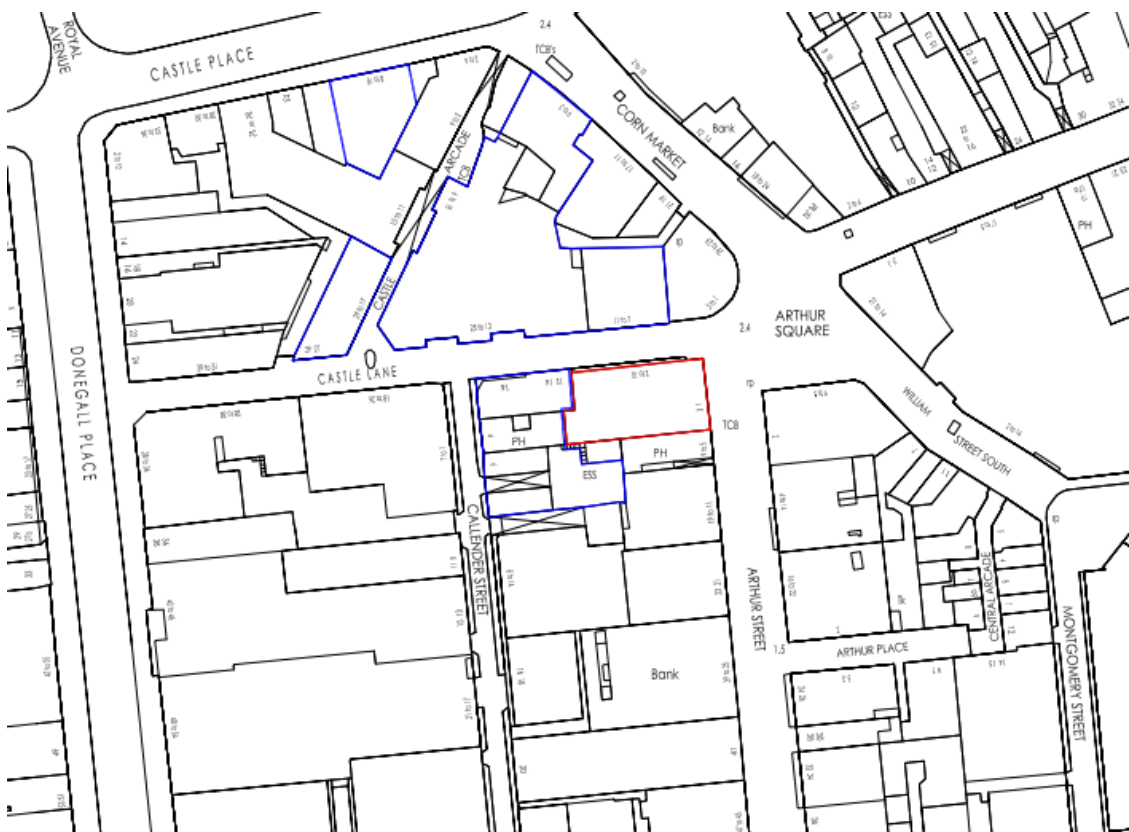
- Need for traditional and modern infrastructure to co-exist with the historic environment;
- Impact on the setting of the listed buildings should be considered acceptable given the precedents already established in the city, e.g. Shaftesbury Square and the advertising sign next to the orange hall on the Albertbridge Road.

Recommendation

It is recommended that permission and consents are refused with delegated authority given to the Director of Planning and Building Control to finalise the wording of the refusal reasons.

Case Officer Report

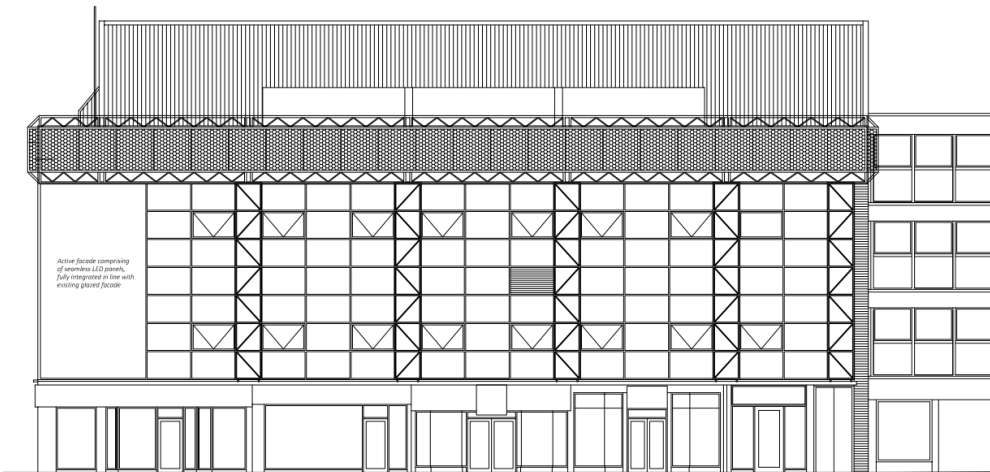
Site Location Plan



Proposed Elevations



Proposed Elevations



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>This report relates to three separate, but related applications described as follows.</p> <p>LA04/2022/1861/F: application for planning permission for replacement facade to active facade to facilitate the display of internally illuminated moving images (temporary permission for 5 years).</p> <p>LA04/2022/1860/A: application for Advertisement Consent for active façade to facilitate the display of LED internally illuminated moving images (temporary consent for 5 years).</p> <p>LA04/2022/1867/DCA: application for Conservation Area Consent for part demolition of façade to facilitate replacement façade.</p>
2.0	<p>Description of Site</p> <p>The site is located at Nos. 1-3 Arthur Street. The building is located in a prominent location fronting onto Arthur Square which is a pedestrianised area forming the junction of five streets. The square contains a centrepiece of modern art and the site is a prominent building between Arthur Street and Castle Lane. The building itself is a 3 storey non-historic glass curtain wall building.</p> <p>The proposal is located within the City Centre Conservation Area and of the buildings which face onto Arthur Square, the host building is the only building to not be listed.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2016/1284/F, Proposed relocated electronic big screen, to replace existing screen (currently at roof level) and reposition it at 1st floor level on Arthur Street facade. PERMISSION REFUSED. 07.09.2016.</p> <p>LA04/2016/0223/A, Proposed advertising screen 5 x 3m, PERMISSION REFUSED, 07.09.2016.</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	<p>Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014)</p> <p>Following the Court of Appeal decision on BMAP, the extant development plan is the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. It is considered that significant weight should be afforded to the latest version of Draft BMAP (v2014) given its advanced stage in the Development Plan process, save for retail policies relating to Sprucefield, which remain contentious.</p>
4.3	<p>Belfast Local Development Plan Draft Plan Strategy 2035</p> <p>The LDP 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</p>

	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 adopted. Paragraph 1.10 of the 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 the transitional period planning authorities will apply existing policy together with the SPPS.
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	Planning Policy Statement 6: Planning, Archaeology and The Built Heritage
4.6	Planning Policy Statement 17: Outdoor Advertisements
5.0	Statutory Consultees Responses DfC Historic Environment Division – objection (see main report)
6.0	Non Statutory Consultees Responses Conservation Officer – objection (see main report)
7.0	Representations The full application was advertised on the 21 st October 2022 and neighbour notified on 12 October 2022. The demolition consent was advertised on the 21 st October 2022. No publicity is required for applications for Advertisement Consent. No representations have been received from third parties.
8.0	Other Material Considerations Belfast City Centre Conservation Area Guide
9.0	Assessment
9.1	The proposal is considered to be contrary to the development plan.
9.2	Assessment The key issues to be considered are: <ul style="list-style-type: none"> • Impact on the character and appearance of the City Centre Conservation Area • Impact on the setting of Listed Buildings • Suitability of the demolition • Impact on amenity • Impact on public safety
9.3	Impact on the character and appearance of the City Centre Conservation Area With regards to development in Conservation Areas, Section 104(11) of the Planning Act (Northern Ireland) 2011 states that special regard must be had to the desirability of; <ol style="list-style-type: none"> (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise; (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise
9.4	In relation to the application for full planning permission, paragraph 6.18 of the SPPS states that: <i>'In managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise. Accordingly, there will be a general presumption against the grant of planning permission for development or</i>

	<p><i>conservation area consent for demolition of unlisted buildings, where proposals would conflict with this principle. This general presumption should only be relaxed in exceptional circumstances where it is considered to be outweighed by other material considerations grounded in the public interest. In the interests of protecting the setting of designated Conservation Areas, new development in proximity needs to be carefully managed so as to ensure it respects its overall character and appearance. Important views in and out of the Conservation Area should be retained.'</i></p>
9.5	<p>Policy BH 12 of PPS 6 provides criteria for assessing proposals for new development in a Conservation Area.</p>
9.6	<p>The proposal contains essentially two active, digital advertisements measuring 3.84m x 7.46m on the east and north façades of the host building.</p>
9.7	<p>The proposed active façade would be located in a very prominent location within the Conservation Area facing onto Arthur Square. As described within the Conservation Area Guide: <i>'Arthur Square provides a central node to the pedestrian environment, and is contained by a variety of different styled buildings of architectural quality.'</i></p>
9.8	<p>The scale of the proposal is considered excessive and would neither preserve or enhance the character and appearance of the area. The active facade/advertisement would not be of a scale that is not in sympathy with the characteristic built form of the area, neither do the scale, form, materials and detailing of the proposal respect the characteristics of the listed adjoining buildings in the area. The active, digital nature of the proposal would accentuate its impact. It is considered that the scale of the façade/advertisement would fail to protect important views into/out of the Conservation Area. The proposal would be prominent and dominating when viewed from Arthur Square, negatively impacting an important node within the Conservation Area as well as detracting from neighbouring listed buildings.</p>
9.9	<p>The host building itself forms one side of Arthur Square and while the building itself is non-historic and of limited architectural value the scale of the advert itself would dominate views of the building and surrounding area. The proposal would be viewable on the approach to Arthur Square, most notably on the approach from Ann Street from which the building visually terminates the vista. Obscure views of the proposal would be from Castle Lane and Arthur Street and, although less direct, would still place an emphasis onto an unsympathetic façade and advertisement.</p>
9.10	<p>Paragraph 7.15 of PPS 6 states that signage on upper floors or buildings and the internal illumination of signs will not normally be acceptable. Similarly, the <i>Belfast City Centre Conservation Area Design Guide</i> states that only in exceptional circumstances where they are essential to the use of the upper floor, will advertising signs be permitted above ground floor fascia level. Furthermore, the Design Guide states that advertising panels have a particularly detrimental effect on visual character and only in exceptional circumstances will they be permitted. The proposal occupies the first to second storey of the building contrary to the Design Guide and would not relate to the building itself.</p>
9.11	<p>The Conservation Officer was consulted and objects to the proposal stating that the proposed sign would have a harmful effect on the character and appearance and visual amenity of the Conservation area. Such signage is not historic / traditional to the Conservation Area. Furthermore, the Conservation Officer states that the proposal would have the visual appearance of a large sheet/advertising hoarding attached to the building and occupying a substantial proportion of the façade.</p>
9.12	<p>It is considered that the proposal fails to accord with Section 104(11) of the Planning Act (Northern Ireland) 2011, paragraph 6.18 of the SPPS and Policy BH 12 of PPS 6 in that</p>

	<p>the proposal does not preserve or enhance the character and appearance of the Conservation Area.</p> <p>Impact on the setting of Listed Buildings</p>
9.13	<p>Section 91 (2) of the Planning Act (Northern Ireland) 2011 states that ‘the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’</p>
9.14	<p>Paragraph 6.12 of the SPPS states Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses.</p>
9.15	<p>Policy BH 11 of PPS 6 provides criteria for assessing proposals that affect the setting of a Listed Building.</p>
9.16	<p>The proposal faces onto Arthur Square which contains the following Listed Buildings:</p> <ul style="list-style-type: none"> • HB26/50/039 - Masonic Building 13-14 Arthur Square Belfast County Antrim BT1 4FF – Grade B+ • HB26/50/096 - Mayfair Building Arthur Square Belfast County Antrim BT1 4FE – Grade B1 • HB26/50/178 - Arthur Chambers 4-14 Arthur Street Belfast Co Antrim BT1 4GD – Grade B2 • HB 26/50/304 - 1- 5 Castle Lane & 23-29 Cornmarket Belfast Co Antrim BT1 4FB – Grade B2
9.17	<p>DfC Historic Environment Division has been consulted and objects to the proposal, stating that the illuminated and moving signage would create a competing focus to the listed buildings which form the attractive historic perimeter of Arthur Square.</p>
9.18	<p>Having regard to HED's advice, officers advise that the proposal fails to respect the surrounding listed buildings by reason of its location, scale and design. The scale of the proposal would detract from setting of the listed buildings by dominating Arthur Square and detracting from views of the surrounding listed buildings. The host building appears pinched between two listed buildings when viewed from Ann Street, William Street South and Castle Lane. The proposal would bring undue prominence to the building which is of less architectural merit than those surrounding and will detract from the adjacent listed buildings. The proposal is of a modern and untraditional design with internal illumination and would dominate the surrounding listed buildings. The nature of the use of an advertisement on the façade fails to respect the character of the setting of the listed buildings which do not contain advertisements on the upper floors. The proposal is considered to fail to accord with the Strategic Planning Policy Statement and Policy BH 11 of PPS 6 and is unacceptable.</p>
	<p>Other considerations</p>
9.19	<p>The applicant has submitted supporting documents including a Planning Summary, Conservation Impact Assessment and a letter responding to the consultation responses from DfC HED and the Conservation Officer.</p>
9.20	<p>It is noted that the proposal is for temporary permission for a period of 5 years. As per the Planning Summary this is to allow an assessment of the benefits and actual impact. However, officers advise that the impacts of the proposal on the Conservation Area and</p>

	<p>setting of nearby Listed Buildings would be obvious and harmful and do not need to be tested. The proposal fails the legislative requirements and relevant planning policies by failing to preserve the character or appearance of the Conservation Area and harming the setting of surrounding listed buildings, it is therefore not necessary for temporary approval to be granted to test the impact the proposal will have.</p>
9.21	<p>The applicant proposes through a Section 76 planning agreement that a proportion of airtime would be made available to Belfast City Council as well as providing interpretative information on the Conservation Area and listed buildings to mitigate any conflict created by the screen with these buildings. However, officers advise that the content of the advertising screen would not mitigate the impact of the screen itself, which would remain harmful to the historic environment. Providing content and information on the Conservation Area and listed buildings would in itself attract attention to the advertising screen impacting the listed buildings which should remain the main focus.</p>
9.22	<p>The Planning Summary refers to previous refusals on the site and states that they are not comparable to a temporary application nor to this application which is to incorporate the screen into the façade of the building. The application LA04/2016/0223/A was for an advertisement screen on the upper floors of the building, while not incorporated into the façade the policy considerations remains similar to this application. The current proposal is for a larger scale screen on two facades of the building and would have an even greater harmful impact. The Planning Statement also refers to planning application LA04/2020/0558/A for an advertising screen at 112 Ann Street. However, the application is not comparable to this proposal as it is not within a Conservation Area and is not surrounded by listed buildings to the extent of this proposal.</p>
9.23	<p>A Conservation Impact Assessment has been submitted and has been addressed by the Conservation Officer. The Conservation Officer agrees with the visibility analysis but considers that the proposed signage would be visually obtrusive in a key civic set piece with high pedestrian footfall, drawing the eye from listed heritage assets. The Conservation Officer disagrees with the analysis at paragraph 7.09.1 in that the LED active façade element would introduce a more visually diverse element between two listed structures. The opinion of the Conservation Officer is that visual prominence/ perceptual significance should remain with the heritage assets and non-historic elements not given emphasis. The Conservation Officer disagrees with the commentary on 1-5 Castle Lane/ 1-3 Arthur Lane in that the proposal would cause visual competition and with the assessment at paragraph 7.09.2 as the proposal frames a vista along Castle Lane terminated by the Masonic Building from which the proposed signage would set up visual competition. In relation to paragraph 7.10, the Conservation Officer considers the proposal to be detrimental to the setting of a number of listed buildings and the appreciation/ perception/ experience of the place as an historic node.</p>
9.24	<p>A letter from the applicant with a response to the consultees was submitted on the 14th February 2023. The applicant refers to the airtime to be provided to the Council to highlight the surrounding listed buildings. As previously stated, this by its nature will attract attention to the advertising screen rather than the listed buildings. It does not mitigate the harmful impacts of the proposal on the setting of the Listed Buildings. The applicant refers to Policy BH 11 and use of the word 'normally' which allows the Council to make a balanced planning judgement. The applicant states that the airtime and digital content should carry significant determinative weight. While the word 'normally' does allow a degree of flexibility, officers are clear that the proposal would be harmful and contrary to planning policy. The content of the screen does not have significant weight as the screen itself is contrary to policy regardless of the content. The applicant states that the Conservation Officer is incorrect and there are no vistas terminated by listed buildings in which the proposed active façade is visible. However, on the approach to Arthur Square from Ann Street the vista is terminated by both the</p>

	neighbouring building at 1- 5 Castle Lane/23-29 Cornmarket and the host building, the proposed active façade will be particularly viewable and appear to dominate the neighbouring listed building.
9.25	The applicant states that <i>'it is hard to see how the proposed alteration to the façade of a building deemed as having low significance in terms of architectural or historic merit can detract from the prominence of Listed Buildings which are facing it across from or obliquely to it.'</i> While the building itself is of low significance in terms of architectural or historic merit, the active façade would bring prominence to the building. The proposal would dominate Arthur Square detracting from both the Conservation Area and the Listed Buildings. As described when viewing the host building from towards Ann Street and William Street South, it appears pinched between two listed buildings, the proposal would detract from views of these listed buildings.
9.26	The applicant states that the existing corner feature within the building protrudes from the façade and is therefore more obtrusive than the proposed active façade. While the existing structure protrudes it does not impact on views of the building. The proposed active façade with its proposed illuminated screen would impact views of the host building as well as impact views of the Conservation Area and surrounding listed buildings. The statement sets out that the active façade can have a positive impact by giving life and interest to a building of limited/low heritage significance. It states the introduction of the active façade would encourage visitors to look up and draw the eye to appreciate the historic facades which complete Arthur Square, the active façade would to some degree illuminate the surrounding facades and highlight them. However, officers consider that the proposal would bring prominence to the building and detract from the surrounding character and setting of the listed buildings. An active façade/advertisement by its very nature is designed to attract attention and this would detract from the surrounding area and listed buildings regardless of the content of the advertisement. The argument that the active façade would illuminate the surrounding listed buildings demonstrates the potential detrimental impact the proposal will have.
9.27	<p>Suitability of the Demolition</p> <p>An application for Conservation Area Consent has been submitted for demolition of the section of the façade to be replaced under the reference LA04/2022/1867/DCA. The proposed demolition is considered under paragraph 6.15 of the SPPS and Policy BH 14 of PPS 6. The host building itself makes no material contribution to the character and appearance of the Conservation Area. While the proposed demolition would not in itself impact on the Conservation Area, it has been considered that the proposed active façade/advertisement is contrary to policy. Policy BH 14 states that where Conservation Area Consent for demolition is granted this will normally be conditional on prior agreement for the redevelopment of the site. The proposed development is not acceptable and therefore demolition consent cannot be granted due to the unsuitability of what is proposed to be put back following the demolition. The proposed demolition is therefore contrary to Policy BH 14 of PPS 6 and is unacceptable.</p>
9.28	<p>Impact of the Advertisement on Amenity</p> <p>Paragraph 6.57 of the SPPS states that Advertisement Consent should be given for the display of an advertisement where it respects amenity, when assessed in the context of the general characteristics of the locality.</p>
9.29	Paragraph 6.59 further states that care must be taken to ensure that all proposals will not detract from the place where advertising is to be displayed or its surroundings. In particular, it is important to prevent clutter, to adequately control signs involving illumination and to protect features such as listed buildings, and conservation areas from the potential adverse effects of advertising.

