

Public Document Pack

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



**Belfast
City Council**

13th September, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 17th September, 2024 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

- (a) Apologies
- (b) Minutes
- (c) Declarations of Interest

2. Committee Site Visits

- (a) Note of Committee Site Visits (Pages 1 - 2)
- (b) Pre-emptive Committee Site Visit: LA04/2024/0626/F - Proposed residential development of 104no. dwelling units providing General Needs Social Housing and Category 1 over 55's accommodation consisting of a varied housing mix including family maisonettes, apartments and wheelchair accessible units with all associated site works including; landscaping communal and private amenity space and ancillary cycle and car parking provision. 1 Havelock House Havelock Place

- (c) Pre-emptive Committee Site Visit: LA04/2024/0483/F & LA04/2024/0480/DCA - Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, demolition, internal and external refurbishment and alterations, and all associated site works. - 34-44 Bedford Street and 6 Clarence Street
- 3. **Notification of Provision/Removal of Accessible Parking Bay**
 - (a) Provision at 81 Joanmount Park (Pages 3 - 6)
 - (b) Provision at 108 Ligoniel Road (Pages 7 - 10)
- 4. **Notifications of Abandonment and Extinguishment (Pages 11 - 12)**
 - (a) Notifications from Statutory Bodies - Marcus Ward Street (Pages 13 - 18)
 - (b) Notifications from Statutory Bodies - Mill Avenue (Pages 19 - 22)
- 5. **Appeals (Pages 23 - 24)**
- 6. **Planning Decisions issued (Pages 25 - 42)**
- 7. **Live Applications for Major Development (Pages 43 - 48)**
- 8. **Committee Decisions yet to issue (Pages 49 - 54)**
- 9. **Miscellaneous Reports**
 - (a) Update on Planning Performance (Pages 55 - 70)
 - (b) Belfast Waterfront Framework - Waterfront Tour Request (Pages 71 - 88)
 - (c) Notices of Motion - Annual Update (Pages 89 - 94)
 - (d) LDP Engagement Strategy (Pages 95 - 100)
- 10. **Planning Applications previously considered**
 - (a) **LA04/2023/4215/F** - Proposed 3no. residential apartment blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping. - 141-147 Upper Dunmurry Lane (Pages 101 - 124)
 - (b) **LA04/2023/4162/F** - Change of use from retail unit to amusement arcade and adult gaming centre. - 51 Rosemary Street (Pages 125 - 142)
 - (c) **LA04/2023/4153/F** - Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property. - 44 Ponsonby Avenue (Pages 143 - 158)

11. **New Planning Applicaitons**

- (a) **LA04/2024/1086/F** - Variation to the wording of Condition 4 of Outline Planning Approval Z/1990/0127, to allow for the sale of bulky and non-bulky goods for a charity shop. - Unit 1, Connswater Retail Park (Pages 159 - 166)
- (b) **LA04/2023/3879/F** - Vary of condition 11 of LA04/2021/2815/F to extend opening hours. Vacant lands at access road to Olympia Leisure Centre - directly opposite and approx. 70m east of, Nos 9-15 Boucher Road (Pages 167 - 176)
- (c) **LA04/2024/0470/F** - To develop a community garden for sustainable food growth and education purposes - Lower Botanical Gardens (Pages 177 - 186)
- (d) **LA04/2024/1084/F** - 2 no. (35m width x 16m height) ball stop fences. 1.2m height perimeter fencing with 2 no. gate access points. 2 no. (10m width x 4m depth) dugouts + hardstanding path and associated site works. - Henry Jones Playing Fields, Church Road (Pages 187 - 194)
- (e) **LA04/2024/0681/F** - Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, PV array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road. - Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College (Pages 195 - 230)

12. **Restricted Items**

- (a) Quarter 1 Finance Report (Pages 231 - 238)

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Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 20th August, 2024

1. Visit to an implemented scheme approved by the Planning Committee:

LA04/2021/2893/F – Erection of 12 no. storey Purpose Built Managed Student Accommodation (PBMSA), with additional use of accommodation by further or higher education institutions outside term time, comprising 774 beds with shared sports and recreation facilities (amendment to previous permission LA04/2016/1252/F `Purpose built managed student accommodation (774 beds). Site bounded by Little York Street Great George's Street and Nelson Street Belfast.

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

Officers in Attendance: Mr. E. Baker, Planning Manager;
Ms. C. Reville, Principal Planning Officer;
Ms. L. Walshe, Principal Planning Officer; and
Mc. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Nelson Street (12.15 p.m.) the for the purpose of undertaking the site visit in respect of the above implemented scheme.

The Members received a guided tour of the building.

The visit concluded at 1.00 p.m.

- 2. LA04/2023/4215/F** - Proposed 3no. residential apartments blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping. - 141-147 Upper Dunmurry Lane.
- 3. .**

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

Officers in Attendance: Mr. E. Baker, Planning Manager;
Ms. L. Walshe, Principal Planning Officer;
Ms. C. Reville, Principal Planning Officer;
Ms. L. Walshe, Principal Planning Officer; and
Mc. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Upper Dunmurry Lane (1:30 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 2.00 p.m.

4. **LA04/2024/0681/F** - Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, pv array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road. - Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College.

Members Present: Councillor Carson (Chairperson); and
Councillors Anglin at T. Brooks.

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. L. Walshe, Principal Planning Officer.

The Members and the officers convened at Hamilton Road (1:15 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:30 p.m.

5. **LA04/2024/0574/F** - Proposed temporary (up to 5 years) nursery and primary school, soft play area, access, parking, landscaping and ancillary site works - Land adjacent and east of No. 44 Montgomery Road.

Members Present: Councillor Carson (Chairperson); and
Councillors Anglin at T. Brooks.

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. L. Walshe, Principal Planning Officer.

The Members and the officers convened at Montgomery Road (1:40 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:50 p.m.



Department for

Infrastructure

An Roinn

Bonneagair

Department for

Infrastructure

www.infrastructure-ni.gov.uk

Network Traffic

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 Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Date: 28 August 2024

Dear Mr Walsh

**PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 81
JOANMOUNT 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 Alfie O'Hare