9.30	Paragraph 6.14 of the SPPS states ' <i>Consent for the display of advertisements or signs on a listed building should only be forthcoming where these are carefully designed and located to respect the architectural form and detailing of the building, and meet the requirements of strategic policy on the Control of Outdoor Advertisements.</i> '
9.31	Policy AD1 (i) of PPS 17 echoes that of paragraph 6.57 of the SPPS and states that consent will be given for the display of an advertisement where it respects amenity, when assessed in the context of the general characteristics of the locality. Amenity in relation to advertisements is usually understood to mean its effect upon the appearance of the building or structure or the immediate neighbourhood where it is displayed, or its impact over long distance views.
9.32	The proposal is considered to be contrary to the SPPS and Policy AD1 of PPS 17. With respect to Part (i) Amenity it is considered that the proposed advert is of a size, scale and design which would appear unduly prominent. The site is within a sensitive location surrounded by a number of listed buildings and within the City Centre Conservation Area. Given the sensitive location the advertisement would be overly dominant. As per the SPPS, it is important to adequately control signs involving illumination and to protect features such as listed buildings, and conservation areas from the potential adverse effects of advertising. The scale of the advertising fails to protect the listed buildings and conservation area. Guidance within PPS 17 states that high level signs will generally only be appropriate where they relate to the scale and primary use of the host building, the advertisement in this case would not. Furthermore, the guidance states that only the lettering should be illuminated, the level and type of illumination display in this case will further make the advertisement prominent and unduly dominant.
9.33	It is also considered that the proposed advertisement would result in clutter. The surrounding area contains signage which in the main relates to the retail uses at ground floor level, there is also an LED screen at ground floor level. The area contains low level signage or higher level signage of a modest scale. The proposal would be at a scale which would dominate the surrounding area and is located on the upper floors of the building giving concerns that this would lead to the appearance of clutter in a conservation area.
9.34	The proposal fails to accord with the Strategic Planning Policy Statement, Policy AD 1 of PPS 17 and Policy BH 13 of PPS 6, and is unacceptable.
	<p>Impact of the Advertisement on Public Safety</p>
9.35	Arthur Square is not routinely used by vehicle traffic and it is considered that the proposal would not have an adverse impact on highway or public safety.
10.0	<p>Summary of Recommendation:</p> <p>It is recommended that permission and consents are refused with delegated authority given to the Director of Planning and Building Control to finalise the wording of the refusal reasons.</p>

11.0	<p>Draft Refusal Reasons</p> <p>LA04/2022/1861/F</p> <p>3. The proposal is contrary to paragraph 6.18 of the SPPS and Policy BH 12 criterion (a) (b) (c) (e) (g) of PPS 6: Planning, Archaeology and The Built Heritage in that the scale, form and design of the proposal would fail to preserve or enhance the character of the City Centre Conservation Area.</p> <p>4. The proposal is contrary to paragraph 6.12 of the SPPS and Policy BH 11 criterion (a) and (c) of PPS 6: Planning, Archaeology and The Built Heritage in that the scale, height, massing, design and nature of the proposed active signage would visually compete with and adversely affect the setting of surrounding Listed Buildings.</p> <p>LA04/2022/1867/DCA</p> <p>2. The proposal is contrary to paragraph 6.12 of the SPPS and Policy BH 14 of Planning Policy Statement 6: Planning, Archaeology and Built Heritage in that an acceptable scheme has not been achieved through the full planning application under reference LA04/2022/1861/F. The proposed demolition would therefore fail to preserve to enhance the character or appearance of the Conservation Area.</p> <p>LA04/2022/1860/A</p> <p>2. The proposal is contrary to paragraphs 6.57 to 6.59 of the SPPS, Policy AD1 criterion (i) of PPS 17: Control of Outdoor Advertisements and Policy BH 13 of Planning Policy Statement 6: Planning, Archaeology and The Built Heritage in that the proposed advertisement, by reason of its unsympathetic design, location and excessive scale, would fail to respect amenity and would adversely affect the character of the Conservation Area.</p>
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Notification to Department (if relevant)

The application for Conservation Area Consent would have to be notified to the Department for Infrastructure were the Planning Committee to resolve to grant consent.

Addendum Report 1	
Application ID: LA04/2023/2640/F	Date of Committee: 15 th August 2023
Proposal: Front porch extension. Two storey extension to side and rear. Internal alterations and External alterations including change in roof materials, and related to energy efficiency improvements – Rendering of property, Air Source Heat Pump, Solar PV panels, triple glazing & external wall insulation with rendered finish (amended description)	Location: 30 Dorchester Park Malone Upper Belfast BT9 6RJ
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation (request from an Elected Member)	
Recommendation: Approval with conditions	
Applicant Name and Address: Gary Colleary 30 Dorchester Park Malone Upper Belfast BT9 6RJ	Agent Name and Address: Olivia Laughlin 50.8 Architecture + Interiors Clockwise Offices 48-60 High Street Belfast BT1 2BE
<p>Background</p> <p>This application was due to be reported to the 29th June 2023 Planning Committee, however, it was withdrawn from the agenda following a late representation from an objector who claimed that the submitted drawings were inaccurate. Officers subsequently met the applicant and corrections and alterations have been made to the plans. Officers have previously met with the objector to discuss their concerns.</p> <p>This addendum report should be read in conjunction with the original report to the 29th June Committee which is appended.</p> <p>Amendments to the application</p> <p>Subsequent amendments to the application include the following:</p> <ul style="list-style-type: none"> • the location of the boundary fence between the application site and No. 32 Dorchester Park (objector) has been adjusted to account for revised topographical survey information. This has resulted in minor alteration of the red line application site (a reduction with the remaining land in the applicant’s control outlined in blue); • correction of the position of the kitchen window of the objector’s property at No.32 Dorchester Park; • 45 degree vertical angles test from the same neighbouring kitchen window; and • amendments to the proposed external materials (changing from charred timber cladding to brick). <p>All new and amended plans are available to view on the public Planning Portal and are dated 27th July 2023.</p>	

The applicant also states that the proposal involves significant energy efficiency upgrades to the existing house in accordance with Policy RD2 of the Plan Strategy. In this regard, the applicant makes the following points:

- The existing dwelling is cold and draughty and the proposed external rendering is the most effective form of insulation;
- An air source heat pump is proposed to provide low carbon heating; and
- Solar PV panels proposed on the south facing areas of roof.

Further objections

Re-consultation has taken place with neighbours following the submission of the amended plans and further representations have been made by the objector at No.32 Dorchester Park. These are summarised below along with an officer response; in some cases the points repeat previous objections address in the original report to the 29th June Committee.

- Reiterates that there would be a 1 metre separation between the proposed extension and the boundary with their property as required by the *Residential Extensions and Alterations* Supplementary Planning Guidance (SPG). Concerns about maintenance.

Officer response: design issues are addressed in the original report.

- Potential damage to the foundations to No. 32 Dorchester Park.

Officer response: this would be a civil issue.

- The proposed extensions are over-sized and not subordinate. The proposal would result in a “terracing effect” contrary to planning policy with the visual gap between the properties disappearing.

Officer response: design issues are addressed in the original report.

- The proposal completely changes the character of the house. The proposals do not tie in with the style, design and materials of the existing property.

Officer response: design issues are addressed in the original report.

- The proposal breaches the 45 degree guidance in terms of impact on the side kitchen window in No. 32 Dorchester Park. Loss of light and outlook from the window.

Officer response: this issue is dealt with in the original report.

- The proposal is contrary to the guidance *Creating Places* and would result in unacceptable overlooking of the rear of No. 28 Dorchester Park on the other side. The minimum separation distances would not be achieved.

Officer response: the separation distance is approximately 12 metres, which is considered ample separation and would not result in unacceptable overlooking of the neighbouring property at No. 28 Dorchester Park.

- The proposed garage does not meet the minimal requirements for internal width and cannot be used as a parking space.

Officer response: it is considered that there would be sufficient remaining space within the curtilage of the property and on-street to park two vehicles.

- Concerns about buildability and fire issues (supported by a report from the objector's architect).

Officer response: these are civil and building control matters respectively.

- The proposal remains contrary to planning policy and should be refused.

Officer response: refer to original Committee report.

Recommendation

The recommendation remains to approve the application with conditions as set out in the original report. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters that may arise.

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 29th June 2023	
Application ID: LA04/2023/2640/F	Target Date:
Proposal: Front porch extension. Two storey extension to side and rear. Internal alterations and External alterations including change in roof materials, and related to energy efficiency improvements – Rendering of property, Air Source Heat Pump, Solar PV panels, triple glazing & external wall insulation with rendered finish (amended description)	Location: 30 Dorchester Park Malone Upper Belfast BT9 6RJ
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation (request from an Elected Member)	
Recommendation: Approval	
Applicant Name and Address: Gary Colleary 30 Dorchester Park Malone Upper Belfast BT9 6RJ	Agent Name and Address: Olivia Laughlin 50.8 Architecture + Interiors Clockwise Offices 48-60 High Street Belfast BT1 2BE

Officer Report

1.0

Drawings

Site Location Plan and Block Plan

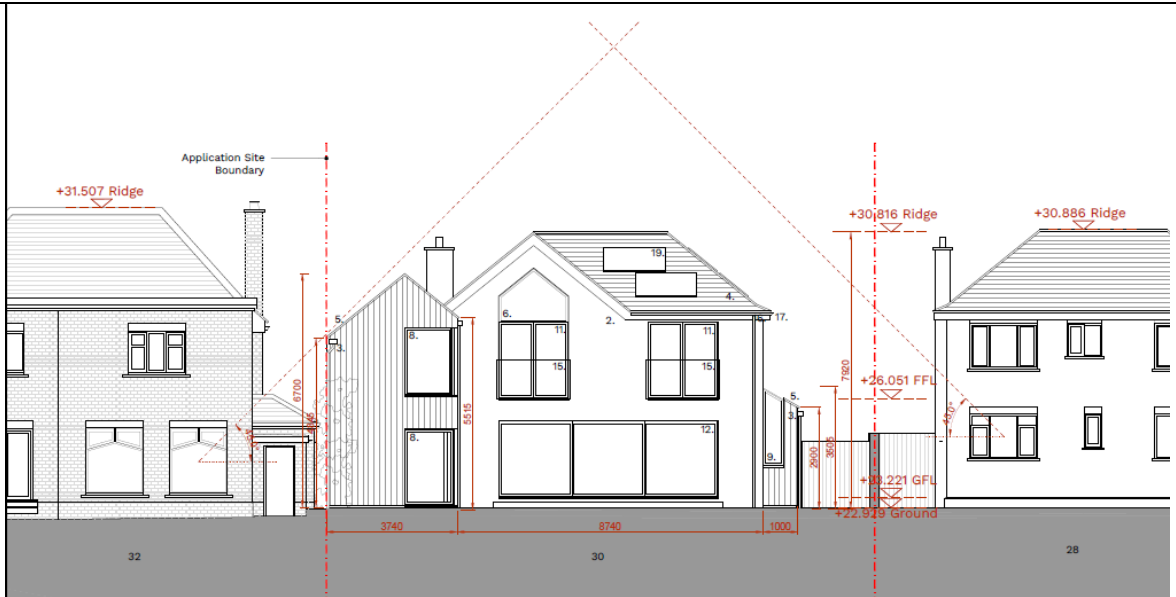


Existing Elevations

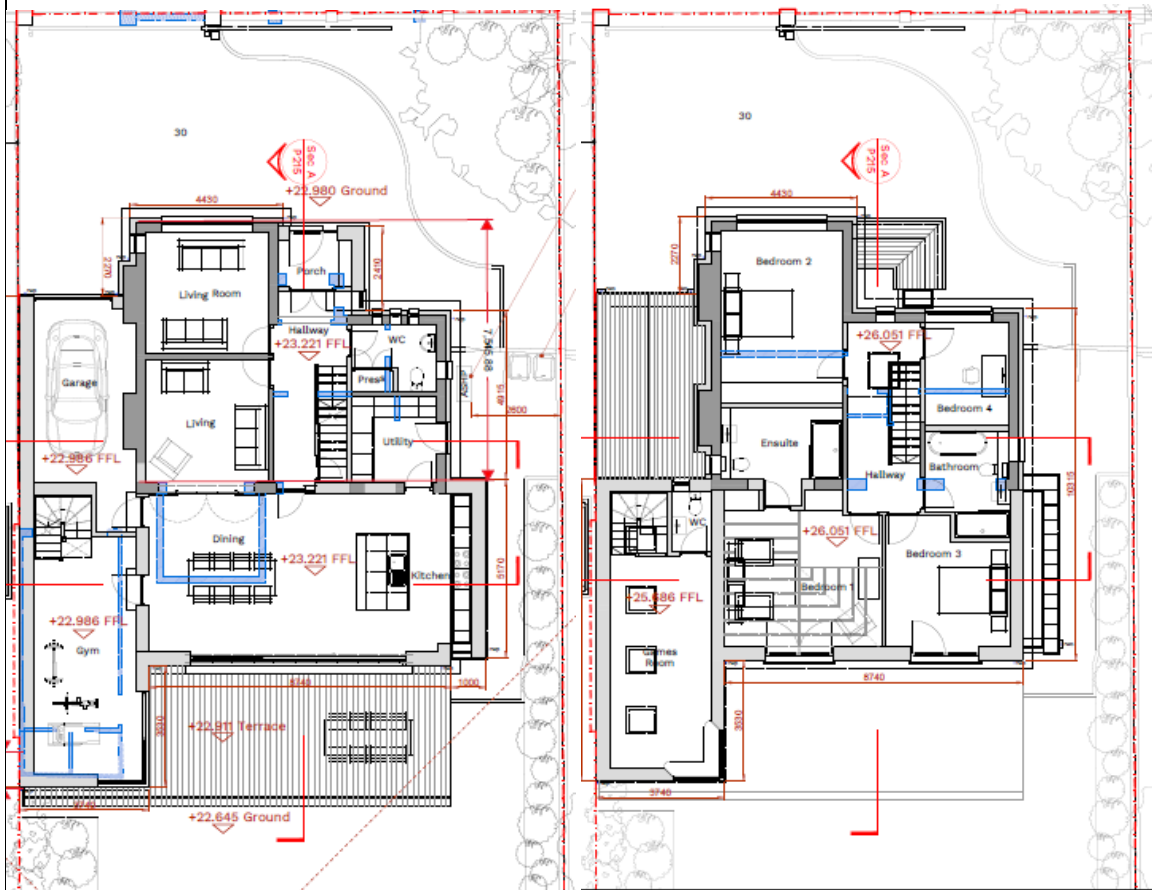


Proposed Elevations





Proposed Floor Plans



2.0

Characteristics of the Site and Area

2.1

The application site is located at No. 30 Dorchester Park in south Belfast. The property is a two-storey detached dwelling finished in red brick with an existing conservatory to the rear as well as a detached garage to the side. To the front of the site there is an area of hardstanding for off-road parking as well as grassed amenity space, with a further paved area and generous garden to the rear.

2.2	The surrounding area is largely categorised by housing similar to the application site with a mix of finishes. A number of dwellings in the locality has previously been extended, most closely, No. 32 Dorchester Park, immediately next door.
2.3	The site is un-zoned in the Belfast Urban Area Plan 2001 and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014). The site falls within the Settlement Development Limits of Belfast.
3.0	Description of Proposal
3.1	The application seeks full planning permission for a front porch extension. Two storey extension to side and rear. Internal alterations and External alterations including change in roof materials from tiles to blue-black slate, rendering and related to energy efficiency improvements (Air Source Heat Pump, Solar PV panels, triple glazing & external wall insulation with rendered finish).
3.2	The application is referred to the Committee on the request of Councillor Maskey on grounds of impact on the character and appearance of the area and neighbour amenity.
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	Planning History No relevant history
5.0	Consultations and Representations
5.1	Statutory Consultations None required
5.2	Non-Statutory Consultations None required
5.3	Representations The application has been advertised and neighbours notified. Two letters of objection were received, one from No. 32 Dorchester Park, and the other from Lauren Kendall –

5.4	<p>Green Party Representative. The objection points raised are summarised below. The representations are available to view in full on the NI Planning Portal.</p> <ul style="list-style-type: none"> • The extension of the application site (red line) renders the application invalid. • The rainwater goods would overhang the site boundary and the foundations would cross the boundary • Adverse impact on neighbour amenity • Overlooking of adjacent residential properties; insufficient separation distances • Loss of light to neighbouring property. Loss of light to the kitchen window of No. 32 Dorchester Park. The 45 degrees test in the SPG has not been conducted • Dominance of neighbouring property • Change of roof materials from tiles to blue-black and facing materials from brick to render, out of character with the area • The proposal is contrary to the Council's SPG as it would not be subservient (and is not set down 500mm from the roofline and there is no 1m separation to the boundary. It would more than double the size of the dwelling and is wider than the existing dwelling). • The proposal would fill the plot, devoid of gaps between the properties, again contrary to the SPG • Overdevelopment of the plot and scale out of keeping with the locality • The applicant relies on precedents rather than context for justifying the proposal • Amendments should be made to the scheme including: <ul style="list-style-type: none"> - Reduction of the overall height to 500mm below the current ridge - 1 metre separation distance between the extension and No. 32 - Redesign to make the proposal subordinate - Removal of the two storey charred wood clad elements to ensure no overlooking of No. 28 and no loss of light to No. 32 - Revisions to the remainder of the extension, either complementing the host building or contrasting with it • Concerns about maintenance of the extension given its position on the boundary <p>The points raised will be discussed in the report below.</p>
6.0	PLANNING ASSESSMENT
	<p>Development Plan Context</p> <p>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.</p> <p>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.</p> <p>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.</p>

6.4	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.</p>
6.5	<p>Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p><u>Impact on the character and appearance of the area</u></p>
6.6	<p>The proposal includes a range of design changes to the existing house. The house will be rendered in place of the existing brick; most of the houses in the area are brick although some are rendered including elements of render on both adjacent houses. The dwelling would be re-roofed in slate in place of the existing roof tiles. Roof tiles are prevalent in the area, although there are examples of slate roofed properties. The proposed rendering of the house and change to the roof materials would, on balance, be in keeping with the locality.</p>
6.7	<p>Objectors have expressed concern about the proposed charred timber cladding of the extensions. It is recognised that the charred timber cladding would be a new addition to the area in terms of materials, however, it would be confined to the two-storey extension which is to be set back from the front of the site. On balance, it is considered to be acceptable and will provide a modern aesthetic to the property.</p>
6.8	<p>The garage will be repositioned further towards the front but will still be set 2.77m back from the principal elevation, with the two-storey element set back from the front of the house by 7.5m. Aside from the render and change to roof material, the design of the front elevation of the original house will remain the same with the addition of a slightly larger porch. Although the extension would be built up to the shared boundary, it would not have a harmful impact on the site or wider street scene given that the bulk of the extension would be set back into the site. It is noted there are large scale two-storey extensions along Dorchester Park, including at the neighbouring property No. 32 Dorchester Park.</p>
6.9	<p>Concerns have been raised about the proposed side extensions closing the visual gap between the properties, however, this is not considered to be significant given that the garage to the front would only be single storey, and the two-story element would be set back from the front of the house, set down from the existing roof form, and with a pitched roof, allowing it to be read as an addition rather than a continuation of the original house.</p>
6.10	<p>Whilst accepting that the proposal does not follow all the guidelines in the SPG, overall and on balance, it is considered that the design changes are appropriate to the existing house and surrounding area. The character and appearance of the area would be preserved.</p> <p><u>Impact on amenity</u></p>
6.11	<p>It is considered that the proposed extensions would not be harmful to the amenity of neighbouring residents. The proposed extensions would be built up to the shared boundary, however, amended drawings show that there would be no overhanging onto neighbouring land. The two-storey element would be built adjacent to the existing two-</p>

	storey extension at No.32 Dorchester Park, although would project 1.0m further back. The neighbouring extension is blank other than a first floor bathroom en-suite window which is not sensitive to loss of light. In terms of dominance, overshadowing and loss of light, it is considered that the impacts would not be so significant to warrant refusal of permission. Given the orientation of the site and built form there may be some overshadowing in the morning or early afternoon in the direction of No.32, however, some overshadowing is to be expected in close knit developments. It is noted that the proposals meet the angles test both horizontally and vertically and therefore is considered to be acceptable on balance, having regard to the SPG.
6.11	The bathroom en-suite windows to either side would be fitted with obscured glazing to prevent overlooking (this should be secured by means of a planning condition). It is considered there are sufficient separation distances and boundary treatments to avoid significantly harmful overlooking or loss of privacy.
6.12	Access to neighbouring land for construction or maintenance is not a planning consideration.
6.13	The proposal would not result in an unacceptable loss of existing on-site parking spaces. The area of hardstanding to the front of the site would be extended and there would be sufficient space for at least 2 vehicles to park within the site. A condition is required to secure porous materials. Suitable provision for bin storage would remain.
6.14	The proposal includes appropriate measures to enable people to stay within their own home and energy efficiency enhancements and in this regard is compliant with Policy RD2 of the Plan Strategy. The proposal is also compliant with Policy TRE1 in that the existing hedgerow, trees and planting will be retained within the site with the addition of new herbaceous planting to the front and rear of the site.
	<u>Response to representations</u>
6.15	The extension of the application site (red line) renders the application invalid. <i>The red line boundary remains as originally submitted.</i>
6.16	The rainwater goods would overhang the site boundary and the foundations would cross the boundary <i>From the plans submitted, the rainwater goods and foundations are shown to be within the application site, and do not cross over beyond the red line at any point.</i>
6.17	Adverse impact on neighbour amenity <i>The impact on residential amenity is discussed elsewhere, however it is not expected that the extension would be significantly harmful to residential amenity to warrant a refusal.</i>
6.18	Overlooking of adjacent residential properties; insufficient separation distances <i>It is noted that the proposal includes large corner windows to the rear however given the site context and existing mature vegetation, it would not exacerbate any current opportunities for overlooking. The separation distances are considered to be acceptable and are comparable with separation distances of neighbouring properties which have previously been extended.</i>
6.19	Loss of light to neighbouring property. Loss of light to the kitchen window of No. 32 Dorchester Park. The 45 degrees test in the SPG has not been conducted <i>There is one window serving the kitchen area of No.32 which would be adjacent to the proposed single storey garage extension at the side, although this room is also served by two large rear facing windows in open plan. It is not expected that the single storey</i>

	<p><i>garage extension would result in significant loss of light. The 45 degrees angles test as detailed in SPG has been carried out – this is annotated on Drawing no.18A on the Public Planning Register. Given that the proposed extension at the point of the kitchen window of no.30, would be single storey, the proposal is acceptable having regard to the 45 degrees (vertical) angles tests.</i></p>
6.20	<p>Dominance of neighbouring property <i>The extensions would be built up to the shared boundary, and the projection is approximately 1.0m further than the projection of the two-store extension at No.32. However, whilst the proposal is in contravention with the SPG, the additional projection of 1.0m is not expected to be so overly dominant to warrant refusal.</i></p>
6.21	<p>Change of roof materials from tiles to blue-black slate and facing materials from brick to render, out of character with the area <i>The proposed materials of render and blue-black slate are not out of character of the area. The adjacent dwelling No.32 is finished in a cream-yellow colour render as well as other properties along Dorchester Park. Furthermore, blue-black slate can be seen on a number of roof forms within the streetscape of Dorchester Park. It is recognised that the charred timber cladding would represent a modern addition to the site and surrounding area, however it is noted that the use of this material is set back from the front of the site, on the two-storey side extension.</i></p>
6.22	<p>The proposal is contrary to the Council’s SPG as it would not be subservient (and is not set down 500mm from the roofline and there is no 1m separation to the boundary. It would more than double the size of the dwelling and is wider than the existing dwelling). <i>The SPG advises that ‘the appropriate distance that an extension should be set back and set down will be decided on a case by case basis’ and goes on to say that a minimum would be required of 500mm set back from the front of the house, 500mm down from the existing roofline and 1m separation from the boundary in the case of side extensions. The guidance also advises that ‘the requirement for a minimum 500mm set down and set back will only be relaxed if it can be conclusively demonstrated that it is not feasible due to technical and/or site constraints, and only in instances where: the extension will not project above the existing ridge line and/or forward of the building line; and where there will not be a significant negative impact on the character and appearance of the existing property and the surrounding area’.</i></p>
6.23	<p><i>In this case, the proposed side garage and two-storey side extension is set back from the front of the house by 2.27m. Although this element would be built up to the shared boundary, it would be unfeasible to achieve a 1m separation here as it would render the internal space unusable. The two-storey side extension would be set down from the existing roofline by almost 1.2m. On the other side, the side extension is only single storey, and 1.0m wide, leaving approximately 2.1m to the boundary. It is noted the two-storey element to the rear would be the same height as the existing roofline on the dwelling, however, given that the most visible elements are complaint with the guidance, the proposals are considered to be acceptable on balance as the extension will not project above the existing ridge line and/or forward of the building line; and there will not be a significant negative impact on the character and appearance of the existing property and the surrounding area as a result of the scale or siting of the extensions.</i></p>
6.24	<p>The proposal would fill the plot, devoid of gaps between the properties, again contrary to the SPG <i>The proposed extensions would not fill the plot as there would be sufficient space remaining within the curtilage of the house for parking, recreational and bin storage purposes. Furthermore, although there would be a two-storey side extension, it is</i></p>

6.25	<p><i>considered that a visual gap would remain between the properties given that there would be a single storey side garage extension to the front of the two-storey extension – the roof of which would be approximately 1.2m lower than the roof of the original house. Furthermore, the roof profile of the side extensions also helps retain a visual gap between the dwellings.</i></p> <p>Overdevelopment of the plot and scale out of keeping with the locality <i>It is not considered that the proposals would result in overdevelopment of the site. It is noted that there are a number of properties within the immediate vicinity of the application site which have large rear extensions, most closely – No.32 Dorchester Park.</i></p> <p>Amendments should be made to the scheme including:</p> <ul style="list-style-type: none"> • Reduction of the overall height to 500mm below the current ridge • 1 metre separation distance between the extension and No. 32 • Redesign to make the proposal subordinate • Removal of the two storey charred wood cladded elements to ensure no overlooking of No. 28 and no loss of light to No. 32 • Revisions to the remainder of the extension, either complementing the host building or contrasting with it
6.26	<p><i>The Council is required to determine the application before it. The amendments set out above are not considered to be necessary.</i></p>
6.27	<p>Concerns about maintenance of the extension given its position on the boundary <i>Any access that is required for construction or maintenance would be a civil matter.</i></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>DRAFT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the first floor bathroom en-suite windows in the North West and South East side elevations 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 3. The extended driveway shall be surfaced with porous materials. Reason: To promote sustainable drainage. 	

ANNEX	
Date Valid	03 March 2023
Date First Advertised	12 June 2023 (NN) 13 March 2023 (Ad)
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses)	
19 CAMBOURNE PARK, MALONE UPPER, BELFAST, ANTRIM, BT9 6RL	
21 CAMBOURNE PARK, MALONE UPPER, BELFAST, ANTRIM, BT9 6RL	
28 DORCHESTER PARK, MALONE UPPER, BELFAST, ANTRIM, BT9 6RJ	
32 DORCHESTER PARK, MALONE UPPER, BELFAST, ANTRIM, BT9 6RJ	

ADDENDUM REPORT 2	
Committee Meeting Date: 15th August 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 and 20 th June 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
Background <ol style="list-style-type: none"> 1. This application was considered at the February and 20th June 2023 Committee meetings. 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 at an advanced stage of being drafted. 3. DfI Roads and DfI Rivers consultations also remain outstanding and the application is being re-presented to the Committee to request delegated authority for the Director of Planning and Building Control to liaise with and resolve any issues arising from those formal consultation responses when received, as well as any other matters. In particular, DfI Roads has raised a potential late issue regarding the possible need for a Vehicle Restraint System due to the change in levels at the site. There may also be an issue regarding realignment of the Springfield Road. A verbal update will be provided to Members at the Committee meeting. 4. This Addendum Report 2 should be read in conjunction with Addendum Report 1 and the original report to the February 2023 Committee, appended. 	
Conclusion and Recommendation <ol style="list-style-type: none"> 5. Having regard to the assessment in this addendum report and the previous reports 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 and liaise with DFI Roads and Rivers to resolve any issue arising from these consultation responses, as well as deal with any other matters. 	

ADDENDUM REPORT 1

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 14th 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

6. 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.
7. 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.
8. 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

9. 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.
10. 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.

11. 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.
12. **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).
13. **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

14. 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

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

Additional Information

16. 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.
17. 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.
18. 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

19. 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

20. 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.
21. 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.
22. 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

23. 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.
24. 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 sites topography, including the provision of an 8m deep landscaped buffer, the marginally low density is considered appropriate and acceptable in this case.

Affordable Housing

25. 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.

26. 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.

27. 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'.

28. 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

29. 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.

30. 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.

31. 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

32. 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.

33. 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

34. 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

35. 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.

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

Principles of Urban Design

37. 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.
38. 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.

39. 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

40. 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.

41. 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.

42. 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

43. 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.

44. 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.

45. 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

46. 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.

47. 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.

48. 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

49. 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.
50. 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.
51. Given that no objections have been raised from Environmental Health Sand DAERA in relation to contamination, air quality or noise, the proposal is considered to meet the requirements of Policy ENV1.
52. 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.
53. 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.

54. 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.

55. 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.

56. 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.

57. 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.

58. 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)

59. 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.
60. 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.
61. 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

62. Policy OS1 seeks to retain and improve areas of existing open space.
63. 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.
64. 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.
65. 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.
66. 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.
67. 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.

68. 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.
69. 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.
70. 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.
71. Policy LC1 states that new development should seek to protect and, where possible, restore or improve the quality and amenity of the landscape.
72. 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.
73. 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

74. Other aspects of the proposal are considered to remain acceptable, having regard to the policies in the Plan Strategy.
75. 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

76. 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.

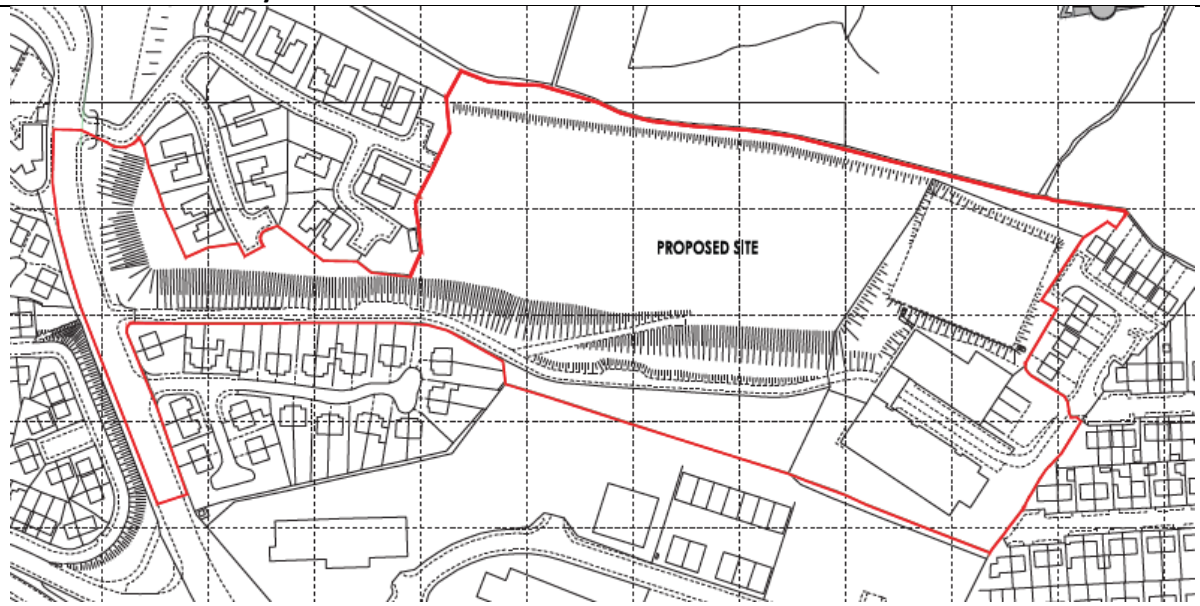
Having regard to the development plan, relevant policy context and other material considerations the proposed development is considered acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

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.

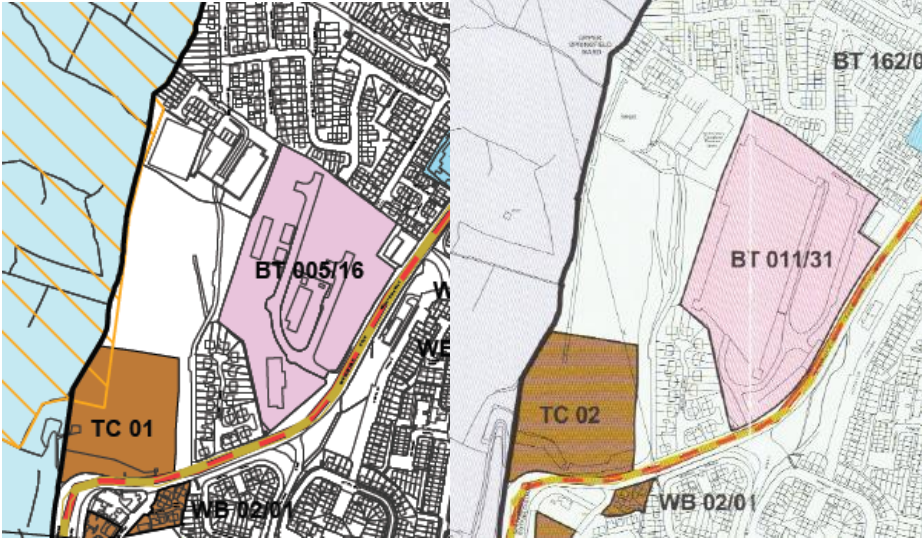
Signature(s):

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>2.2</p> <p>2.3</p> <p>2.4</p> <p>2.5</p>	<p>east, with the Upper Springfield Road and Belfast Hills to the south-west and west respectively.</p> <p>The site itself is well defined with mature low-level planting and sporadic trees along eastern and western boundaries, and within the site itself. The site rises steeply from the eastern boundary to a flat area to the west. The location of a former school (now demolished). The frontage is limited to the Upper Springfield Road and is defined by an existing access point and laneway with an embankment and planting to either side of this access. The site itself is predominantly made ground given its former use.</p> <p>The site has two distinct areas. The northern half forms the remains of the former St Gerard's Educational Resource Centre which has now been demolished. This section of the site consists of a mixture of hard surfaced areas and the crushed demolition material of the former buildings.</p> <p>The remainder of the site consists of a raised platform located to the immediate west of the access lane. The top of this platform is uniformly level and under rough pasture. The slopes of the platform are covered with some mature and semi-mature planting.</p> <p>The following zonings apply to the site: The site is located on unzoned whiteland in the Belfast Urban Area Plan, and both versions of draft BMAP 2015 (v2004 & v2014).</p> <p>Draft BMAP</p>  <p>The site is adjacent to the Belfast Hills and abuts a Site of Local Nature Conservation Importance (SLNCI).</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
<p>3.0</p> <p>3.1</p>	<p>Planning History</p> <p>Z/2010/1374/O - Residential development at lands beside Mill Race, Monagh-by- Pass, Belfast – adjacent and to the south of the site. Approved 29th August 2012</p> <p>Z/2007/0705/F – Erection of 22 no. dwellings with access road at a travellers site, Monagh-by-Pass/Springfield Road, Belfast, BT12. This development comprises the Mill Race residential development bounding the site to the south adjacent and to the west of the site entrance on Upper Springfield Road. Approved 21st March 2008</p>

	<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	<p>Other Material Considerations The Belfast Agenda Creating Places DCAN 8 – Housing in Existing Urban Areas DCAN 15 – Vehicular Access Standards</p>
9.0	<p>Assessment</p> <p>9.1 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>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.</p>

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

	<p>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.</p>
9.12	<p>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.</p>
9.13	<p>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.</p>
9.14	<p>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.</p>
	<p>Scale, Massing, Design and Layout</p>
9.15	<p>The proposal has been assessed against the SPPS and Policies QD1 of Planning Policy Statement 7.</p>
9.16	<p>Policy QD1 of PPS7 sets out the following criteria for new housing developments:</p>
9.17	<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> <p>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.</p>
9.18	<p>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.</p>

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	<p><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></p> <p>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.</p>
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	<p><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></p> <p>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</p>

	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 of 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.
9.53	<p>Traffic, Movement and Parking</p> <p>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.</p>
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.
	<p>Impact on the Environment and Amenity</p>
9.59	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.
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.
	<p>Noise</p>
9.61	Further to review of the above-mentioned Noise Impact Assessment (NIA) dated 13 th 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.
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.
9.69	<p>Contamination</p> <p>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.</p>
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.
9.73	<p>Other Environmental Matters</p> <p>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.</p>
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.
	<i>Birds</i>
9.89	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.
	<i>Bats</i>
9.90	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.
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.
	<i>Other Natural Heritage interests</i>
9.94	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.
9.95	Belfast Hills Partnership raised a number of issues in their consultation response: <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> 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.