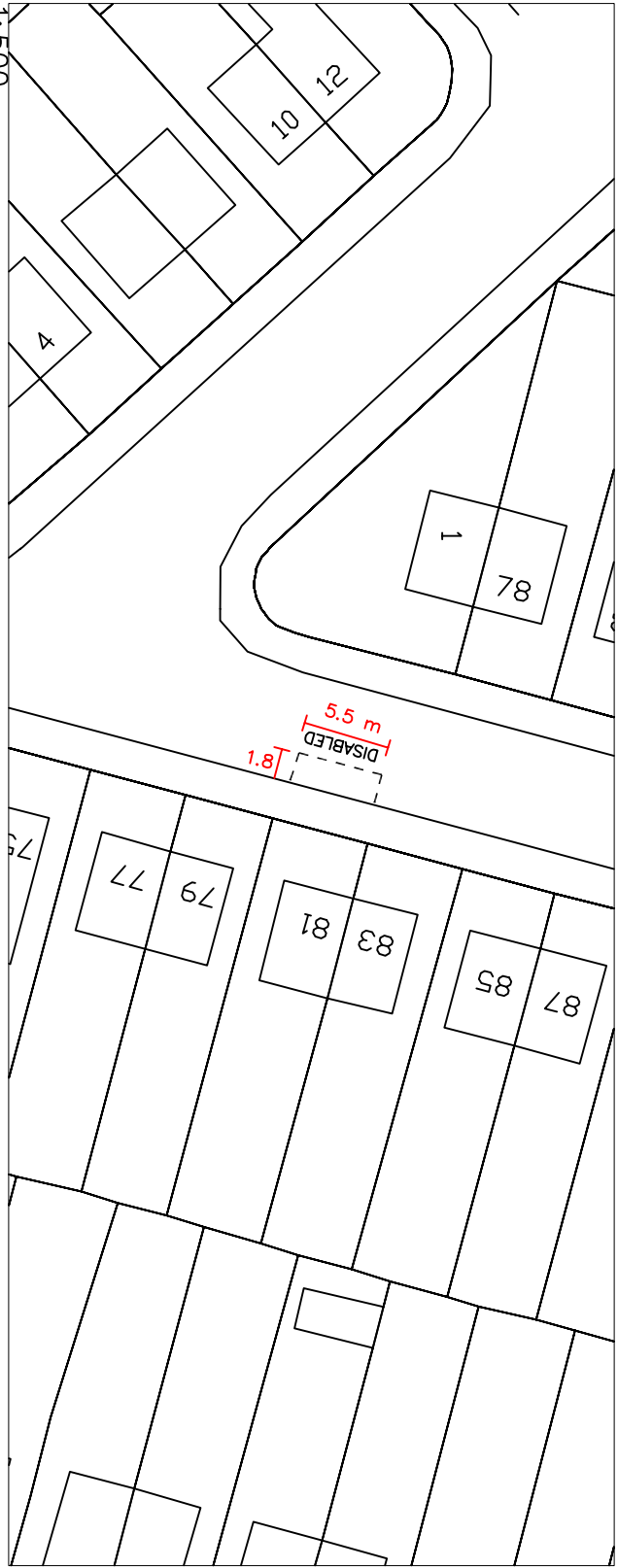
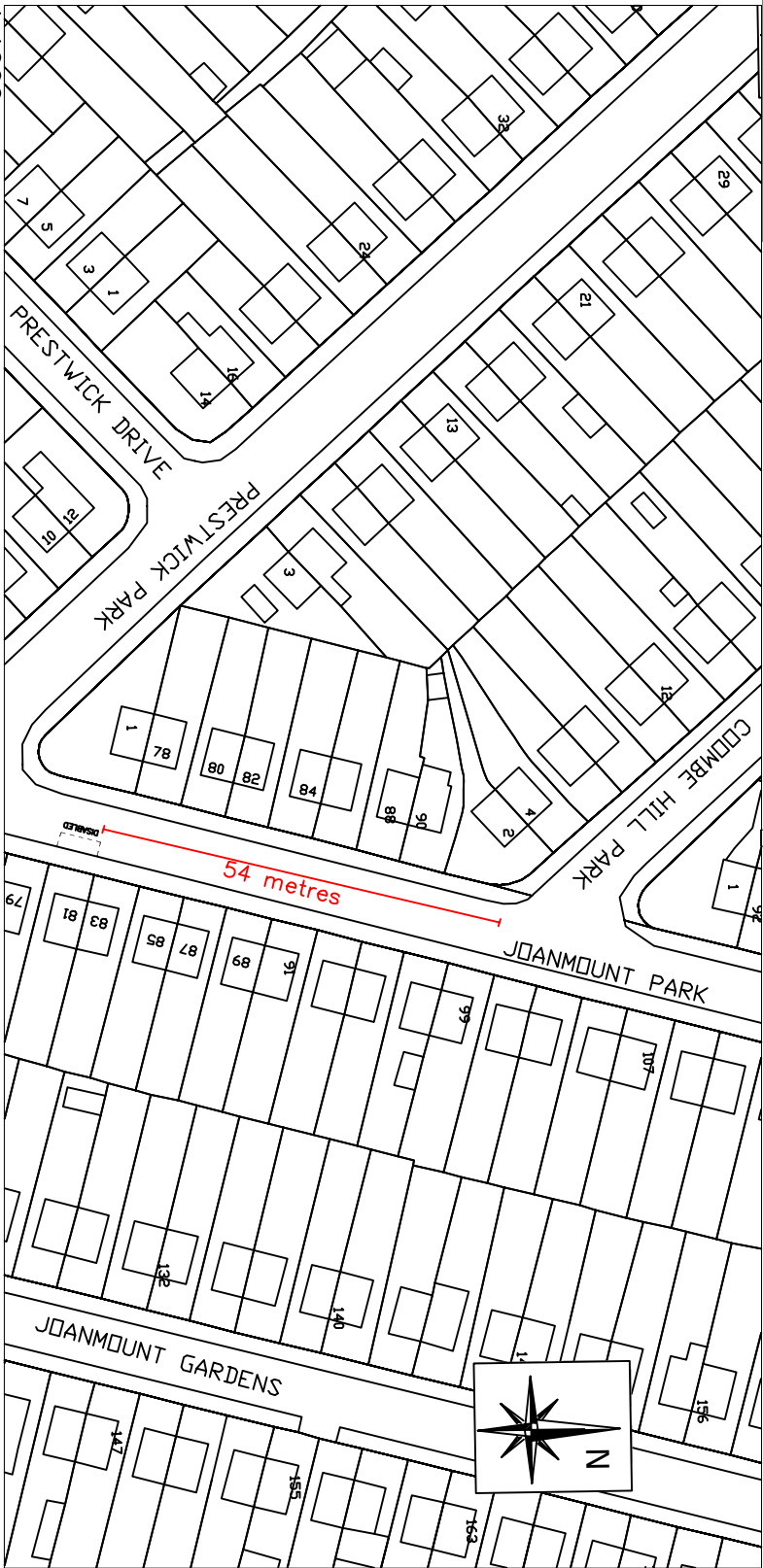
Noel Grimes

Traffic Management

ENC

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Joanmount Park, Belfast (south-east side) – from a point 54 metres south-west of its junction with Coomee Hill Park, for a distance of 5.5 metres in a south-eastern direction.



NO.	REVISION	DATE
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Project 81 JOANMOUNT PARK BELFAST

Title PROPOSED ACCESSIBLE/ DISABLED PARKING BAY

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

Dwg. No. TM2/BEL/AUG/24/41/A

Scales AS SHOWN

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



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Network Traffic

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 Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Date: 28 August 2024

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 108 LIGONIEL ROAD, BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

PP Alfie O'Hare

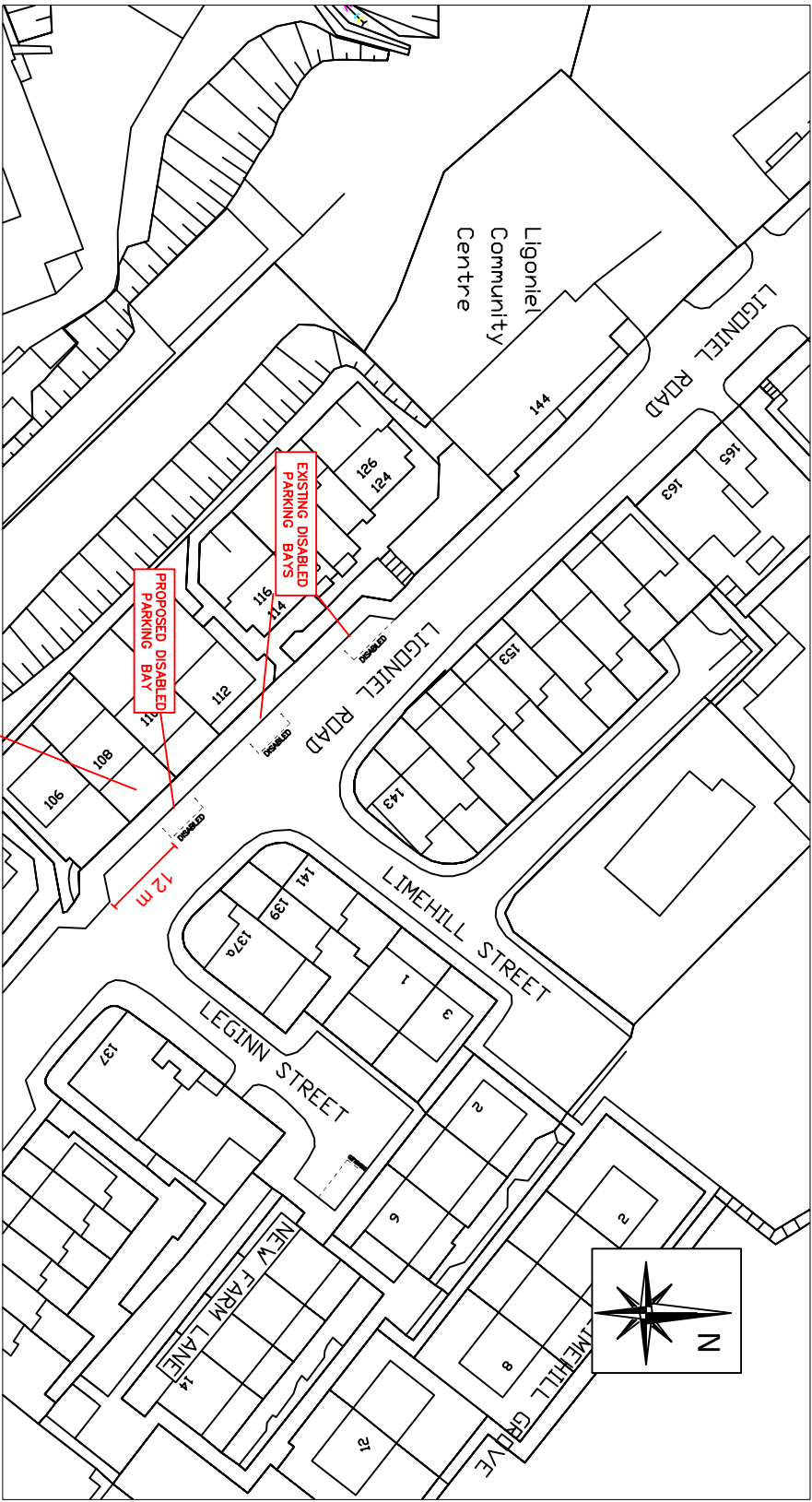
Noel Grimes

Traffic Management

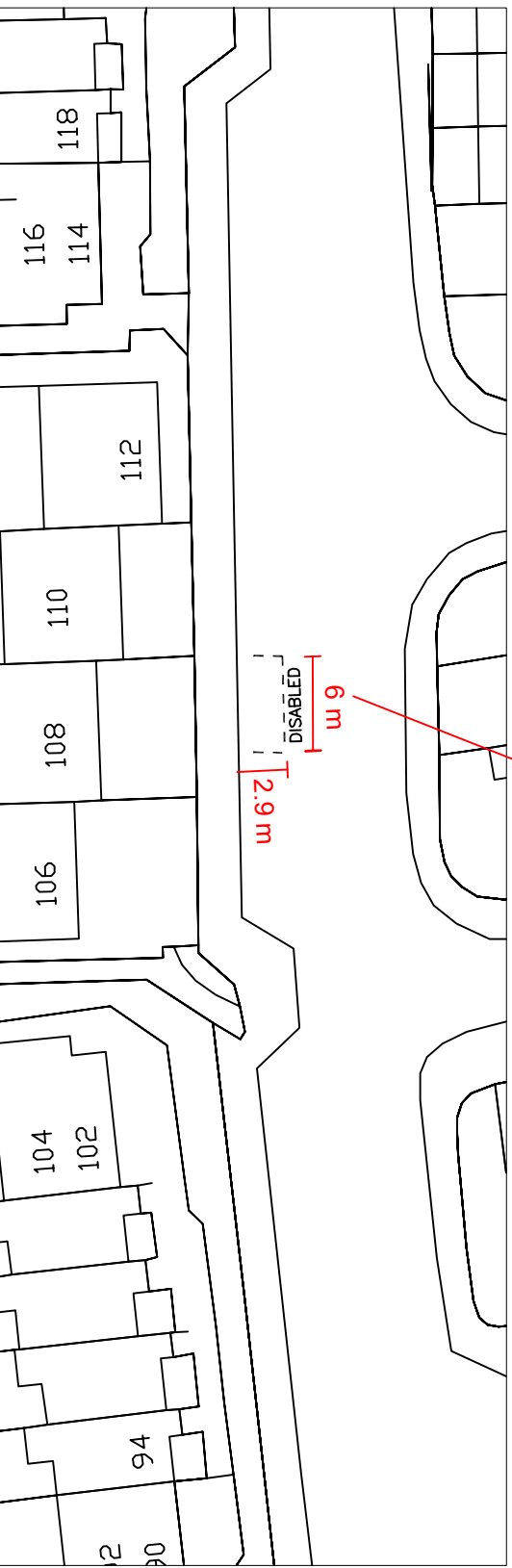
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Ligoniel Road, Belfast (south-west side) – from a point 12 metres north-west of its junction with Leginn Street, for a distance of 6.0 metres in a north-westerly direction.



1:1000



1:500

NO.

REVISION

DATE

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Project PROPOSED ACCESSIBLE/
DISABLED PARKING BAY

Title 108 LIGONIEL ROAD
BELFAST

Page 6

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

Dwg. No.

Revision

TM2/BEL/AUG/24/42/A

Scales

AS SHOWN

Eastern Division

Annex 7
Castle Buildings
Stormont Estate
Belfast
BT4 3SQ

Telephone: 0300 200 7893
Textphone: 028 90540022



Bonnegair
Infrastructure

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Subject:	Notifications from statutory bodies
Date:	17 th September 2024
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Dermot O'Kane, Acting 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 received from the Department for Infrastructure (DfI) (see Appendix 1 & 2). The notifications relate to proposed abandonments at Mill Avenue, Ligonell and at Marcus Ward Street, Belfast.
2.0	Recommendation
2.1	The Committee is asked to note the notification correspondence received.
3.0	Main Report
3.1	The Council has received the following notifications from DfI:
3.2	<p>Proposed abandonment at Mill Avenue, Ligonell</p> <p>Received on 5th August 2024 this notification concerns the abandonment of an area of land which resulted from the realignment of Mill Avenue during the construction of Wolfhill Manor in 2009 (see Appendix 1). A portion of the proposed abandonment is currently utilised as a footpath following the old alignment of Mill Avenue to Wolfhill Manor. An alternative footpath following the new alignment of Mill Avenue into Wolfhill Manor is already in place.</p>
3.3	This abandonment has been requested by Braidwater Land Ltd to facilitate a proposed residential development comprising a total of 20 no. dwellings. The land to be abandoned will form part of a wider private amenity area associated with the apartment block element of the residential proposal. This application (LA04/2024/1195/F) is currently under consideration by Belfast Planning Service.
3.4	<p>Draft of The Marcus Ward Street, Belfast (Abandonment) Order (NI) 2024</p> <p>Received on 16th August 2024 this correspondence concerns the abandonment of an area of 28.66 square metres to the rear of the footway on Marcus Ward Street, Belfast (see Appendix 2). Notification of this proposed abandonment was previously brought to Committee on 16th January 2024. The abandonment had been requested by the Kainos Group PLC and relates to the development of Purpose Built Student Accommodation on</p>

	the adjacent site. This scheme was granted planning permission on 10 th May 2024.
3.5	In considering these notifications other services within the Council were consulted – City & Neighbourhood Services, Estates and City Regeneration & Development and no issues or concerns were raised. There is no requirement for the Council to respond to these consultations and it is recommended that the Committee notes this report.
3.6	<u>Financial & Resource Implications</u> There are no resource implications associated with this report.
3.7	<u>Equality implications or Good Relations implications / Rural needs assessment</u> None.
4.0	Appendices – Documents Attached
	Appendix 1: Proposed abandonment at Mill Avenue, Ligonell Appendix 2: Draft of The Marcus Ward Street, Belfast (Abandonment) Order (NI) 2024



Department for

Infrastructure

An Roinn

Bonneagair

www.infrastructure-ni.gov.uk

Road Asset Development

By e-mail

The Chief Executive
Belfast City Council

LargeyN@BelfastCity.gov.uk

3rd Floor Area A
James House
The Gasworks
2-4 Cromac Avenue
Belfast
BT7 2JA

Tel: (028) 90540404

Email: lynsey.wilson@infrastructure-ni.gov.uk

Your reference:

Our reference: IN1-24-13869

16th August 2024

Dear Sir/Madam

The Marcus Ward Street, Belfast (Abandonment) Order (Northern Ireland) 2024

In accordance with the provision of Schedule 8 to the Roads (Northern Ireland) Order 1993, I enclose a copy of the above-mentioned draft Order and related map together with a copy of the statutory notice which will be published in the Belfast Gazette, Belfast Telegraph, Irish News and News Letter.