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.
	Pre-application Community Consultation
9.107	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.
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	A Pre Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:
	<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	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:
	<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	<p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
9.116	<p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
10.0	Recommendation:
10.1	<p>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.</p>
10.2	<p>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.</p>
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> <p>9. 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> <p>10. 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> <ol 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.
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	<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> <p>11. 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> <p>12. 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> <p>13. 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> <p>14. 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>
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	<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 writing 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) Not required.</p>
13.0	<p>Representations from elected members: None received</p>
<p>Neighbour Notification Checked Yes</p>	

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ANNEX	
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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
The Owner/Occupier,
15 Mill Race,Belfast,Antrim,BT12 7GP
15, Belfield Heights, Belfast, Antrim, Northern Ireland, BT12 7GN
The Owner/Occupier,
16 Belfield Heights,Belfast,Antrim,BT12 7GN
The Owner/Occupier,
16 Dermott Hill Grove,Belfast,Antrim,BT12 7GH
The Owner/Occupier,
16 Mill Race,Belfast,Antrim,BT12 7GP
The Owner/Occupier,
17 Dermott Hill Drive,Belfast,Antrim,BT12 7GG
The Owner/Occupier,
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
The Owner/Occupier,
2 Mill Race,Belfast,Antrim,
The Owner/Occupier,
2 Mill Race,Belfast,Antrim,BT12 7GP
The Owner/Occupier,
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
The Owner/Occupier,
23 Monagh Parade,Belfast,Antrim,BT11 8EH
The Owner/Occupier,
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
The Owner/Occupier,
3 Belfield Heights,Belfast,Antrim,BT12 7GN
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3 Mill Race,Belfast,Antrim,
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3 Mill Race,Belfast,Antrim,BT12 7GP
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33 Belfield Heights,Belfast,Antrim,BT12 7GN

The Owner/Occupier,
34 Belfield Heights,Belfast,Antrim,BT12 7GN
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37 Monagh Parade,Belfast,Antrim,BT11 8EH
The Owner/Occupier,
37a ,Monagh Parade,Belfast,Antrim,BT11 8EH
The Owner/Occupier,
39 Monagh Parade,Belfast,Antrim,BT11 8EH
The Owner/Occupier,
4 Belfield Heights,Belfast,Antrim,BT12 7GN
The Owner/Occupier,
4 Mill Race,Belfast,Antrim,BT12 7GP
The Owner/Occupier,
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
The Owner/Occupier,
5 Mill Race,Belfast,Antrim,BT12 7GP
The Owner/Occupier,
6 Avoca Close,Belfast,Antrim,BT11 8QT
The Owner/Occupier,
6 Belfield Heights,Belfast,Antrim,BT12 7GN
The Owner/Occupier,
6 Mill Race,Belfast,Antrim,BT12 7GP
The Owner/Occupier,
6 St Gerards Manor,Belfast,Antrim,BT12 7GW
The Owner/Occupier,
7 Avoca Close,Belfast,Antrim,BT11 8QT
The Owner/Occupier,
7 Belfield Heights,Belfast,Antrim,BT12 7GN
The Owner/Occupier,
7 Mill Race,Belfast,Antrim,BT12 7GP
The Owner/Occupier,
7 Springfield Road,Belfast,Antrim,BT12 7AB
The Owner/Occupier,
735 Springfield Road,Belfast,Antrim,BT12 7FP
The Owner/Occupier,
8 Belfield Heights,Belfast,Antrim,BT12 7GN
The Owner/Occupier,
8 Mill Race,Belfast,Antrim,BT12 7GP
The Owner/Occupier,
8 St Gerards Manor,Belfast,Antrim,BT12 7GW
The Owner/Occupier,
9 Belfield Heights,Belfast,Antrim,BT12 7GN
The Owner/Occupier,
9 St Gerards Manor,Belfast,Antrim,BT12 7GW

The Owner/Occupier,
Apartment 10,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 11,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 12,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 14,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 15,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 16,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 17,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 18,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 19,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 20,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 21,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 22,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 23,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 24,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 25,7a ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
Apartment 7,7b ,Upper Springfield Road,Belfast,Antrim,BT12 7QX
The Owner/Occupier,
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
The Owner/Occupier,
Unit 11,733 Springfield Road,Belfast,Antrim,BT12 7FG
The Owner/Occupier,
Unit 2,733 Springfield Road,Belfast,Antrim,BT12 7FG
The Owner/Occupier,
Unit 3,733 Springfield Road,Belfast,Antrim,BT12 7FG
The Owner/Occupier,
Unit 4,733 Springfield Road,Belfast,Antrim,BT12 7FG

The Owner/Occupier,
 Unit 5,733 Springfield Road,Belfast,Antrim,BT12 7FG
 The Owner/Occupier,
 Unit 6,733 Springfield Road,Belfast,Antrim,BT12 7FG
 The Owner/Occupier,
 Unit 7,733 Springfield Road,Belfast,Antrim,BT12 7FG
 The Owner/Occupier,
 Unit 8,733 Springfield Road,Belfast,Antrim,BT12 7FG
 The Owner/Occupier,
 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:

Development Management Report Committee Application

Summary	
Committee Meeting Date: Tuesday 15 th August	
Application ID: LA04/2023/3537/F & LA04/2023/3538/LBC	
Proposal: Installation of two number bronze statues on the grounds of Belfast City Hall.	Location: BELFAST CITY HALL 2 DONEGALL SQUARE NORTH TOWN PARKS BELFAST ANTRIM BT1 5GS
Referral Route: Referral to the Planning Committee under Section 3.8.5 (C) Those made by the Council	
Recommendation: Approval	
Applicant Name and Address: Colin Shields Belfast City Council 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Colin Shields Belfast City Council 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ
Executive Summary: This application seeks full planning permission and listed building consent to erect 2 bronze statues within the grounds located at the front of Belfast City Hall. The key issues are: <ul style="list-style-type: none"> • The principle of the development at this location • Impact on the curtilage of a listed building The proposed development is sympathetic to the essential characteristic, scale, height, massing and alignment of nearby listed building/s by way of its scale, form, materials and detailing. Historic Environment Division were consulted in relation to the proposal and are content. The advertised in the local press and no representations have been received. 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.	

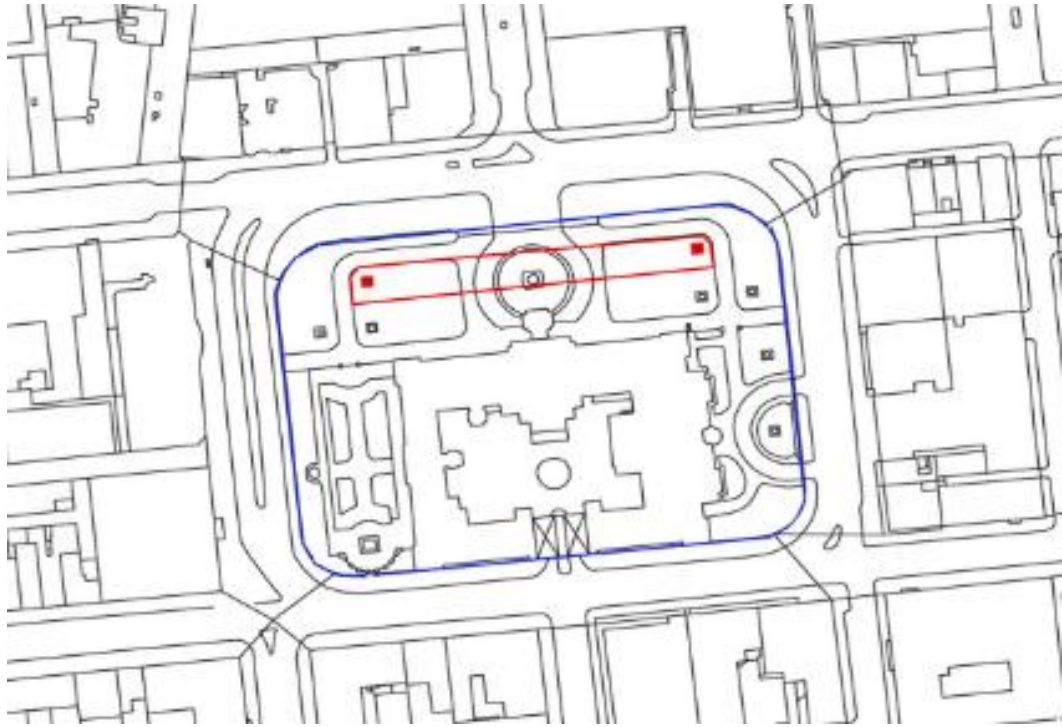
Planning Report

1.0

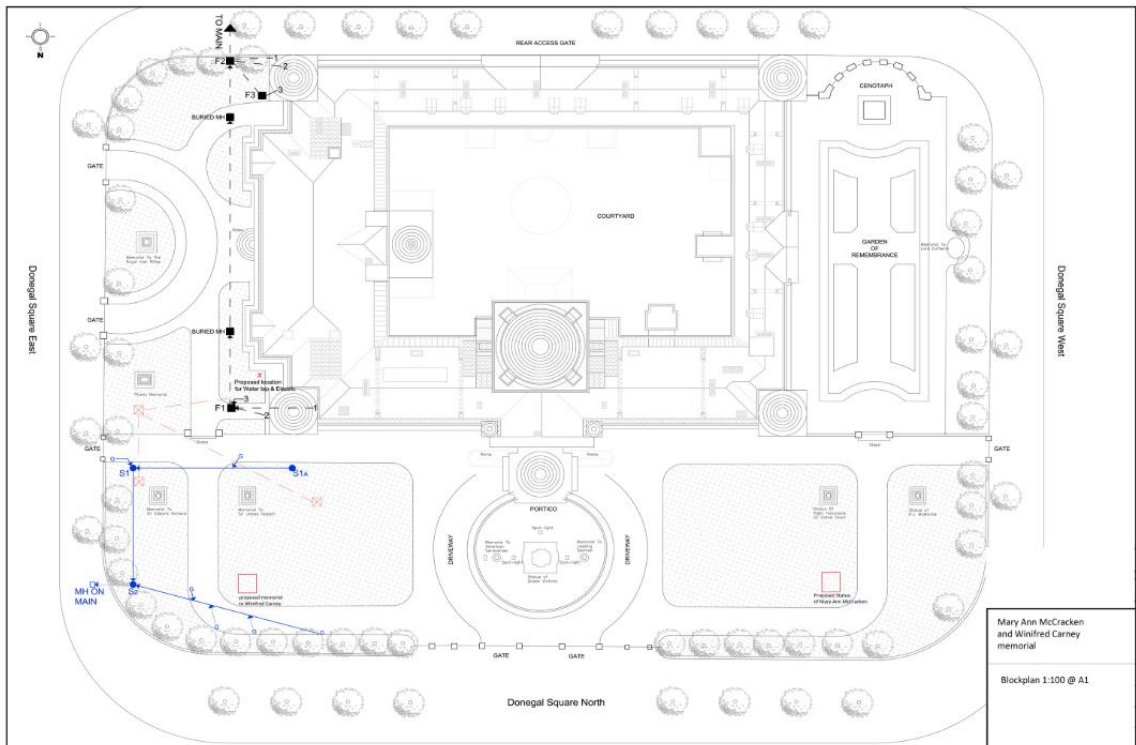
Drawings

1.1

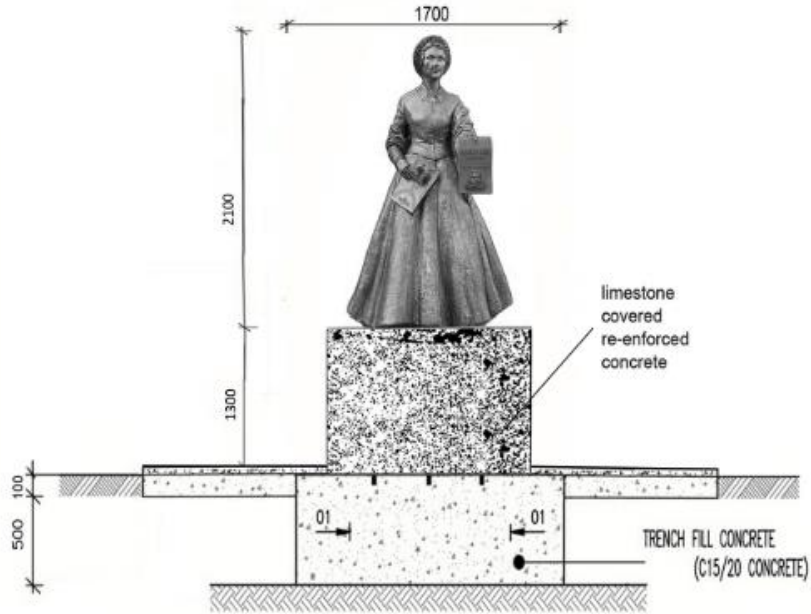
Site Location Map



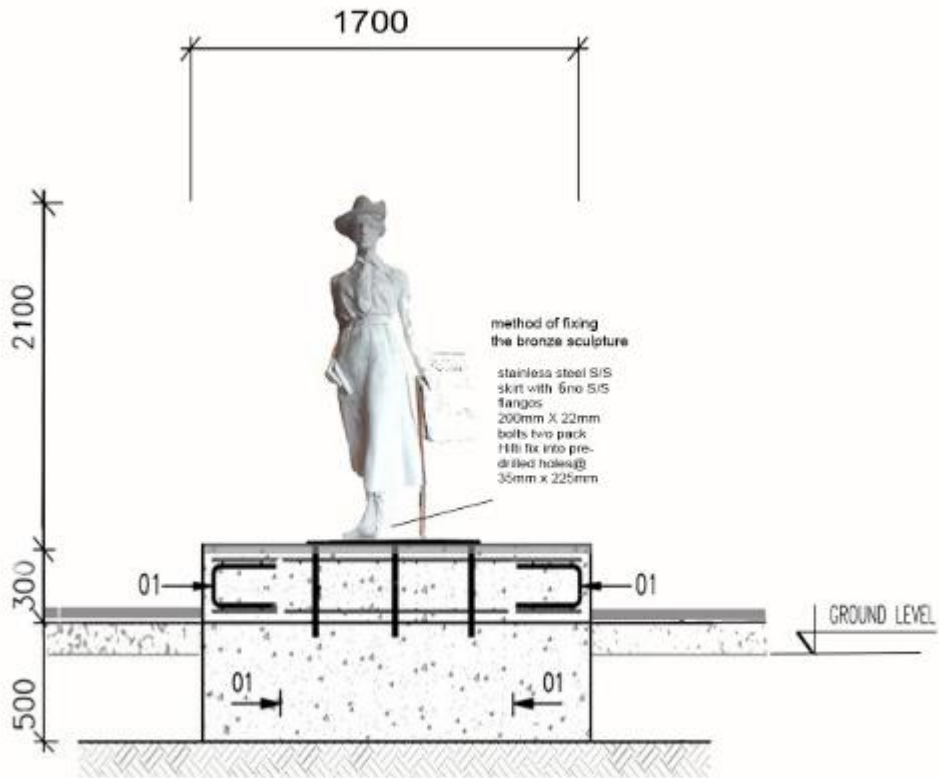
Proposed Site Plan



Proposed Elevations



Mary Ann McCracken Memorial



Winifred Carney Memorial

2.0	Characteristics of the Site and Area
2.1	The site is located within the grounds of City Hall, a Grade A listed building which is of special architectural or historic interest located in Donegall Square. The lawns surrounding City Hall host a number of memorials to the history, people and events associated with the city.
2.2	The surrounding area is predominantly commercial to the north of the site and business use to the south of City Hall.
3.0	Description of Proposal
3.1	Erection of 2 memorial sculptures for 2 women that impacted the history of Belfast positively through humanitarian activities.
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 Relevant Policies Belfast Agenda
4.5	Relevant Planning History None relevant to the proposal.
5.0	Consultations and Representations
5.1	Statutory Consultations DfC Historic Environment Division (HED) – No objections 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.
5.2	Representations The application has been advertised and neighbours notified. The Council has not received any representations in relation to the proposal.
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 local development plan is now the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP comprises two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast, is not yet published.
6.5	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).
6.6	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.7	Relevant Planning Policies Policies in the Plan Strategy relevant to the application include the following: Policy BH1 – Listed Buildings
6.8	Key Issues The key issues are: <ul style="list-style-type: none">• The principle of the development at this location• Visual Impact on the Setting of a Listed Building
6.9	The Principle of the Development at this Location
6.10	The grounds of City Hall currently display 18 separate memorials, therefore setting a precedent for similar.
6.11	The proposed works will preserve and complement the Listed Building’s features of special architectural or historical importance to ensure the existing building remains intact and unimpaired. The design respects the essential character of the Listed Building and its setting. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building.
6.12	In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council has had special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.