Yours faithfully

Lynsey Wilson

Lynsey Wilson
Transport Legislation Branch

ABANDONMENT – MARCUS WARD STREET, BELFAST

The Department for Infrastructure (DfI), being of the opinion that the road is not necessary, gives notice of its intention to make an Order under Article 68 of the Roads (Northern Ireland) Order 1993, the effect of which would be to abandon an area of 28.66 square metres of land extending for 37.98 metres to the rear of the footway on Marcus Ward Street, Belfast.

The area of road proposed to be abandoned is delineated on a map which, together with a copy of a draft Order, may be inspected free of charge during office hours within the period 28 August 2024 to 8 October 2024 at DfI Roads Eastern Division, Annexe 7, Block 2, Castle Buildings, Stormont Estate, Upper Newtownards Road, Belfast, BT4 3SQ or viewed online at www.infrastructure-ni.gov.uk/consultations

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

Any person may, within the period above, object to the proposal by writing to the Department at the address above or by e-mailing lands.eastern@infrastructure-ni.gov.uk stating the grounds of the objection. The information you provide in your response to this consultation, excluding personal information, may be published or disclosed in accordance with the Freedom of Information Act 2000 (FOIA) or the Environmental Information Regulations (EIR). If you want the information that you provide to be treated as confidential, please tell us why, but be aware that, under the FOIA/EIR, we cannot guarantee confidentiality.

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

2024 No.

ROADS

**The Marcus Ward Street, Belfast (Abandonment) Order
(Northern Ireland) 2024**

Made - - - - 2024

Coming into operation - 2024

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

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

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

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

Citation and commencement

1. This Order may be cited as the Marcus Ward Street, Belfast (Abandonment) Order (Northern Ireland) 2024 and shall come into operation on 2024.

Application

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

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

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

(a) Formerly the Department for Regional Development; see section 1(6) and (11) of, and Schedule 1 to, the Departments Act (Northern Ireland) 2016 (2016 c. 5 (N.I.))

(b) S.I. 1993/3160 (N.I. 15)

(c) S.R. 1999 No. 481 Article 6(d) and Schedule 4 Part IV

Sealed with the Official Seal of the Department for Infrastructure on 2024

(L.S.)

A senior officer of the Department for Infrastructure

SCHEDULE

Article 2

AREA OF ROAD TO BE ABANDONED

An area of 28.66 square metres extending for 37.98 metres of land to the rear of the footway on Marcus Ward Street, Belfast more particularly delineated and shown cross-hatched and coloured red on map number IN1/24/621173.

A copy of the map has been deposited at the Department's Headquarters, 3rd Floor, James House, The Gasworks, 2-4 Cromac Avenue, Belfast and at DfI Roads Eastern Division, Annexe 7, Block 2, Castle Buildings, Stormont Estate, Upper Newtownards Road, Belfast.

EXPLANATORY NOTE

(This note is not part of the Order)

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

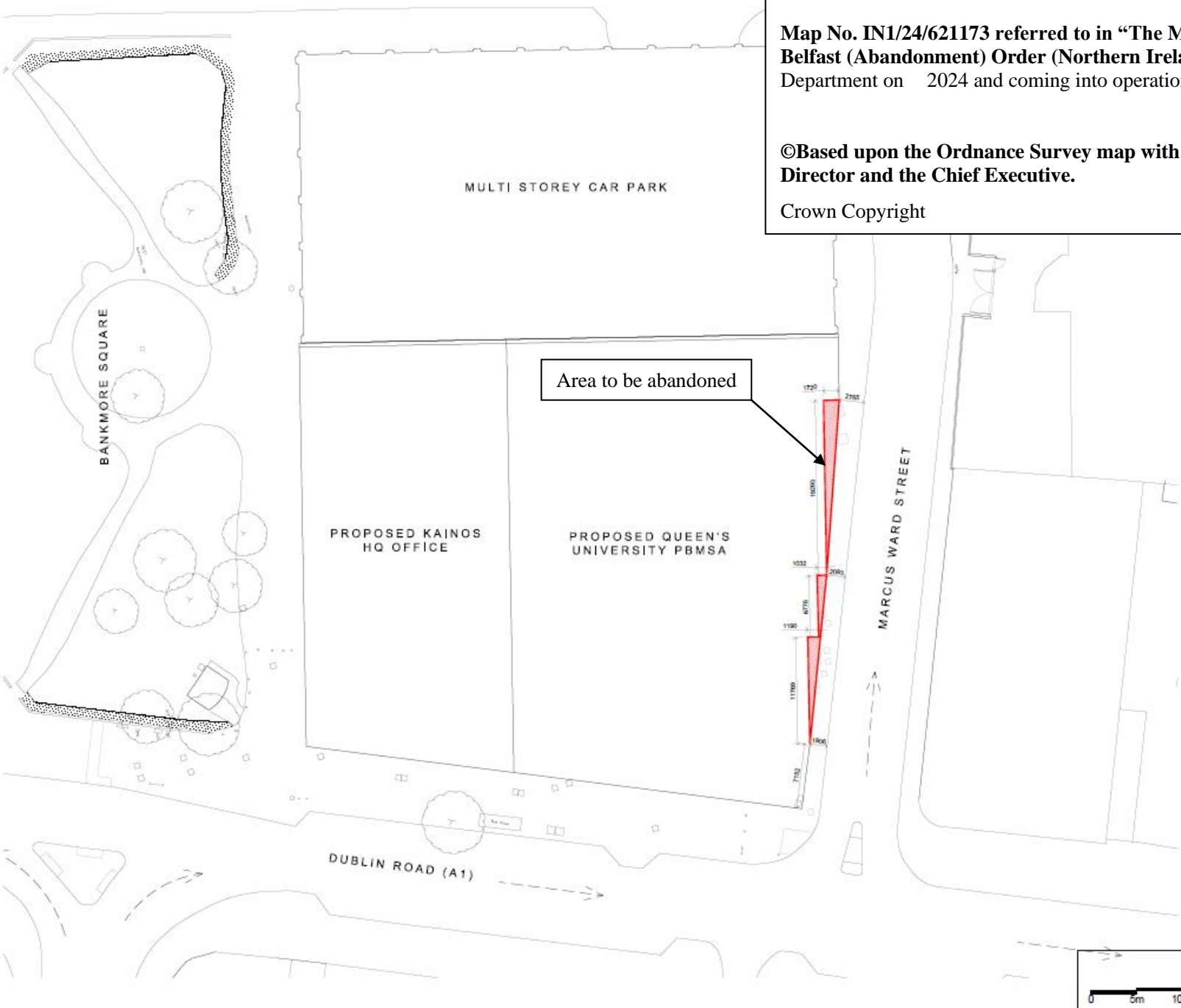
DEPARTMENT FOR INFRASTRUCTURE

Map No. IN1/24/621173 referred to in “The Marcus Ward Street, Belfast (Abandonment) Order (Northern Ireland) 2024” made by the Department on 2024 and coming into operation on 2024.