6.13	The proposal is acceptable having regard to Policies BH1 (Listed Buildings) and BH4 of the Belfast Local Development Plan: Plan Strategy 2035; paragraph 6.12 of the Strategic Planning Policy Statement for Northern Ireland 2015; and taking account of all relevant material considerations.
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> <p>Full</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. <i>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</i> 2. All materials shall be carried out as specified on the approved plans. <i>Reason: In the interests of protecting the setting of a Listed Building.</i> <p>Listed Building Consent</p> <ol style="list-style-type: none"> 1. The works hereby granted must be begun within five years from the date of this consent. <i>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</i> 2. All materials shall be carried out as specified on the approved plans. <i>Reason: In the interests of protecting the setting of a Listed Building.</i> 	

ANNEX	
Date Valid	20/06/2023
Date First Advertised	07/07/2023
Date Last Advertised	07/07/2023
Dates of Neighbour Notification	
No neighbours – site located within blue line of City Hall	

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15th August 2023	
Application ID:	Target Date:
Proposal: Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	Location: Land at Kings 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, Belfast, BT9 6GW
Referral Route: The Committee previously agreed that Reserved Matters applications pursuant to outline permission LA04/2020/0845/O would be considered by the Committee.	
Recommendation:	Approve subject to conditions
Applicant Name and Address: Benmore Octopus Healthcare Developments (HK) Ltd Rushmere House 46 Cadogan Park Belfast BT9 6HH	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary:</p> <p>Outline planning permission was granted in December 2021 for a mixed-use regeneration of lands at the Kings Hall (Ref: LA04/2020/0845/O). This included, amongst other wider ranging development, medical or health services at Plot 9. This application seeks approval of the following reserved matters for Plot 9:</p> <ul style="list-style-type: none"> • siting, • design: including height, scale, massing, form of buildings and floor plans; • external appearance; • means of access; and • landscaping. <p>The principle of development is established by the outline planning permission and only the above issues are to be considered in the assessment of this application.</p> <p>Although reserved, the principle of the access from Lisburn Road was established through the masterplan for the wider site which forms part of the approved Design Code at the outline stage. Servicing is proposed via Balmoral Avenue (a newly constructed access granted permission in relation to Plot 1). DfI Roads has no objection to the proposed access arrangements.</p> <p>The design of the building complies with the approved Design Code. It would be in keeping with the character and appearance of the area. The setting of the listed Kings Hall would be safeguarded. There is no objection from DfC HED.</p> <p>There are no objections from statutory and non-statutory consultees.</p>	

One objection has been received raising concerns regarding extra traffic on King's Hall Lane (leading onto Balmoral Avenue). As mentioned, that newly constructed access will be used for servicing. DfI Roads has no objection to this arrangement.

Recommendation

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

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

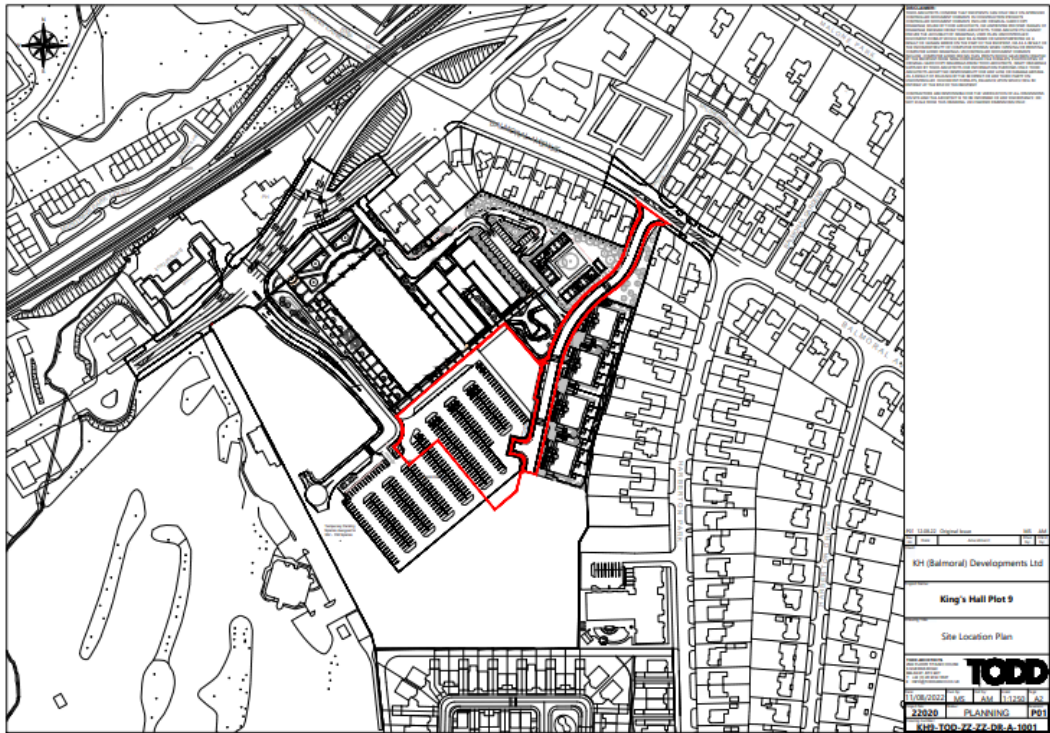
Officer Report

1.0

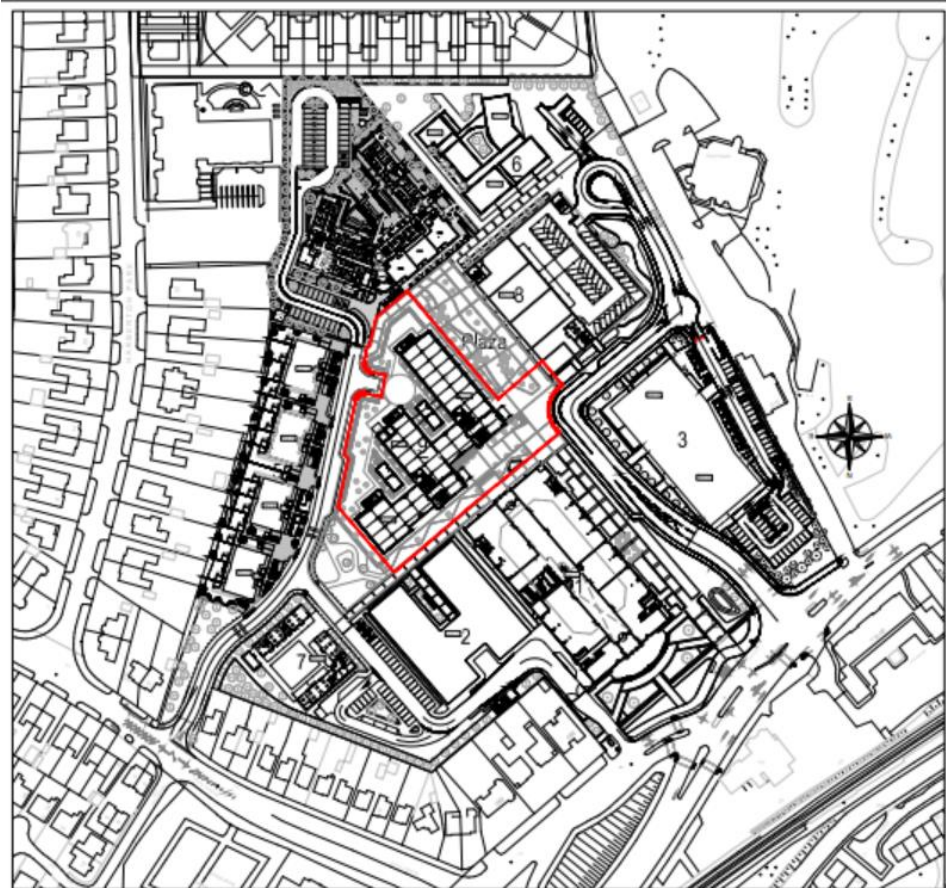
Drawings

1.1

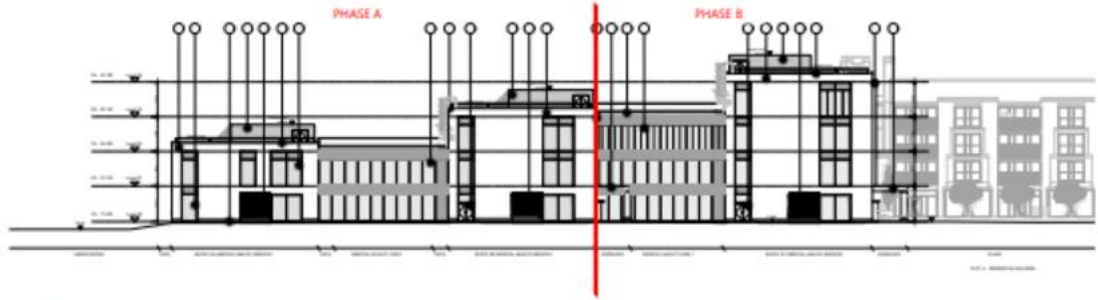
Site Location Plan



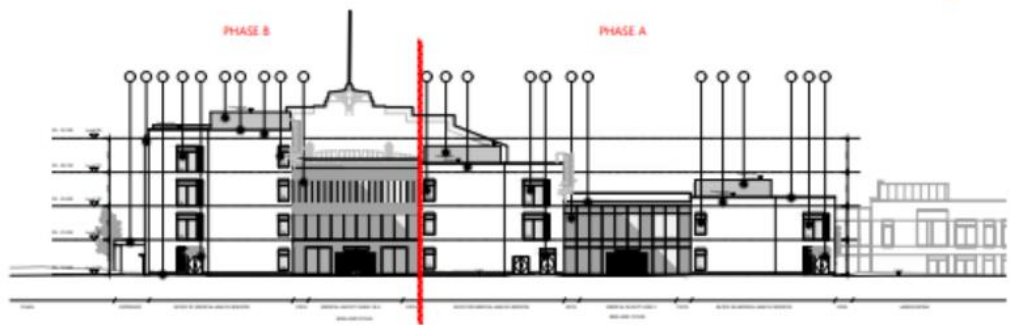
Site Masterplan



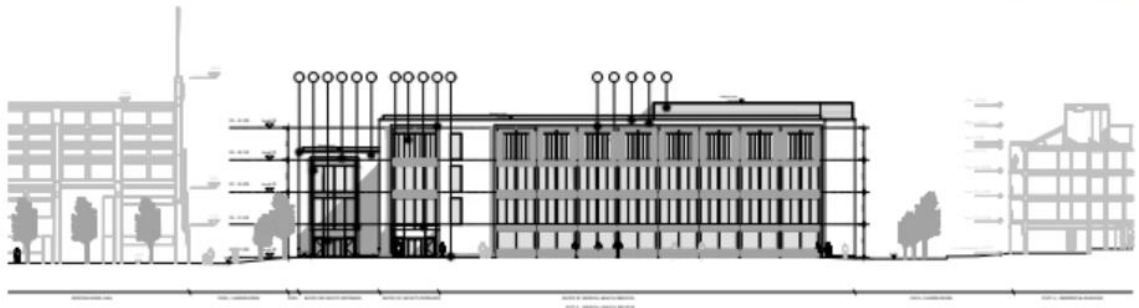
Elevations



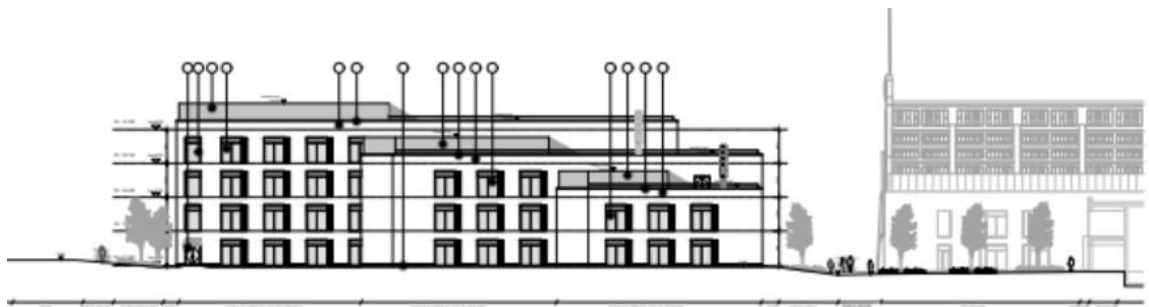
Phase B Elevation 02 - North West
1 : 200



Phase B Elevation 03 - South East
1 : 200



Phase B Elevation 01 - South West
1 : 200





View from Plaza



View along landscape strip between Main Building and Plot 9

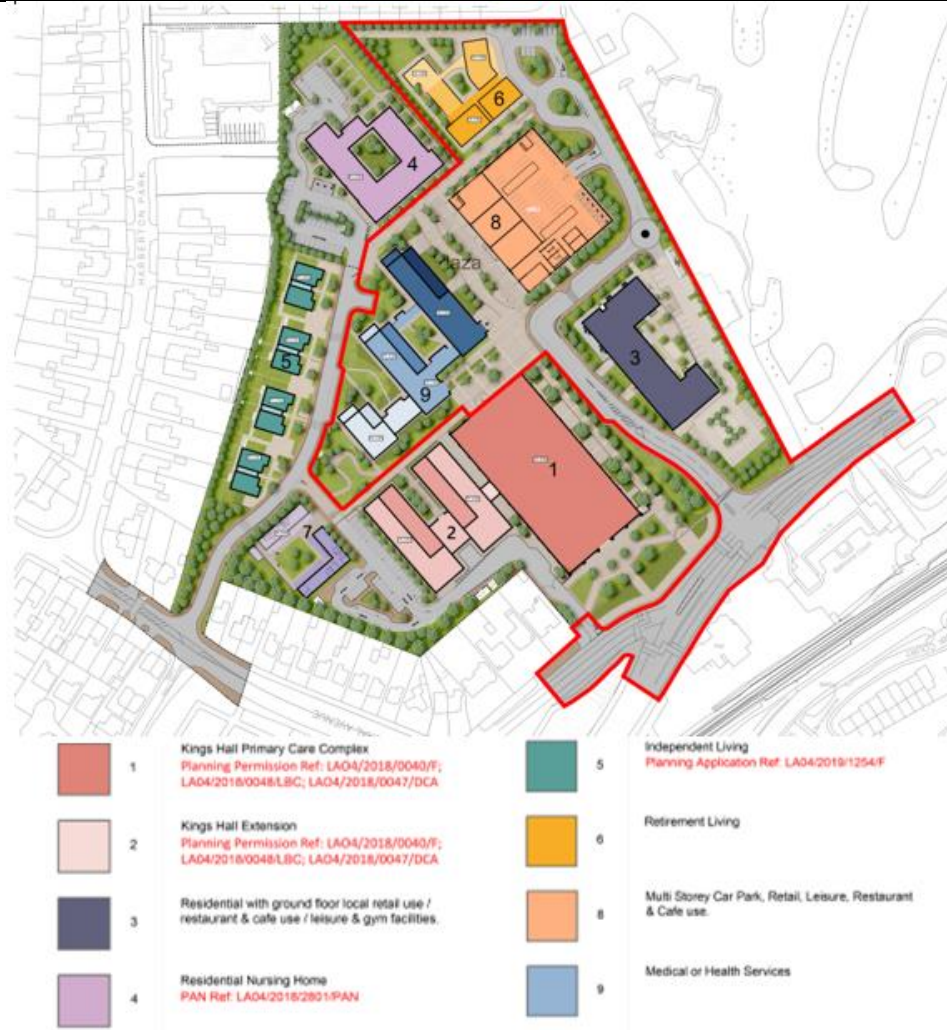
2.0	Characteristics of the Site and Area
2.1	The site is located within the King’s Hall Complex and is currently vacant land to the rear of the listed King’s Hall. Buildings previously located on the site have been demolished to facilitate the ongoing redevelopment of the site for a mix of uses including medical/health uses, residential and nursery uses.
2.2	Some of the adjacent plots forming part of the wider regeneration of the lands have either been constructed (Plot 1 extension to the Kings Hall; and Plot 5 - 16 Independent Living Units, Plot 7 - relocation of children’s nursery) or are currently under construction (Plot 3 81 apartments and ground floor commercial unit).
3.0	Description of Proposal
3.1	Outline planning permission was granted in December 2021 for a mixed use regeneration of lands at the Kings Hall (Ref: LA04/2020/0845/O). This included, amongst other wider ranging development, medical or health services at Plot 9.