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SCALE 1:200



REF: 01/08/23	DR: 01/08/23	DR: 01/08/23	DR: 01/08/23	DR: 01/08/23	DR: 01/08/23
REF: 20/08/23	Original issue	AC	PC	AC	PC
REF: 24/05/2023	AC	PC	1:200	A1	
23025	INFORMATION	P02			
KHQ-TOD-10-ZZ-DR-A-10002					

TODD

24/05/2023

23025

INFORMATION

P02

KHQ-TOD-10-ZZ-DR-A-10002

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Chief Executive's Office	
Date:	05.08.24
Noted by CX:	Y/N
Ref:	J.W.3.8
Referred to: Fwd to democratic services	
Copy sent	Original sent
MB updated	Invite reg

The Chief Executive
City Hall
BELFAST
BT1 5GS

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/03/978

Date: 01 August 2024

DEAR SIR/ MADAM,

ROADS (NI) ORDER 1993

PROPOSED ABANDONMENT AT MILL AVENUE, LIGONEIL, BELFAST BT14 8DE.

An application has been received from Braidwater Ltd for the abandonment of Mill Avenue as shown hatched on the attached plan, Drawing No: 129/08NW3.

Mill Avenue was realigned during construction of Wolfhill Manor in 2009. The old alignment of Mill Avenue is currently used as a footpath from the new realigned Mill Avenue to the Wolfhill Manor housing development. A secondary footpath follows the new alignment of Mill Avenue into Wolfhill Manor so an alternative route is already in place.

The road to be abandoned will be retained as green space.

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




Land Subject to Abandonment Order off Mill Avenue & Wolfhill Manor, Ligoniel, Belfast.

Scale 1:2500 @ A3

O.S. ref. 12908SW1

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28th March 2023













 - Indicates Area currently registered with
DFI Roads to be requisitioned with an
Abandonment Order.

HOUSING KEY

House Type			Needs Group	Bed.s. (per unit)	Unit No.	
	G	93.28	2 Storey House	G.N.	3	5
	H	93.26	2 Storey Corner House	G.N.	3	1
	T	T1 – 60.15 T2 – 73.48	Apartment	G.N.	3	2
	F	114.10	2 Storey Complex Needs House	C.N.	2	2
	K	130.28	2 Storey Complex Needs House	C.N.	3	1
	9 Block	1,467 – 65.0 2,568 – 64.6 3,669 – 65.0	Apartment	C.A.T.1	2	9
Total						20

Note,
Dwellings to have Water Butts in rear
Garden to encourage Grey Water use,
and Solar Panels fitted to South Facing Roofs.

Key

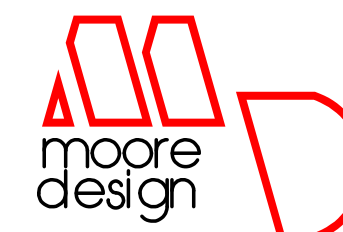
-  - Indicates Private Grass area
-  - Indicates Communal Landscaped area
-  - Indicates Amenity Shrub Planting
-  - Indicates Tarmac Area
-  - Indicates 2mx2m conc. area for refuse and Clothes Line
-  - Indicates Concrete Path
900mm wide = Private,
1200mm wide = communal (max 2 dwelling to share)
-  - Indicates Entrance
- 44.75 - Indicates Existing Level
- +170.50 - Indicates Proposed Level
-  - Indicates 900mm & 1100mm High Metal Railings
-  - Indicates 1.8m Close Boarded Timber Fence
-  - Indicates Planting Buffer/Screening
-  - Indicates Existing Planting/Trees to be retained
-  110m2 - Indicates Private Amenity Area (m2)

Rev D - 07/05/24
Rev C - 30/01/24
Rev B - 24/01/24
Rev A - 04/01/24

job no. 14-20
drawing PA-O4
scale 1:500 @ A2
Dec. 2023

client: **BW Homes
& Construction Ltd.**

project:
Proposed Social Housing off
Mill Avenue, Ligoniel, Belfast.



Market Court,
63 New Row, Coleraine, BT52 IEJ
Tel & Fax 028 70356989

CIAT
CHARTERED PRACTICE

Walhill Lisaniel

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PLANNING COMMITTEE – 17 SEPTEMBER 2024

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO No new appeals received

PLANNING REF:

APPLICANT:

LOCATION:

PROPOSAL:

PROCEDURE:

APPEAL DECISIONS NOTIFIED

ITEM NO 1 PAC REF: 2023/A0087

PLANNING REF: LA04/2022/1831/F

RESULT OF APPEAL: WITHDRAWN

APPLICANT: Mr John Young

LOCATION: 258 Limestone Road, Belfast, BT15 3AR

PROPOSAL: Change of use from residential to short term stay accommodation

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Decisions issued August 2024 - No. 154

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2022/1871/PAD	LOC	Blackstaff Chambers 2 Amelia Street Belfast BT2 7GS.	Demolition of existing five storey building and erection of replacement ten storey mixed use development, comprising ground floor retail (Use Class A1), 28no. serviced apartments over 7 floors (Sui Generis) and offices on the 8th and 9th floors (Use Class	PAD Concluded
LA04/2019/2653/F	LOC	Chancery House 88 Victoria Street Belfast BT1 3GN.	Demolition of existing property and erection of a 9 storey building (overall height 37m) comprising a ground floor retail unit together with cycle parking and plant areas: and 8 floors of grade A office accommodation. (amended plans & updated technical information)	Permission Granted
LA04/2021/2126/F	LOC	Lands at and surrounding The Flax Centre Ardoyne Avenue Belfast BT14 7DA.	Demolition of existing Flax Centre building to provide a residential development for social housing use comprising 45no. units - 27no. houses & 18no. apartments with associated site works including new landscaping, road access, car parking and open	Permission Granted
LA04/2022/1332/PAD	MAJ	Glenmona Site between Upper Springfield Road and Monagh By-Pass Belfast BT11 8BW.	PAD Option 4: Redevelopment of vacant land at 'Glenmona', Upper Springfield Road, Belfast to create a new post-primary school campus for All Saints College with an enrollment of approximately 1000 pupils.	PAD Concluded
LA04/2022/1503/F	LOC	Lands within Musgrave Police Station 60 Victoria Street Belfast	Proposed erection of a freestanding 6.8-metre high screen erected on steel structural supports (9 metres in total height) with associated site works	Permission Granted

		Belfast BT1 3GL	Height) with associated site works	
LA04/2022/2026/F	LOC	256 North Queen Street Belfast BT15 3DJ.	Erection of 6 apartments and 25 dwellings (31 units in total) with associated car parking, private & communal amenity space, landscaping, site works and access arrangements from North Queen Street (Amended Description and	Permission Granted
LA04/2023/2755/F	LOC	Carpark 135m WSW of Xtra Space NI, 3 Alexander Road, Castlereagh, Belfast, BT6 9HP	Proposed change of use from existing parking to Self Storage Facility consisting of 78Nr. 20Ft. Shipping Containers and 23Nr. 10Ft. Shipping Containers.	Permission Granted
LA04/2023/2763/F	LOC	1-21 CASTLEREAGH ROAD BALLYMACARRET BELFAST DOWN BT5 5FB	Erection of apartment development comprising 19 no. apartments, cycle parking and associated site works	Permission Granted
LA04/2023/3107/F	LOC	7 Ailesbury Gardens, Belfast, BT7 3FJ	Single storey side extension and two storey rear extension. Detached single storey home office/workshop.	Permission Granted
LA04/2023/3428/DC	LOC	236 Upper Newtownards Road, Belfast, BT4 3EU	Rainwater Downpipe Specification. Sample provided on site Discharge of condition 12 - LA04/2021/0011/F	Condition Discharged