3.2	This application seeks approval of the reserved matters for the medical facility at Plot 9, including layout, scale, appearance, access and landscaping.
4.0	Planning Policy and Other Material Considerations
4.1	<p>Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035</p> <p>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</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development</p> <p>Policy BH1 – Listed Buildings Policy HC1 – Promoting healthy communities Policy CI1 – Community infrastructure</p> <p>Policy TRAN1 – Active travel – walking and cycling Policy TRAN 2 – Creating an accessible environment Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements</p> <p>Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy GB1 – Green and blue infrastructure network Policy OS3 – Ancillary open space</p> <p>Policy TRE1 – Trees</p>
4.2	<p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) Belfast City Council Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p>Regional Planning Policy Regional Development Strategy 2035 (Belfast City Council) Strategic Planning Policy Statement for Northern Ireland (Belfast City Council)</p>
4.4	<p>Other Policies Developer Contribution Framework (Belfast City Council) Creating Places (DfI)</p>

4.5	<p>Material Considerations Belfast Agenda (Community Plan)</p>
4.6	<p>Relevant Planning History</p> <p><i>Application Site:</i></p> <p>LA04/2020/0845/O – Outline planning permission for a mixed use regeneration proposal with all matters reserved for retirement living at plot 6, medical or health services at plot 9, multi storey car park, local retail uses, restaurant and cafe uses, leisure and gym facilities at plot 8, associated internal access roads, associated new public realm and amenity open space including central plaza and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F); and no matters reserved for residential development (81 apartments) at plot 3 with ground floor local retail use/restaurant and cafe uses/leisure and gym facilities, associated landscaping, car parking and access from Upper Lisburn Road (as per planning approval reference LA04/2018/0040/F) and reconfiguration of temporary car park to the rear of King’s Hall (approved under LA04/2018/0040/F). Further information and amended drawings received including addendum to Environmental Statement. Amendments include temporary parking arrangements adjacent to the southern boundary with Harberton Crescent and part of the south western boundary with Balmoral Golf Club, Land at Kings 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. Permission granted 02.12.21</p> <p><i>Adjacent Land (within the King’s Hall complex):</i></p> <p>LA04/2023/2401/F – Full planning application for temporary approval of decked car park on lands forming Plot 6 of outline planning approval LA04/2020/0845/O for the provision of 210 parking spaces at ground and first floor level, including means of access and boundary treatment, for provision of parking until car parking on Plot 8 is operational, The Kings Hall, 488-516 Lisburn Road, Malone Upper, Belfast, Antrim, BT9 6 GW. Under Consideration.</p> <p>LA04/2022/0311/F – Erection of 40 no. residential units and 2 no. commercial units with associated car parking, cycle storage servicing, landscaping with access off Balmoral Avenue, 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. Permission Granted 28.04.23</p> <p>LA04/2019/2989/F – Erection of a care home with associated car parking, servicing, landscape and access off Balmoral Avenue, 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. Permission granted 20.1.21.</p> <p>LA04/2019/1254/F – Erection of independent living complex 16No. units with associated landscaping, parking and access off Balmoral Avenue, 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, BT9 6GW. Permission granted 18.09.20</p> <p>LA04/2019/2848/F – Construction of day nursery/playschool facility to replace existing temporary day care nursery and reconfiguration of car park approved under LA04/2018/0040/F with associated landscaping and access works, Lands at Kings Hall Complex, Lisburn Road, Balmoral Belfast, BT9 6GW. Permission granted 29.06.20.</p>

	<p>LA04/2020/0747/F – Application under section 54 of the Planning Act (Belfast City Council) 2011 in respect of planning approval LA04/2018/0040/F seeking to vary condition No. 39 to amend the approved layout Drawing No.38 Road layout geometry and levels Phase 1 to reflect the amended layout, The Kings 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. Permission granted 29.06.20.</p> <p>LA0420211753F – Retrospective application for minimal change of elevational treatment and position from original planning approval of Family Room, Kings Hall Complex, Belfast, BT9 6GW. Permission Granted 02.02.22.</p> <p>LA04/2018/0040/F – Demolition of 29 Balmoral Avenue, demolition of existing non-listed building on site (including conference facility, showgrounds and stables). Refurbishment, creation of new floorspace and change of use from King’s Hall venue to primary health care centre (including ancillary retailing and cafe). Erection of 2 storey side extension, repositioned access to Upper Lisburn Road, alterations to existing Balmoral Avenue access, internal access roads, public realm and landscaping, surface level car parks and associated site works including boundary treatments, The Kings 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. Permission granted 16.04.2019</p> <p>LA04/2018/0047/DCA – Demolition of 29 Balmoral Avenue, 29 Balmoral Avenue, Belfast. Consent granted 16.04.2019.</p> <p>LA04/2018/0048/Belfast City Council – Conversion of, alterations to and side extension to King’s Hall to accommodate Primary Health Care Centre, demolition of existing extensions to King’s Hall and relocation and restoration of existing railings and pillars to the front of King’s Hall, 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. Consent granted 16.04.2019.</p>
5.0	Consultations and Representations
5.1	Statutory Consultations
	DfI Roads – No objection subject to conditions
	DfC Historic Environment Division (Belfast City Council) – No objection
	DfI Rivers – No objection
	Belfast City Council Water – No objection
	Belfast City Council Belfast City Council – No objection
5.2	Non-Statutory Consultations
	Belfast City Council Environmental Health – No objections subject to conditions
	Belfast City Council Senior Urban Design Officer – No objections.
	Belfast City Council Tree Officer – No objection subject to conditions
	Belfast City Council Waste Management Unit – No objection. Further information required to discharge condition 6 of planning approval LA04/2020/0845/O.
5.3	Representations
5.3.1	The application has been advertised and neighbours notified. The Council has received one objection raising the following issues:
5.3.2	<ul style="list-style-type: none"> • Extra traffic flow on this small two land road leading onto Balmoral Avenue.

<p>5.3.3</p>	<ul style="list-style-type: none"> • Getting out at the bottom of this narrow road is difficult enough without adding to further cars backing up and residents not being able to back out of their car spaces • Residents are elderly and park nose in so they back out onto the narrow road therefore more cars will make this very difficult. <p><u>Officer's Response:-</u> The main access for traffic is via Lisburn Road. Servicing is proposed via Balmoral Avenue (a newly constructed access granted permission in relation to Plot 1). DfI Roads has no objection to the proposed access arrangements, which are considered adequate and compliant with Policy TRAN6 of the Plan Strategy.</p>
<p>6.0</p>	<p>PLANNING ASSESSMENT</p>
	<p>Development Plan Context</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>6.6 Background</p> <p>6.6.1 This reserved matters application relates to the redevelopment of the wider King's Hall complex for which an indicative masterplan was submitted under the associated outline planning application LA04/2020/0845/O (see below). This masterplan forms the basis of the outline permission. Plot 09 which is the subject of this reserved matters application is located centrally within the wider King's Hall site and is coloured blue on the masterplan below.</p>

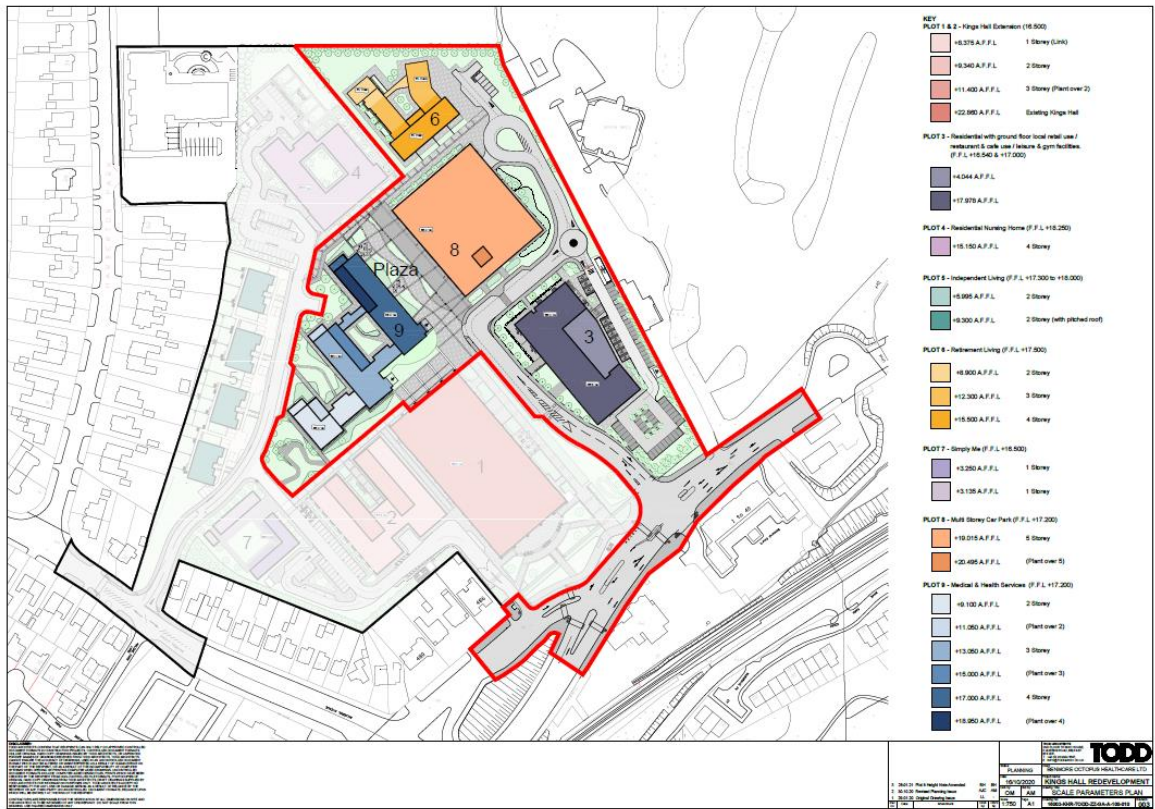


6.7 Principle of development

6.7.1 The application is a reserved matters application for a medical facility previously granted outline approval under planning application reference LA04/2020/0845/O. The principle of development for the proposed use is established. This application seeks approval of the following reserved matters and the assessment is confined to only those matters:-

- siting;
- design: including height, scale, massing, form of buildings and floor plans;
- external appearance;
- means of access; and
- landscaping.

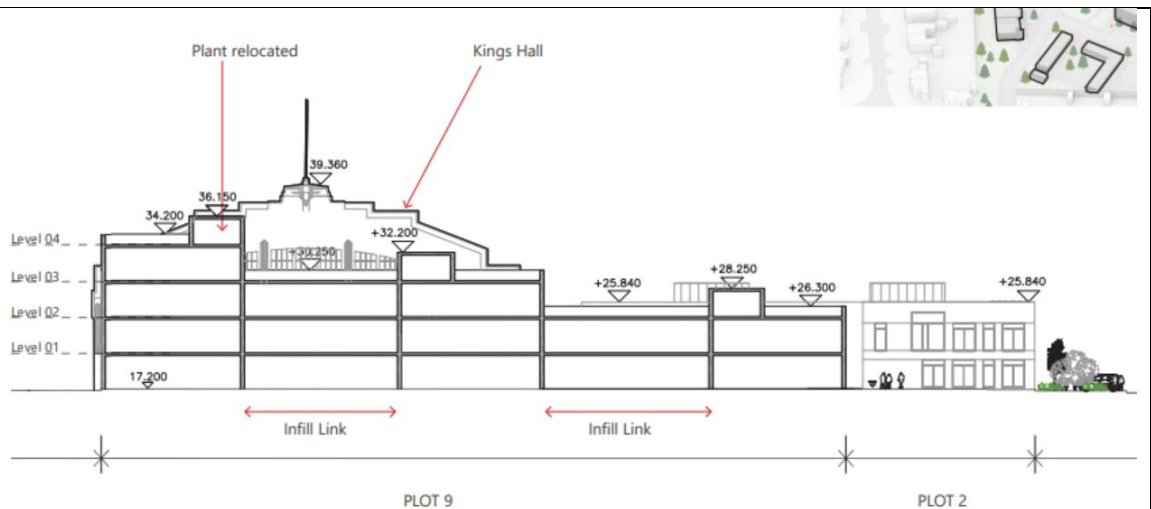
6.7.2 The outline approval includes a condition that states that all reserved matters shall be in general conformity with the approved design code and scale parameters plan (Drawing No. 33a of planning approval LA04/2020/0845/O – see below). The approved Design Code set out parameters for the following matters in relation to Plot 09 - use, layout, scale, open space, plant & servicing, elevations and materials. The approved scale parameter plan identified maximum building heights for each of the plots including Plot 09. The issues pertaining to the reserved matters are assessed below.



Drawing No. 33a – Scale Parameters Plan

6.8 **Siting/Layout**

- 6.8.1 The proposed medical building will sit to the rear of the listed King’s Hall and its two storey extension which has now been constructed and is operational. The proposed layout and footprint of the building is consistent with that shown in the masterplan and approved Design Code and Drawing 33a – Scale Parameters Plan.
- 6.8.2 The building is arranged in a series of three linked blocks ranging from 2 storeys to 3 storeys and then to 4 storeys as illustrated in the image below. The 4 storey block will be situated immediately to the rear of the listed King’s Hall and has been designed to step back from the King’s Hall to respect the listed building and provide space to enable its appreciation. An area of public realm/open space will be formed between the rear of the King’s Hall and the proposed building which will connect with the public realm across the site including the larger central plaza throughout the site providing permeability and ease of movement along with an appropriate treatment to the setting of the buildings.
- 6.8.3 The siting and layout of Plot 09 is compliant with the design code and parameters plan and is considered acceptable. The height and massing are considered further below.



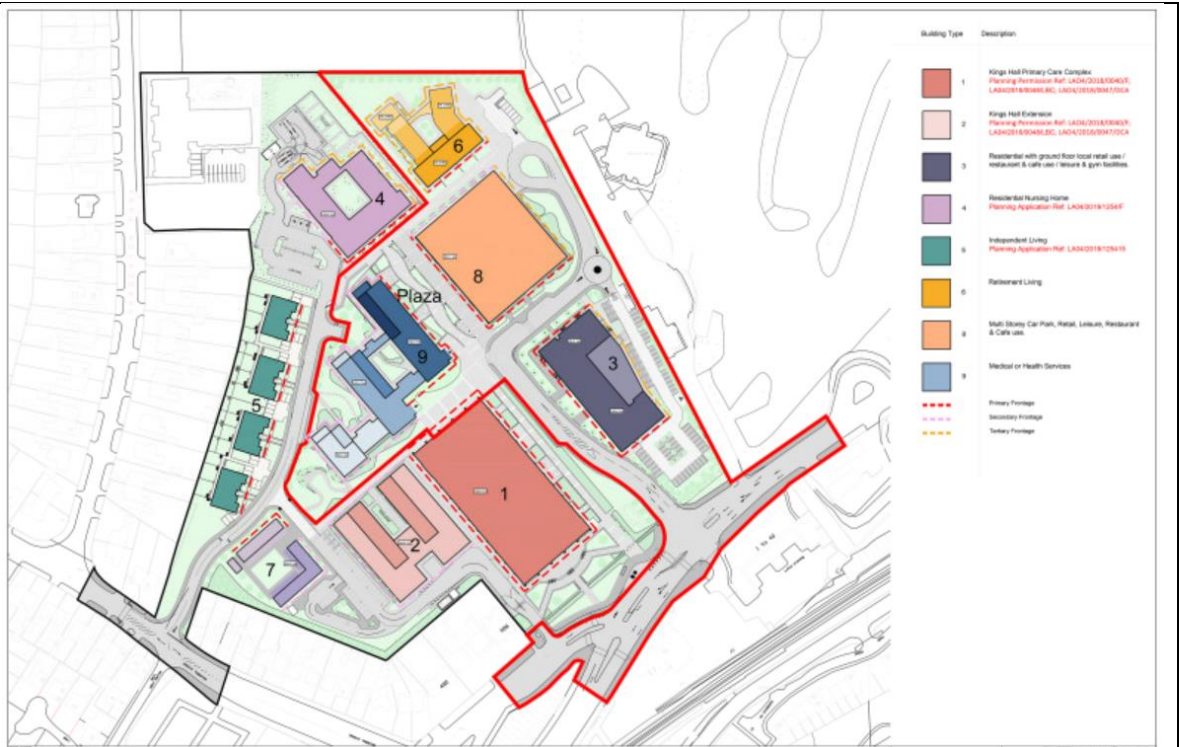
6.9 Design and External Appearance

6.9.1 The reserved matters application includes details of the height, scale, massing form and floor plans. As set out in the approved Drawing No. 33a – Scale Parameters Plan above, parameters were agreed at outline stage regarding the height, scale and massing of the proposed building on Plot 09. The approved height parameters ranged from +9.1m AOD (2 storeys) to +18.95m AOD (4 storeys including plant). The reserved matters details indicates that the height of the building is in accordance with the approved parameters plan. The height, scale and massing of the building is therefore considered compliant with the outline approval.

6.9.2 The approved Design Code included the following key design principles in relation to the proposed external appearance of the building:-

- *High quality material finish*
- *The footprint of the building has been positioned to ensure it does not sit beyond the plane of the Kings Hall.*
- *Larger elevations broken down into constituent parts / blocks to achieve a more human scale and proportion to the building.*
- *Lightweight elevations used to form connections and enclosing courtyards.*

6.9.3 The approved Design Code set out a hierarchy of elevations reflecting the visual prominence of the elevations within the site (as shown on the plan below). The primary elevation of the proposed building on Plot 09 is that of the 4 storey block which will front onto the central plaza area of public realm and the 4 storey block and 3 storey link block to the rear of the listed King's Hall. These primary elevations will be perceptible from the Lisburn Road access and whilst travelling through the site and will be viewed with the adjacent listed Kings' Hall. All other elevations are categorised as secondary elevations which have less prominent and limited views from main pedestrian and vehicular routes.



- 6.9.4 The treatment of the primary elevation fronting onto the plaza includes a white render base with an aluminium frame. The Senior Urban Design Officer has stated that the degree of articulation proposed which includes grey aluminium framing along the primary elevation, will provide a sufficient contrast when viewed against the white render of the Kings Hall building. The render finish is also consistent with the residential block at Plot 3. The more muted composition of secondary elevations includes render and a rhythm of aluminium frames replicating the materials on the primary frame and reflecting these less prominent elevations. Elevations facing the independent living units on Plot 05 incorporate obscure glazing to provide privacy.
- 6.9.5 The 'Compliance with Design Code' document states that these '*Feature elevations are located facing onto the proposed Plaza to enhance the buildings contribution to the main pedestrian route across the wider masterplan*'.
- 6.9.6 Servicing is proposed from King's Hall Lane and an access secured by a sliding gate will provide entry from King's Hall Lane into the site for servicing and emergency use/ Bin and bike store are proposed between the 2 and 3 storey elements and between the 3 and 4 storey elements. Both are proposed to have green roofs and will provide ancillary accommodation. DfI Roads is satisfied with the level of cycle parking proposed and recommend a condition to secure its delivery.
- 6.9.8 DfC HED has considered the proposed design and the impacts on the setting of the listed King's Hall and advises that it considers the proposal complies with the SPPS and Policy BH1 (Listed Buildings) of the Plan Strategy 2035. The Senior Urban Design Officer offers no objections to the proposed development. Officers consider that the design and external appearance are comply with outline approval granted under application LA04/2020/0845/O and associated Design Code, and that the development would be in keeping with the character and appearance of the area. The setting of the listed Kings Hall would not be harmed and would be safeguarded.