			LA04/2021/0311/1	
LA04/2023/3628/PAD	MAJ	NORWICH UNION HOUSE 7 FOUNTAIN STREET TOWN PARKS BELFAST ANTRIM BT1 5EA	Purpose built managed student accommodation with ground floor retail to Castle Street/Queen Street - to meet defined accommodation needs of QUB/UU	PAD Concluded
LA04/2023/3657/F	LOC	Harberton Hall, 23a Harberton Park, Belfast, BT9 6TW	Proposed additional car parking spaces for residents and staff at Harberton Hall including associated boundary treatment including 1.8m timber fence and retaining wall. (Amended Description)	Permission Granted
LA04/2023/3810/F	LOC	2 Marlborough Park Cross Avenue, Belfast, BT9 6HQ	Two storey rear extension (Renewal LA04/2018/1463/F)	Permission Granted
LA04/2023/3959/CLOPUD	LOC	The Bakery Apartments, 311 Ormeau Road, Belfast, BT7 3GA	Works involve the replacement of existing zinc cladding and coloured Trespa wall cladding, with new like for like zinc cladding and coloured fibre cement cladding, to aid the installation of fire stopping materials behind.	Permitted Development
LA04/2023/3999/A	LOC	Adjacent Entrance gate to Westwood Shopping Centre Opposite 27 Andersonstown Road Belfast	Proposed replacement of one 48 sheet advertisement hoarding with a digital screen	Consent Granted

		Belfast		
LA04/2024/0177/F	LOC	16 Tullymore Drive, Belfast, BT11 8NH	Single storey extension to rear of dwelling	Permission Granted
LA04/2023/4223/F	LOC	1 Tardree Park, Belfast, BT11 8HX	Change of use of land to domestic curtilage, erection of boundary wall.	Permission Granted
LA04/2023/4229/DC	LOC	126 Duncairn Gardens, Belfast, BT15 2GL	Discharge Condition 3 LA04/2021/2343/F. Drainage details	Condition Discharged
LA04/2023/4274/F	LOC	Translink Milewater Service Centre 25 Duncrue Street, Belfast, BT3 9AR	Provision of 24No. electrical vehicle ('EV') charging units, erection of 1No. transformer kiosk, 1No. High Voltage ('HV') switchroom building, and 1No. combined Low Voltage ('LV') switchroom and transformer building, along with associated site	Permission Granted
LA04/2023/4380/F	LOC	36 Weston Drive, Belfast, BT9 7JF	Demolition of existing garage and construction of new two storey dwelling adjacent to existing dwelling. Alterations to existing dwelling	Permission Granted

			Alterations to existing dwelling including single storey front extension and change of materials to white render (amended description).	
LA04/2023/4428/DC	LOC	45-51 Mater Hospital Crumlin Road, Mater Hospital, Belfast, BT14 6AB	As part of planning approval LA04/2022/1020/LBC, a sample of the new window shall be provided on site prior to the removal of existing windows and agreed by the Council and HED.	Condition Discharged
LA04/2023/4412/RM	LOC	Lands approx. 2m South east of 112 Orangefield Road, Belfast, BT5 6DD	Erection of a detached dwelling in side garden.	Permission Granted
LA04/2023/4456/A	LOC	Yorkgate Train Station, 303 York Street, Belfast, BT15 1EX	1 x free-standing totem sign, 1 x high level sign and 1 x directional sign	Consent Granted
LA04/2023/4495/F	LOC	14 Kensington Park, Belfast, BT5 6NR	2 storey rear extension. Additional alterations to dwelling.	Permission Granted
LA04/2023/4562/F	LOC	32 Glencregagh Drive, Belfast, BT6 0NL	Single storey rear extension to include basement store below. Alterations to elevations + solar panels and additional site works.	Permission Granted
LA04/2023/4549/F	LOC	Holy Rosary Primary School, Sunnyside Crescent, Belfast, BT7 3DB	Ground floor extensions to east and west elevations and first floor extensions to north elevations.	Permission Granted
LA04/2024/0042/O	LOC	50m east of 191 Ballyhill Road, Ligoniel, Belfast, BT14 8SF	Renewal of existing approval LA04/2019/2913/O for a dwelling and garage.	Permission Granted
LA04/2024/0099/A	LOC	81-107 York Street, Belfast, BT15 1AT	2 Shop sign, 2 Projecting sign, 7 Other - 2mm Plain Frosting, 1 Other - 5mm Dibond Panel, 4 Other - 3mm Vinyls	Consent Granted

LA04/2024/0118/DC	LOC	Boundary wall and railings on Crumlin Road directly in front of Dorrian Building MATER HOSPITAL	Discharge of condition 3 & 4 LA04/2023/2909/LBC- methods statement	Condition Discharged
LA04/2024/0173/F	LOC	2c Coolnasilla Park East, Belfast, BT11 8LA	Retrospective application for extension of residential curtilage and erection of new boundary fence.	Permission Granted
LA04/2024/0268/DCA	LOC	43 Wellington Park, Belfast, BT9 6DN	demolition of existing chimneys above roof level	Consent Granted
LA04/2024/0272/NMC	LOC	12 Windsor Avenue Belfast BT9 6EE	Non material change LA04/2020/1437/F to include: 1. External door to communal store replaced with window to accommodate	Non Material Change Granted
LA04/2024/0329/NMC	LOC	McDonald's Restaurant, Connswater Retail Park, Belfast, BT5 1AE	Non material change to LA04/2023/4138/F. Reduction in floor space in the proposed extensions to the east and south elevations. New	Non Material Change Granted
LA04/2024/0326/DC	LOC	St Matthew's Church Hall Seaforde Street, Belfast, BT5 1EW	Discharge of Condition 3 LA04/2023/2468/LBC. Material specification	Condition Discharged
LA04/2024/0343/F	LOC	16 FINAGHY ROAD NORTH BALLYFINAGHY BELFAST BT10 0JA	Single storey garage extension with ramped access and conversion to living area	Permission Granted
LA04/2024/0352/F	LOC	Face Therapy NI, 545 Antrim Road, Belfast, BT15 3BU.	Single storey extension to existing beauty salon.	Permission Granted
LA04/2024/0371/F	LOC	Lands adjoining & north of 55 & 57 Ballylesson Road & south of 9 Ballynahatty Road, Belfast	New dwelling & garage in an existing cluster (alterations to house type & revised garage design in substitution for extent approval LA04/2019/0255/O	Permission Granted
LA04/2024/0377/F	LOC	13 Derryvolgie Avenue Malone Lower Belfast BT9 6EL	single storey rear extension, rear dormer window (Amended description)	Permission Granted

LA04/2024/0397/F	LOC	Westbourne Presbyterian Church 149 Newtownards Road Belfast. BT4 1AP	Refurbishment of external elements and the installation of a plate steel fabricated external exhibition space with planters, lighting, ramped access	Permission Granted
LA04/2024/0398/LBC	LOC	Westbourne Presbyterian Church 149 Newtownards Road Belfast BT4 1AP	Refurbishment of external elements and the installation of a plate steel fabricated external exhibition space with planters, lighting, ramped access	Consent Granted
LA04/2024/0430/F	LOC	209 New Lodge Road, Belfast, BT15 2BY	Change of use from an existing residential dwelling (C1) to a house of multiple occupancy (5 bed) (Sui generis) and the addition of a roof	Permission Granted
LA04/2024/0433/F	LOC	22A Hillhead Crescent, Belfast, BT11 9FR	Proposed front and side extension with addition of a front porch to the main entrance. Addition of side patio and decking	Permission Granted
LA04/2024/0436/F	LOC	16 Everton Drive, Belfast, BT6 0LJ	Demolition of existing garage and construction of 2 storey garage.	Permission Granted
LA04/2024/0459/DCA	LOC	29 Cranmore Park, Belfast, BT9 6JF	Demolition of wooden framed glass structure on front elevation	Consent Granted
LA04/2024/0464/DCA	LOC	13 DERRYVOLGIE AVENUE MALONE LOWER BELFAST BT9 6EL	Internal demolitions including windows and doors (Amended description)	Consent Granted
LA04/2024/0473/F	LOC	7 Chlorine Gardens, Belfast, BT9 5DJ	Development of 5no. apartments, including two & two and a half storey rear extension, alterations, landscaping and cycle parking	Permission Granted
LA04/2024/0490/DC	LOC	Location of the former Bostock House and part of the land adjacent to the Royal Group of Hospitals site, 274 Grosvenor Road, Belfast, BT12 6PL	Discharge of Condition 5 of Planning Approval LA04/2018/2157/F. Remediation strategy	Condition Discharged
LA04/2024/0478/DCA	LOC	7 Chlorine Gardens, Belfast, BT9 5DJ	Demolition of detached garage, boundary fences / walls, front porch, floors, stairs, part - internal / external walls, rear return roof	Consent Granted

LA04/2024/0530/F	LOC	14 Bellevue Park, Newtownabbey, BT36 7QD	Amendment to previously approved (LA04/2023/3699/F) single storey kitchen, living, utility and W.C. extension to rear of existing dwelling to	Permission Granted
LA04/2024/0525/F	LOC	80 Wynchurch Park, Belfast, BT6 0JN	Addition of a ground floor rear extension and a first floor rear extension.	Permission Granted
LA04/2024/0542/NMC	LOC	48-52 York Street, Belfast, BT15 1AS	Non-Material Change to planning reference LA04/2016/1213/RM and outline permission Z/2014/0479/O to include the addition of items 15, 16 &	Non Material Change Granted
LA04/2024/0551/F	LOC	Hunting Lodge, 39 Stewartstown Road, Belfast, BT11 9FZ.	Proposed partial change of use from Restaurant to Public Bar Area, with no external changes to any elevations.	Permission Granted
LA04/2024/0561/PAD	LOC	297 Ormeau Road, Ormeau, Belfast, BT7 3GG	Change of use from current shop to provide 3 no. 2 bedroom apartments, including rear extension	PAD Concluded
LA04/2024/0600/CLEUD	LOC	127 Donegall Avenue, Belfast, BT12 6LT	4 bed House in multiple occupation.	Permitted Development
LA04/2024/0592/DC	LOC	197-199 Castlereagh Road Belfast BT5 5FH	Discharge of condition 3 LA04/2023/3591/F. Drainage Assessment	Condition Discharged
LA04/2024/0643/DC	LOC	100-116 Stewartstown Road (Lidl) and land to the immediate south and southeast bounded by Kells Avenue, Cromore Drive, BT5 5F, Suffolk	Discharge of condition 25 LA04/2022/0002/F Drainage Report	Condition Discharged
LA04/2024/0607/F	LOC	6 Harberton Drive, Belfast, BT9 6PE	2 storey rear extension with 1st floor covered balcony; replacement garage; re-roofing of existing dwelling; demolition and rebuild of front bay	Permission Granted
LA04/2024/0630/F	LOC	2 Glenwood Close, Dunmurry, Belfast, BT17 0QP	Single storey ground floor extension to the rear of the property to provide a bedroom and a WC/ shower room.	Permission Granted

LA04/2024/0609/WPT	LOC	149 Malone Road, Belfast, BT9 6SY	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/0621/DC	LOC	149-151 Sandy Row, Sandy Row, Belfast, BT12 5ET	Discharge of condition 2 and 3 of LA04/2023/3547/F -	Condition Not Discharged
LA04/2024/0676/NMC	LOC	1 Upper Malone Road, Belfast, BT9 6TD	Drainage proposals & drainage changes to LA04/2022/1919/F regarding 3 no. window sizes, omission of 1 no. window and 1 no. door.	Permission Granted
LA04/2024/0669/F	LOC	5 Knockhill Park, Belfast, BT5 6HX	Balcony balustrade change from glass. Single storey extension to rear/side and demolition of existing garage.	Permission Granted
LA04/2024/0665/F	LOC	378 Castlereagh Road, Belfast, BT5 6AE	Erection of a single storey rear extension and associated raised patio access.	Permission Granted
LA04/2024/0721/CLEUD	LOC	12 Hugh Street, Belfast, BT9 7HH	Change of use to short term holiday let (retrospective)	Permitted Development
LA04/2024/0680/F	LOC	89 White Rise, Belfast, BT17 0XD	Single storey rear extension	Permission Granted
LA04/2024/0710/F	LOC	48 Agincourt Avenue, Belfast, BT7 1QB	Change of use from House in Multiple Occupation (HMO) to Bed and Breakfast	Permission Granted
LA04/2024/0725/F	LOC	19 Glenvarlock Street, Belfast, BT5 5GS	2-storey rear extension.	Permission Granted
LA04/2024/0761/A	LOC	53 Boucher Road, Belfast, BT12 6HR	1x double sided LED Digital screen (amended description)	Consent Granted

LA04/2024/0700/F	LOC	7 Elaine Street, Belfast, BT9 5AR	Proposed first floor extension over existing ground floor rear return. Demolition of existing rear return roof.	Permission Granted
LA04/2024/0713/F	LOC	Linenhall Exchange, 26 Linenhall Street, Belfast, BT2 8GB	Change of use of ground floor accommodation from offices to medical services centre (Class D1), including clinical trials and medical	Permission Granted
LA04/2024/0730/F	LOC	14 Cambourne Park, Belfast, BT9 6RL	Two storey and single storey rear extension; alterations to front facade	Permission Granted
LA04/2024/0758/LBC	LOC	The Ewart, Bedford Street, Belfast BT2 7GP	Removal of portions of non-original suspended ceiling, raised access floor and stud walls. The proposed construction of partition stud walls to	Consent Granted
LA04/2024/0780/NMC	LOC	9 Ravensdene Park, Belfast, BT6 0DA	Non-material change to LA04/2021/2483/NMC. Change approved ground floor "snug" projecting window design to a	Non Material Change Granted
LA04/2024/0785/F	LOC	38 Edgumbe Gardens, Belfast, BT4 2EH	Installation of new gates at the existing vehicle/pedestrian entry to the property.	Permission Granted
LA04/2024/0797/DC	LOC	30, 32 & 34 Corrib Avenue, Belfast, BT11 9JB	Discharge of condition 2 on LA04/2020/1126/F Window & door schedules, acoustic performance specification	Condition Partially Discharged
LA04/2024/0798/LBC	LOC	The Ewart, Bedford Street, Belfast BT2 7GP	Removal of portions of non-original suspended ceiling, raised access floor and stud walls. The proposed construction of partition stud walls to	Consent Granted
LA04/2024/0804/F	LOC	11 Rosepark, Belfast, BT5 7RG.	Construction of a bay window to the front of the property, external raised decking area and door opening to the rear and re-sizing/removal of window	Permission Granted
LA04/2024/0849/F	LOC	33 Marlborough Park Central, Belfast, BT9 6HN	Alterations to property, including; erection of replacement front boundary wall and gate, hard and soft landscaping and erection of new bin	Permission Granted

LA04/2024/0862/DCA	LOC	33 Marlborough Park Central, Belfast, BT9 6HN	Partial demolition and alterations to property, including; erection of replacement front boundary wall and gate, hard and soft landscaping and	Consent Granted
LA04/2024/0884/F	LOC	3 Kincora Avenue, Belfast, BT4 3DW	Single storey side return extension, demolition of lightweight structures to rear and fenestration alterations to include new window on west elevation	Permission Granted
LA04/2024/0892/CLOPUD	LOC	Land north of 18 Bethany Street Belfast BT4 3FE	Proposed certificate of lawfulness of proposed use or development establishing the lawful commencement of full planning permission	Permitted Development
LA04/2024/0888/F	LOC	8 Upton Avenue, Belfast, BT10 0LU	Proposed rear extension- part single part 2 storey,	Permission Granted
LA04/2024/0858/NMC	LOC	57-59 & 61-63 Dublin Road, Belfast, BT2 7HE	Amendment to Planning Approval LA04/2020/0761/F to provide an electrical substation and sprinkler system water storage on the proposed	Non Material Change Refused
LA04/2024/0864/CLEUD	LOC	8 Artana Street, Belfast, BT7 2FF	Change of use to HMO	Permitted Development
LA04/2024/0874/F	LOC	1 Hospital Road, Belfast, BT8 8JP.	Change of use of Front Portion of Lower Ground Floor of Administration Building into 2 Apartments (Amendment to planning permission)	Permission Granted
LA04/2024/0877/LBC	LOC	1 Hospital Road, Ballydollahgan, Belfast, BT8 8JP	Change of use of Front Portion of Lower Ground Floor of Administration Building into 2 Apartments (Amendment to Listed Building)	Consent Granted
LA04/2024/0878/F	LOC	66 Priory Park, Belfast, BT10 0AG	Proposed roofspace conversion/dormer and relocation of larger detached double garage	Permission Granted
LA04/2024/0876/CLEUD	LOC	35 Landseer Street, Belfast, BT9 5AL	House in multiple occupation (HMO)	Permitted Development