6.10	Access
6.10.1	Although reserved, the principle of the access from Lisburn Road was established through the masterplan for the wider site which forms part of the approved Design Code at the outline stage. Servicing is proposed via Balmoral Avenue (a newly constructed access granted permission in relation to Plot 1). DfI Roads has no objection to the proposed access arrangements, which are considered satisfactory and compliant with Policy TRAN6 of the Plan Strategy.
6.11	Landscaping
6.11.1	The proposed development includes hard and soft landscaped areas in the form of public realm, and green roofs. An interim landscape proposal is proposed following completion of the first phase (Phase 9A) and pending the completion of the second phase of development (Phase 9B) to ensure that an appropriate treatment is in place pending the completion of the development. The public realm proposed will connect with the wider public realm scheme throughout the site providing connectivity ease of pedestrian movements throughout the site and is in accordance with the outline approval and Design Code. The Tree Officer has considered the proposed landscaping plans and has no objection subject to conditions.
6.11.2	In summary the matters reserved as set out above comply with the outline planning approval LA04/2020/0845/O and associated Design Code and Scale Parameters Plan. The landscaping proposals are considered acceptable.
6.12	Noise Impact Assessment
6.12.1	A Noise impact assessment was submitted in support of the proposal in accordance with condition 22 of the outline planning approval. Since noise impacts are related to the design of the building, this information can be considered as part of the assessment of this Reserved Matters application. Environmental Health has considered the details and has no objection to the proposal subject to conditions.
6.13	Other issues
6.13.1	The applicant has provided alongside the Reserved Matters applications details of waste management and contaminated land, pursuant to the conditions on the outline planning permission. However, these are separate matters to the Reserved Matters application and should be subject of separate applications to discharge conditions.
7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that the reserved matters are approved subject to conditions as set out below.
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. No external finishes shall be 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.

2. The interim landscaping shall be carried out in accordance with the approved drawing No. 37 – Interim Landscape Proposal Plot 9A prior to the occupation of Phase 9A and shall be retained until such times as work commences on the development of Phase 9B.

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

3. Notwithstanding the interim landscaping details, all permanent landscaping works shall be carried out in accordance with the approved details on Drawing No. 30 – Landscape Layout Plan. The works shall be carried out prior to the occupation of Phase 9B of the development 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.

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 commencement of development, all protective barriers (fencing) and ground protection shall be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging 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. If roots are accidentally damaged the Council must be immediately notified in writing and given the opportunity to inspect the damage before it is covered over. The roots must be wrapped in wet hessian wrap until the arrival of an arborist or Council tree officers. Remedial works to roots/trees shall be submitted to and agreed in writing by the Council. The development shall not proceed unless in accordance with the approved details.

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

7. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires shall take place within the Root Protection Areas of the trees within the site and adjacent lands during the construction period.

Reason: To safeguard existing trees.

8. Prior to installation, details of the final rooftop plant plan /drawing showing the layout of the mechanical plant/services accompanied by a final noise assessment report shall be submitted to and approved in writing by the Council. The final noise assessment shall confirm details and specification for all proposed plant and equipment. The final noise assessment shall include a review of the manufacturers' noise data (including 1/3 octave band data) or measurements, where data is unavailable. The final noise assessment shall include updated computer modelling to confirm predicted specific noise levels at identified sensitive residential receptors and demonstrate that the rating level as determined in line with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' will not result in adverse noise impact during the day or at night. The rooftop plant shall not be carried out unless in accordance with the approved details.

Reason: Protection of residential amenity against adverse noise impact.

9. Each phase of the development hereby approved shall not be occupied or operated unless covered bicycle storage has been provided in accordance with the approved details. The covered bicycle storage shall be retained in accordance with the approved details at all times.

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

10. Each of phase of the development shall not be occupied unless in accordance with the Service Management Plan Rev A.

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

DRAFT INFORMATIVES:

11. This decision relates to the following approved drawing numbers:

01 – Site Location Plan, 03 Site Masterplan, 04B Phase 9B Ground floor Plan, 05A – Phase 9A – Ground Floor Plan, 06 – Phase 9B – 1st Floor Plan, 07 – Phase 9A – First Floor Plan, 08 – Phase 9B – 2nd Floor Plan, 09 – Phase 9A – Second Floor Plan, 10 – Phase 9B – 3rd Floor Plan, 11 – Phase 9A – Third Floor Plan, 12 – Phase 9B – 4th Floor Plan, 13 – Phase 9A Fourth Floor Plan, 14 – Phase 9B – Roof Plan, 15 – Phase 9A – Cycle and Waste Store Floor Plan, 16 - Phase 9B – Cycle and Waste Store floor Plan, 17 Phase (A and (B Cycle and Waste Store Roof Plan, 18 – Phase 9B Elevations 1&2, 19 - Phase 9B Elevations 3&4, 20 - Phase 9B Elevations 5&6, 22 - Phase 9B Elevations 7&8, 23 – Phase 9A Elevations, 01, 02 & 03, 24 – Phase 9A Elevations, 04 & 05, 25 – Phase 9B – Contextual Sections 01 and 02, 26 - Phase 9B – Contextual Sections 03 and 04, 27 – Sections 01, 02, 03, 04, 28 – Sections 05 and 06, 29 – Phase 9A – Section 01, 30- Landscape Layout, 33 – Vehicle Tracking 34A - Bay Study 1, 35A – Bay Study 2, 36A – Bay Study 3, 37 – Interim landscape Layout Phase 9A, 39 - Service Yard Gate Plan & Elevation.

12. This decision notice should be read in conjunction with the decision notice for associated outline approval LA04/2020/0845/O.

13. The applicant is required to submit a public art strategy and detailed scheme for Plot 9 as per condition 8 of the outline approval LA04/2020/0845/O.
14. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
15. 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.
16. 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	02.03.23
Date First Advertised	17.02.23
Date Last Advertised	N/A

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Committee Application

Development Management Report	
Committee Meeting Date:	15 th August 2023
Application ID:	LA04/2021/2772/F
Proposal:	Upgrading of sports facilities to include construction of new clubhouse changing room block, new floodlighting, fencing and ball stops, 2 no spectator grandstands (206 persons per stand), 3G goalkeeper training area, dug-outs, turnstiles, associated maintenance infrastructure, landscaping, and parking facilities.
Location:	Clarendon Playing Fields, 29 Somerdale Park, Belfast BT14 7HD.
Referral Route:	1. Major development. 2. Belfast City Council has an estate in the land.
Recommendation:	Approval with conditions
Applicant Name and Address:	Clarendon Playing Fields 29 Somerdale Park Belfast BT14 7HD
Agent Name and Address:	Paul Durnien 667 Shore Road Newtownabbey BT37 0ST
Executive Summary:	
<p>The application seeks full planning permission for the erection of a clubhouse building in addition to supporter stands, turnstile structures, 3G training area, ball-stop fencing, pitch side fencing and floodlighting around/next to the main pitches, additional parking, and other minor works. It is subject to time limited grant funding from various sources, to allow and secure the delivery of the proposals and associated community benefits.</p> <p>Key Issues are:</p> <ul style="list-style-type: none"> • The principle of the development at this location • Impact on the character and appearance of the area • Impact on amenity • Impact on transport and other infrastructure • Drainage & Flood Risk • Ecological impacts • Representations • Developer Contributions • Pre-community consultation 	

The Council has received 3 representations, summarised in the main report. Revised information was submitted to clarify various details and the application re-advertised and further neighbour notification undertaken. The notification period for comments expires on 21st August 2023.

No objections have been received from consultees, including a very recent response from Environmental Health which offers no objection subject to conditions.

The application is reported to the Committee before the Neighbour Notification re-consultation period ends due to an external grant funding deadline for the project.

The proposal is considered compliant with relevant policies and will not adversely impact on amenity of adjacent residents/landowners.

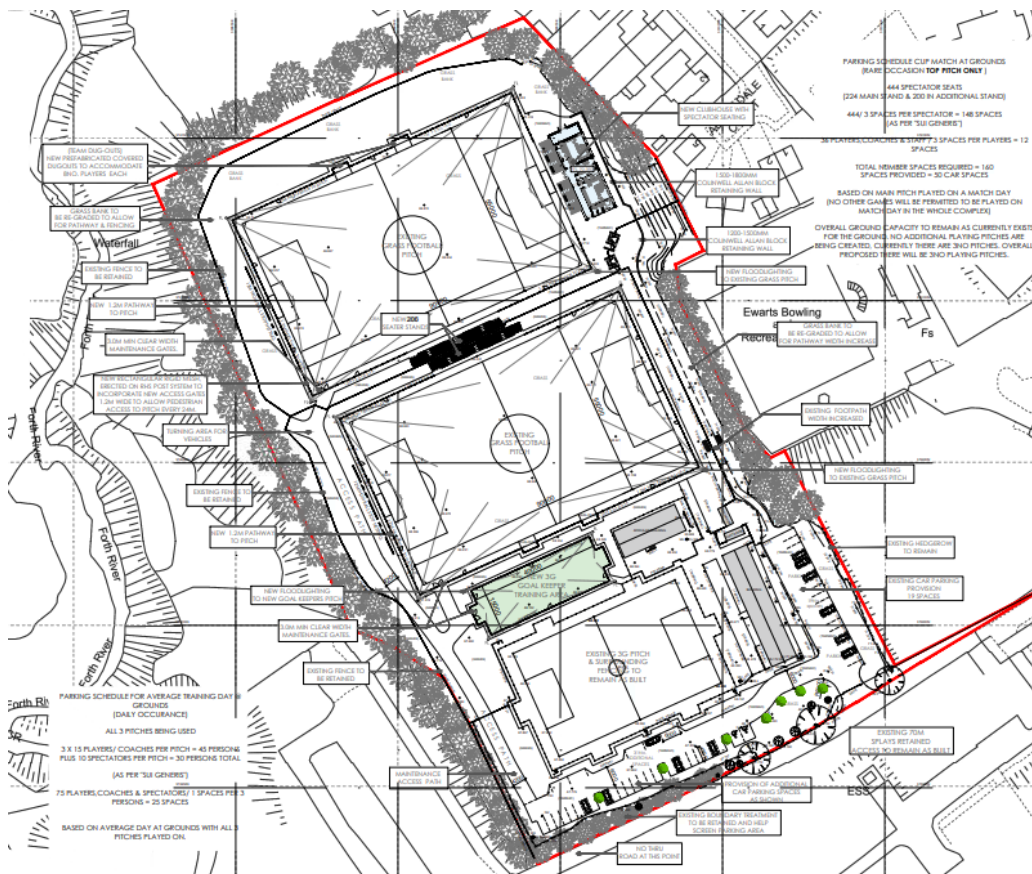
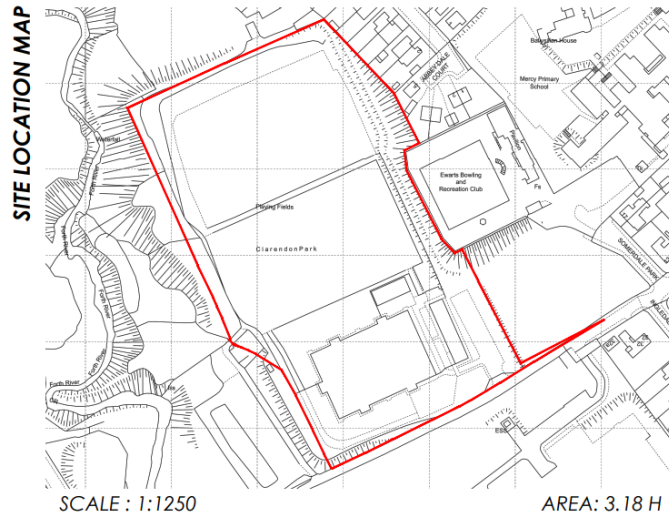
Having regard to the policy context and other material considerations, the proposal is considered acceptable and approval of planning permission is recommended.

It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any further issues which might arise.

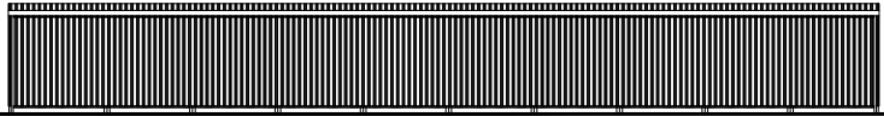
Full details of this application including the application form, relevant drawings, consultation responses and any representations received are available to view at www.planningsystemni.gov.uk

Main Report

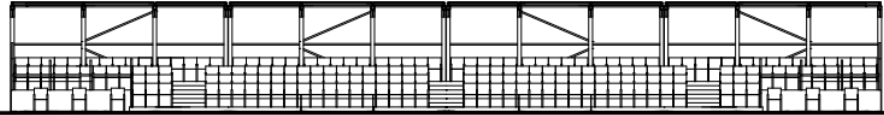
Site Location Plan:



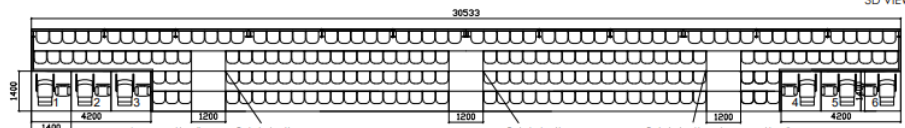
SPECTATOR SEATING TO PITCHSIDE



REAR ELEVATION SCALE 1:100

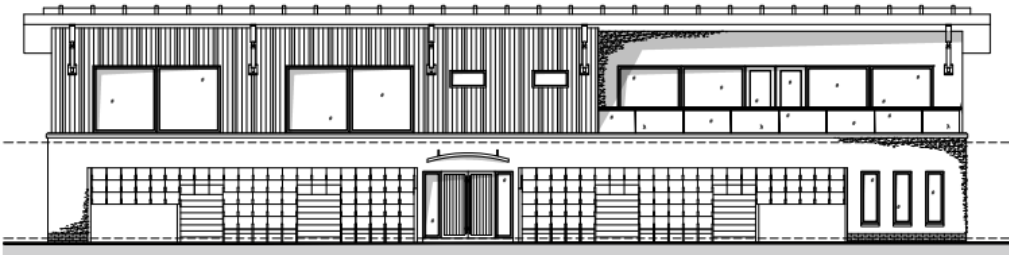


FRONT ELEVATION SCALE 1:100



SEATING PLAN SCALE:1:100

As per green guide section 12.22 all gangways should be 1400x400mm to allow space for one helper per wheelchair space to fit along side in a fixed or removable seat.
 Contrast colour strip on the leading off all gangways.
 As per green guide section 12.22 all gangways should be 1400x400mm to allow space for one helper per wheelchair space to fit along side in a fixed or removable seat.
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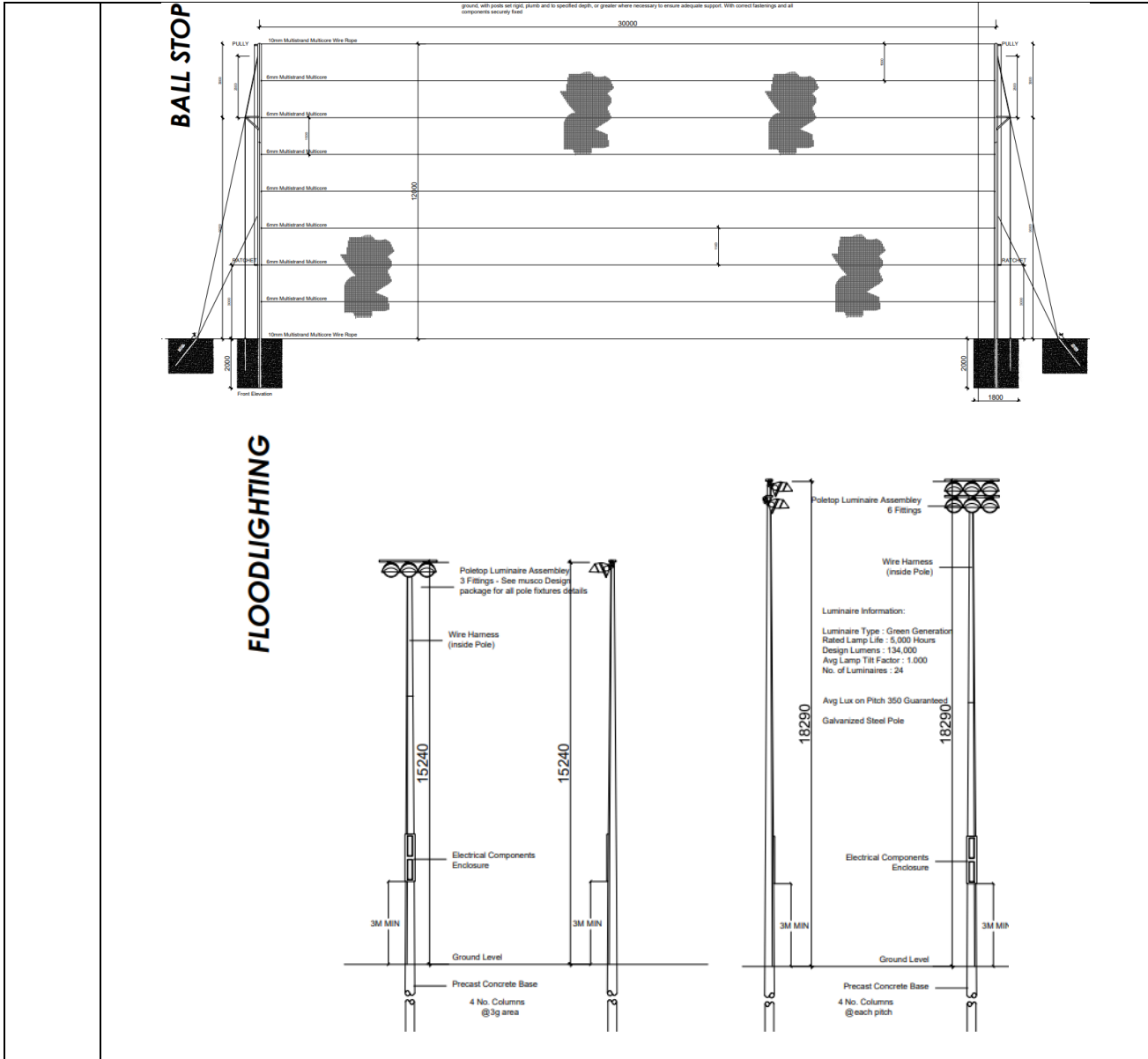


PROPOSED PITCH SIDE ELEVATION



PROPOSED GABLE ELEVATION

- Finishes:
- ROOF: CURVED KINGSPAN INSULATED ROOF PANEL GREY
 - WALLS: OFF WHITE RENDER WITH TREATED TIMBER CLADDING TO FIRST FLOOR AS SHOWN ON ELEVATIONS
 - BRICK: FLYTS TO BASE OF WALLS
 - WINDOWS: ALUMINIUM DOUBLE GLAZED - GREY
 - DOORS: HARDWOOD SOLID TIMBER
 - RAMP: ALUMINIUM BRICKS



1.0	Characteristics of the Site and Area
1.1	The application site is located at Clarendon Playing Fields at Somerdale Park, off the Crumlin Road. It is owned by Belfast City Council. The site comprises two soccer pitches and a 3G synthetic pitch. There are also several single storey buildings located close to the site entrance and frontage. The topography of the site is broadly level with areas of trees around the site boundaries. However, the site sits at a lower level than neighbouring properties to the east.
1.2	Clarendon Park is located adjacent to the site to the west and north, with dwellings to the northeast and a bowling club to the east. There is a park and woodlands to the west and north.
2.0	Description of Proposal
2.1	The application seeks full planning permission for the upgrading of sports facilities to include construction of new clubhouse changing room block, new floodlighting, fencing and ball stops, 2 no spectator grandstands (206 persons per stand), 3G goalkeeper

	training area, dug-outs, turnstiles, associated maintenance infrastructure, landscaping, and parking facilities.
3.0	Planning Assessment of Policy and Other Material Considerations
3.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
3.2	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)
3.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.4	Other Policies / Material considerations Developer Contribution Framework (BCC) Belfast Agenda
3.5	Relevant Planning History Application Number: Z/2001/2743/F Decision: Permission Granted Decision Date: 25 April 2002 Proposal: Construction of new sports/changing pavilion and associated site works including provision of car parking facilities and alterations to access (Amended description). Application Number: LA04/2021/1390/PAN Decision: PAN Concluded Decision Date: 15 June 2021 Proposal: Upgrading of existing sports facilities to include new floodlighting, fencing and ball stops, changing facilities, 3G goalkeeper training area and associated maintenance infrastructure and parking provision.
4.0	Consultations and Representations
4.1	Statutory Consultations DfI Roads – No objection subject to conditions NI Water – No objection subject to conditions DAERA NIEA – No objection subject to conditions Rivers – No objections Historic Environment Division – no objections NIE – no objections
4.2	Non-Statutory Consultations BCC Environmental Health – no objections subject to conditions Shared Environmental Services (SES) – No objections subject to conditions
4.3	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

4.4	<p>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> <p>The application has been advertised and neighbours notified. The Council has received 3 representations raising the following issues (summarised):</p> <ol style="list-style-type: none"> 1. Query on height of retaining wall; 2. Proximity of retaining wall to neighbouring properties; 3. Query window positions of clubhouse; 4. Loss of privacy from clubhouse windows; 5. Query height and dimensions of clubhouse; 6. Health and safety issues due to proximity of domestic oil tanks to clubhouse; 7. Query if sufficient space for cleaning and maintenance from retaining wall; 8. Access for emergency vehicles; 9. Number of floodlights and their location; 10. Seating capacity of the stands and if seating on retaining wall; 11. Will frequency of night-time matches increase / finishing time? Impact on amenity; 12. Will clubhouse be licenced? 13. Clubhouse will block of view and daylighting to neighbouring existing dwellings; 14. Loss of property values; 15. Clubhouse should be relocated away from adjacent houses; 16. Impact on natural environment and wildlife; 17. Antisocial behaviour.
4.5	<p>Revised information was submitted to clarify details with the proposal and the application was re-advertised and neighbour notification undertaken. The notification period for comments expires on 21st August 2023. The application is reported to the Committee before the re-consultation period ends due to an external grant funding deadline for the project.</p>
5.0	Assessment
5.1	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.2	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.3	<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. These are listed in the report.</p>

5.4	<p>Proposals Maps</p> <p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.5	<p>The site is within open space in dBMAP v2004, and Open Space and Local Landscape Policy Area BT109 in dBMAPv2014. It is “Lands Zoned for Landscape Amenity or Recreation use” within the BUAP.</p>
5.6	<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 DES1 – Principles of urban design Policy DES2 – Masterplanning approach for Major development 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 Policy LC1 - Landscape</p>
5.6	<p>The key issues for the assessment of the application are summarised below.</p> <ul style="list-style-type: none"> • The principle of the development at this location • Impact on the character and appearance of the area • Impact on amenity • Impact on transport and other infrastructure • Drainage & Flood Risk • Ecological impacts • Representations; • Pre-community consultation; • Developer Contributions

	The principle of the development at this location
5.7	<p>The proposal comprises a number of elements associated with the existing playing fields including a clubhouse, spectator stands, floodlighting, car parking and ancillary works. Policy CI1 of the Plan Strategy supports the improvement of facilities subject to no <i>'unacceptable impact on residential amenity or natural/built heritage and satisfactory arrangements for access...'</i> Therefore, there is policy support for improvement of existing facilities subject to detail considerations set out later in the report.</p>
5.8	<p>The proposal is acceptable having regard to Policy OS1 of the Plan Strategy in that the sports facility is within the settlement limits and the proposal relates to retention and enhancement of the facility. It is therefore considered that the proposal 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 facilities. A small area of the site will be changed to facilitate improved parking facilities, however, it is not considered that this will adversely impact the function or setting of the open space and Local Landscape Policy Area. The principle of development is therefore considered acceptable.</p> <p><i>Detailed elements</i></p>
5.9	<p>The proposal includes a clubhouse building in addition to supporter stands, turnstile structures, ball-stop fencing, pitch side fencing and floodlighting around/next to the main pitches and additional parking. It is subject to time limited grant funding from various sources, to allow and secure the delivery of the proposals and associated community benefits.</p>
5.10	<p>The clubhouse is the largest of the proposed buildings and 2 storeys in height. It is of monopitch design with a ridge height of approximately 7.5 metres at the highest point, reducing to 6.2 m eaves height to the rear elevation. It is approximately 28.7m in length and 10.2m in depth. Changing facilities are located at the ground floor, with an office, committee room, kitchen and toilets at first floor. Spectator seating for 178 seats and 5 disabled spaces is also included to the front elevation. It is finished mostly in render with timber detailing to part of the first-floor elevation, with a curved grey panel roof. The building is located approximately 23.6 metres at the closest point to the nearest neighbouring dwelling, 5 Abbeydale Court to the northwest.</p>
5.11	<p>There are two 200-seater spectator stands proposed, which include 6 spaces for wheelchair users giving a capacity of 206 persons per stand. These structures are located roughly centrally within the site, oriented toward adjacent grass pitches. They are approximately 4m in height to the height point, 30.5m in length and 2.9m in depth and 68m to the nearest dwelling at 4 Abbeydale Court. They are finished in black cladding.</p>
5.12	<p>A 3G synthetic pitch playing surface and boundary surface for a training area is proposed. This is 40m in length and 15m in width, with associated fencing.</p>
5.13	<p>Two floodlighting types/heights are proposed, 18.29m and 15.24m. Four floodlights are proposed adjacent to each grass pitch, with a further four around the proposed goalkeeper training area. Turnstile structures are single storey and finished in render. Proposed fencing is 1.2m in height. Ball stop net fencing is proposed at the western end of both exiting grass pitches. These structures are 12m in height and 30m in length.</p>

	<p>Impact on the character and appearance of the area</p> <p>5.14 The proposed clubhouse and other structures are sited as such that public views will be restricted. The land rises to the east, with a significant difference in levels of approximately 5m between the finished floor level and the eastern site boundary. The topography, coupled with mature trees around the site boundaries will screen public views of the clubhouse and other structures. The other buildings are single storey and will also largely be screened from public views. The proposed scale, form, massing, design and materials are considered acceptable and will not adversely impact on local character. There will be limited public views of the proposed 3G goalkeeper training pitch, ball-stop fencing, fencing and associated structures; the design of these structures will also result in limited visual impacts. Allowances under permitted development are also a significant consideration in relation to the pitch-side fencing. In summary, the proposal would not have an adverse impact on the character and appearance of the area, or landscape.</p> <p>Impact on amenity</p> <p>5.15 The application has attracted objections on grounds that the proposal would detrimentally impact on amenity due to noise and light disturbance. Policies CI1, ENV1, OS5 and OS7 requires consideration of these issues. Policy OS5 requires that '<i>...there is no unacceptable impact on the amenities of people living nearby by reason of the siting, scale, extent, frequency or timing of the sporting activities proposed, including any noise or light pollution likely to be generated.</i>'</p> <p>5.16 In assessing these impacts, consultation has been undertaken with Environmental Health who have reviewed noise and lighting assessments submitted by the applicant. Environmental Health's final response has recently been received, offering no objection to the proposal subject to conditions.</p> <p>5.17 It is considered that the proposal would not detrimentally impact on amenity through noise or light disturbance. The floodlighting spill information confirms that lighting at the closest residential properties will be 0-1lux at the eastern site boundary. According there will be no adverse impact from the floodlighting. A verification report is necessary to confirm proposed lux levels have been achieved by a negative planning condition. In relation to noise, the proposal seeks to improve existing facilities and evidence provided indicated that the usage of the pitches is not proposed to be significantly revised from current arrangements. The applicant states that:</p> <ul style="list-style-type: none"> • April to August – no increase in usage as grass pitches closed for work and to recover. • September to March – no increase in usage on 3G, grass pitches up to 6 games, no more on a Thursday night 6pm to 8.30pm and one Grass pitch at a time never them both together. • We will not permit training on the Grass pitches as it would destroy them. The 3G is sufficient for all training needs. <p>5.18 The applicant further states that they are '<i>trying to future proof the facility to meet IFA intermediate and senior football changes that are coming in the next few years. Some of their proposals are intermediate grounds must have changing in close proximity, fencing, lighting and spectator facilities. We see very little increase in use of the facility especially at night.</i>'</p>
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5.19	It is considered that separation distances to existing residential properties will assist in mitigating noise impacts, and based on the evidence provided noise levels will not significantly increase.
5.20	Further mitigation is recommended through restriction of operating hours of the floodlighting by planning condition to 9pm and clubhouse to 10pm, in line with the usage details provided to ensure no adverse noise impacts from the proposals on nearby residential properties.
5.21	The building will not adversely impact the amenity of neighbouring existing dwellings as it is sited at a lower level and accordingly overshadowing and loss of privacy/overlooking issues will not occur.
5.22	All other elements of the proposal will not adversely impact on the amenity of adjacent properties due to the separation distances from the location of the proposed structures.
Transport and other Infrastructure	
5.23	Objections have been received in relation to transport related issues. DfI Roads has been consulted on this application to advise on these and other transport matters.
5.24	Policies OS5, TRAN2 and TRAN6 relates to transport considerations. The proposed facility takes into account the needs of people with disabilities and is located so as to be accessible to the catchment population giving priority to walking, cycling and public transport; and the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for site access, car parking.
5.25	The proposal includes an increased parking area to facilitate an additional 31 spaces (19 spaces existing) and vehicle access path 4.2m in width for maintenance and emergency vehicle access.
5.26	DfI Roads has considered the proposal and has no objection. It has considered all representations received in relation to these issues. Accordingly, the proposal is acceptable in terms of traffic, parking and access considerations and therefore in accordance with the relevant transport policies in the Plan Strategy.
Drainage and Flood Risk	
5.27	A Drainage Assessment and associated information was submitted for consideration. A Schedule 6 consent to discharge 92.68l/s to the Forth River has been granted by DfI Rivers, who have been consulted along with NI Water (NIW). 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.
5.28	DfI Rivers and NIW are satisfied subject to conditions and it is therefore considered that the proposal complies with policy and no adverse impact on drainage and flood risk will occur.
Ecological and Environment Impacts	
5.29	Policies ENV2, ENV3, and ENV4 relate to environmental resilience and associated impacts. The application site is in close proximity to Upper Forth River Site of Local Nature Conservation Importance (SLNCI) which is hydrologically linked to Inner Belfast Lough Area of Special Scientific interest (ASSI), Belfast Lough Special Protection Area

	(SPA) and Ramsar Site. This site contains hedgerows and is in close proximity to a river which are Northern Ireland Priority Habitats (NIPH).
5.30	DAERA NIEA, Natural Environment Division (NED) and Shared Environmental Services have considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions. BCC parks and Landscape have also been consulted and have no specific objections to the proposals. Accordingly, it is not considered that the proposal will adversely impact on protected species or habitats.
5.31	<p>Given the longevity of the planning application which was submitted in 2021, it is considered that energy conservation and climate resilience measures can be secured by appropriate conditions.</p> <p>Representations:</p>
5.32	<p>The following detailed issues have been raised by third parties and are considered below:</p> <ol style="list-style-type: none"> 1. <i>Query on height of retaining wall;</i> The height of the wall is indicated on revised plans as between 1.2-1.8m. 2. <i>Proximity of retaining wall to neighbouring properties;</i> The retaining wall is approximately 7.2m at the closest point to the site boundary, approximately 25m to the nearest dwelling rear elevation. It is sited at a lower level than neighbouring properties and no adverse impacts are likely. 3. <i>Query window positions of clubhouse and Loss of privacy;</i> Shown on the submitted plans. No adverse amenity likely due to clubhouse at a lower level. Proposed first floor windows are limited in size and relate to toilets and a landing. Views to adjoining properties will be obscured by boundary treatments. 4. <i>Query height and dimensions of clubhouse;</i> Set out in above report. 5. <i>Health and safety issues due to proximity of domestic oil tanks to clubhouse;</i> Not sufficiently critical to make the proposal unacceptable. Health and safety are subject to a separate legislative framework. 6. <i>Query if sufficient space for cleaning and maintenance from retaining wall;</i> Adequate space is provided. 7. <i>Access for emergency vehicles;</i> DfI Roads have raised no objections in relation to this issue. 8. <i>Number of floodlights and their location;</i> Assessment set out above concluded details are acceptable. 9. <i>Seating capacity of the stands and if seating on retaining wall;</i> No seating proposed on retaining wall. 10. <i>Will frequency of night-time matches increase / finishing time. Impact on amenity;</i>

	<p>Considered above – supporting information indicates no significant intensification.</p> <p>11. <i>Will clubhouse be licenced?</i> No bar facilities indicated on floorplans and not included within proposal description accordingly no associated issues are applicable. Moreover, licensing is subject to a separate regime outside of planning.</p> <p>12. <i>Clubhouse will block of view and daylighting to neighbouring existing dwellings;</i> Considered above – levels difference and boundary planting will result in no unacceptable impacts in relation to these issues.</p> <p>13. <i>Loss of property values;</i> This is not a material consideration.</p> <p>14. <i>Clubhouse should be relocated away from adjacent houses;</i> Siting considered acceptable in above assessment.</p> <p>15. <i>Impact on natural environment and wildlife;</i> Considered above. No adverse impacts likely taking account of responses from DEARA and SES.</p> <p>16. <i>Antisocial behaviour.</i> This is matter for the relevant authorities and outside the scope of this planning application. It is for the Council as landowner and police to effectively manage the park and ensure compliance with relevant public order legislation / regulations.</p> <p>Developer Contributions</p> <p>5.33 Due to the community nature of the proposal and associated benefits, it is not considered that developer contributions are necessary or appropriate in this case.</p> <p>Pre-Community Consultation</p> <p>5.34 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 applicants for planning permission to consult the community in advance of submitting an application.</p> <p>5.35 Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
6.0	Summary of Recommendation: Approval with conditions
6.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission should be approved.
6.2	It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any further issues which might arise.

7.0**DRAFT CONDITIONS**

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

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

2. The works hereby approved shall not be carried out unless in accordance with the approved Tree Protection Plan. The measures set out in the Tree Protection Plan shall remain in place until the completion of the construction.

Reason: To safeguard existing tree(s) in the interests of visual amenity.

3. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

4. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

5. All hard and/or soft landscaping works [delete if not appropriate] 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 Planning Authority. 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 Planning Authority. 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 [delete if not appropriate].

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

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

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

7. No development shall proceed beyond sub-floor construction until the wastewater network engineering solution to mitigate the downstream foul capacity issues is approved in writing by Council in consultation and agreement with NI Water.

Reason: To ensure a practical solution to sewage disposal from this site.

8. No part of the development hereby permitted shall become operational until the approved wastewater network engineering solution to mitigate the downstream foul capacity issues has been delivered and first verified in writing with the Council. The engineering solution shall be retained and operated in accordance with the agreed arrangements.

Reason: To ensure a practical solution to sewage disposal from this site.

9. All lighting shall be carried out and operated in accordance with Revised Floodlighting plans uploaded to the NI planning portal on the 27th January 2023, with less than 1 lux on boundary vegetation.

Reason: To protect local bat populations

10. A suitable buffer of at least 10m must be maintained between the location any refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc and any watercourses or surface drains present onsite or adjacent to the site.

Reason: To protect Northern Ireland priority habitats and Upper Forth River SLNCI, Inner Belfast Lough Area of Special Scientific interest (ASSI), Belfast Lough Special Protection Area (SPA) and Ramsar Site.

11. Once a contractor has been appointed, a Method of Works Statement (MOS) shall be submitted to the Council for approval, at least 8 weeks prior to the commencement of construction to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment. The development shall be carried out in accordance with the agreed arrangements and no variations shall be implemented without the prior agreement of the Council in writing.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

12. Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design, suitable maintenance and management procedures and compliant with Annex D of PPS 15 must be submitted to and agreed with the Council in writing. The development shall be carried out in accordance with the agreed arrangements, which shall be retained thereafter, and no revisions shall be implemented without the prior agreement of the Council in writing.

Reason – To safeguard against flood risk to the development and elsewhere.

13. The floodlighting hereby approved shall only be operational between the hours of 07.00hrs and 21.00hrs Monday to Friday, only between the hours 08.00 to 21.00 on a Saturday, and only between the hours 10.00 to 21.00 on a Sunday or public holiday.

REASON: In the interests of residential amenity.

14. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. 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 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.

15. No development shall be operational 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.

16. Prior to commencement of development of the new club house or spectator stands, details of energy efficiency and climate resilience measures relating to the

	construction of those buildings shall be submitted to and approved in writing by the Council. Those buildings shall not be constructed unless in accordance with the approve details. REASON: In the interests of climate resilience and mitigation.
	Case Officer Signature: Date: 09 August 2023
	Appointed Officer Signature: Date: 09 August 2023