LA04/2024/0879/DCA	LOC	6 Harberton Drive, Belfast, BT9 6PE	Demolition of detached garage, two front bay windows and single storey rear returns.	Consent Granted
LA04/2024/0988/CLEUD	LOC	21 Antrim Road, Newtownabbey, BT36 7PR	Change of use from dwelling to short term let accommodation	Permitted Development
LA04/2024/0980/CLEUD	LOC	21 Antrim Road, Newtownabbey, BT36 7PR	Property has been used for short term let accommodation for more than 5 years	Permitted Development
LA04/2024/0937/DC	LOC	Lands directly south of Titanic Belfast and North-West of Hamilton Dock located off Queens Road, Belfast	Partial discharge of condition 30 LA04/2023/3442/F - 1. Brick	Condition Partially Discharged
LA04/2024/0950/F	LOC	1st Floor, 43 High Street, Belfast, BT1 2AB	Proposed Change of Use of 1st Floor Storage Area to Beauty/Hair Salon (no external alterations)	Permission Granted
LA04/2024/0995/F	LOC	40 Finaghy Road South, Belfast, BT10 0DE.	Demolish existing rear return and replace with single storey rear extension to dwelling, roof lights to front of the dwelling to allow for roof	Permission Granted
LA04/2024/1024/A	LOC	185 Riddel Hall Stranmillis Road, Belfast, BT9 5EE	4no signs - individual lettering and crest	Consent Granted
LA04/2024/0975/DC	LOC	- Lands north-east of 43 Stockman's way and south west of 49 Stockman's Way, Belfast, BT9 7ET	Discharge condition 12 LA04/2021/0629/F - Flue Termination Heights; and Gas Boiler Specification	Condition Discharged
LA04/2024/0994/F	LOC	47 Sharman Road, Belfast, BT9 5FX	First Floor Rear Extension	Permission Granted
LA04/2024/1040/F	LOC	Ballynaveigh Orange Hall, Ormeau Road, Belfast, BT7 3GP	Existing 2No. outdoor Air Condition units mounted on rooftop to be removed and replaced with proposed 2No. external condenser units	Permission Granted

LA04/2024/0998/F	LOC	25 Hazel View, Belfast, BT17 0WQ	Single storey rear extension	Permission Granted
LA04/2024/0996/A	LOC	2-24 York Street, Belfast, BT15 1ED	Temporary consent for vinyl installation with black and white graphics to be displayed outside on the link bridge connecting the two Ulster University	Consent Granted
LA04/2024/1002/F	LOC	176 Upper Malone Road, Belfast, BT17 9JZ	Partial demolition of rear walls to facilitate addition of single storey rear extension, Free standing outdoor kitchen area and alterations to existing	Permission Granted
LA04/2024/1027/F	LOC	13 Ardmore Avenue, Finaghy, Belfast, BT10 0JP	A single storey side extension and double storey rear extension(first floor extended over rear single storey projection)	Permission Granted
LA04/2024/1041/LBC	LOC	Ulster Reform Club, Royal Avenue, Belfast, BT1 1DA	Erection of new safety guarding to Minstrels Gallery within the main Dining Room; Alteration to ground floor handrail on existing staircase	Consent Granted
LA04/2024/1069/DC	LOC	The King's Hall and RUAS site, south of Upper Lisburn Road/Balmoral Avenue, west of Herberton Park and	Partial discharge condition 2 LA04/2022/0311/F - Brick Specification	Condition Partially Discharged
LA04/2024/1070/DC	LOC	Lands Approx. 40m North Of 11 Hazel Crescent, Dunmurry, Belfast.	Discharge condition 11 LA04/2023/3769/F - Final Drainage Assessment	Condition Discharged
LA04/2024/1035/F	LOC	145 Oakhurst Avenue, Belfast, BT10 0PD	Single storey side and rear extension and extended rear patio	Permission Granted
LA04/2024/1050/CLEUD	LOC	4 Lanseer Street, Belfast, BT9 5AL.	Change of use to HMO	Permitted Development
LA04/2024/1061/F	LOC	15 Luxor Gardens, Belfast, BT5 5NB	Single-storey extension to the rear of semi detached dwelling.	Permission Granted

LA04/2024/1053/F	LOC	15 Priory Park Ballyfinaghy Belfast BT10 0AE	Single storey rear extension	Permission Granted
LA04/2024/1094/F	LOC	95 Malone Road, Belfast, BT9 6SP	Single storey extension to front. Single storey portico extension to front door. Single storey bay window extension to front elevation. Single storey extension to rear elevation.	Permission Granted
LA04/2024/1095/DCA	LOC	95 Malone Road, Belfast, BT9 6SP	Demolition of some small sections of ground floor external walls to front and side elevations. Demolition of rear section of pitched roof and chimney.	Consent Granted
LA04/2024/1110/F	LOC	53 Cranmore Park, Belfast, BT9 6JG	2 storey rear and side extensions, detached garden store, 2 no. 1m high retaining walls, associated siteworks and landscaping.	Permission Granted
LA04/2024/1108/DCA	LOC	53 Cranmore Park, Belfast, BT9 6JG	Demolition of existing garage/garden store, retaining wall and steps, single storey lean-to porch, first floor bay window.	Consent Granted
LA04/2024/1222/F	LOC	Block 2, 4, 6 & 8 Glenties Drive, Belfast, BT11 9HT	Change of roof profile from flat roof to pitched roof. Amendments to balconies and associated works.	Permission Granted
LA04/2024/1129/F	LOC	35 Hampton Park, Belfast, BT7 3JP	Single storey ground floor rear extension. First floor side and rear extensions	Permission Granted
LA04/2024/1148/F	LOC	61 Vauxhall Park, Belfast, BT9 5HB	Proposed single storey porch and living room extension to the front of existing dwelling	Permission Granted
LA04/2024/1162/A	LOC	Lands at junction of Grosvenor Road and Durham Street, Belfast, BT12 5AB.	1 Hoarding Advertising hoarding (3m high x 21m in Length)	Consent Granted
LA04/2024/1136/WPT	LOC	Dominican College, 38 Fortwilliam Park, Belfast, BT15 4AQ	Works to tree in CA	Works to Trees in CA Agreed

LA04/2024/1244/F	LOC	125 Sicily Park, Belfast, BT10 0AP	Dormer to side and rear	Permission Granted
LA04/2024/1156/NMC	LOC	Site bounded by Little York Street Great George's Street and Nelson Street Belfast	Non material change to alter the wording of conditions 11, 12 and 13 of LA04/2021/2893/F to reflect the revised drawings submitted and	Non Material Change Granted
LA04/2024/1152/F	LOC	38 Arlington Drive, Belfast, BT10 0NQ	Single-storey side and rear extension to existing 2-storey dwelling	Permission Granted
LA04/2024/1157/DC	LOC	Campbell College Belmont Road, Belfast, BT4 2ND	Discharge of condition 4 of LA04/2023/2567/F- updated landscape plan.	Condition Discharged
LA04/2024/1185/DC	LOC	14 Dublin Road, Belfast, BT2 7HN	Discharge condition 4 LA04/2023/4373/F- Lighting Strategy	Condition Not Discharged
LA04/2024/1186/LBC	LOC	10-15 Donegall Square North, Belfast, BT1 5GB	Internal alterations to include updating external manifestations to current design standards (applied internally), removing and constructing new load	Consent Granted
LA04/2024/1210/PAD	LOC	15 Wildflower Way, Belfast, BT12 6TA	Erection of steel frame storage shed ancillary to existing commercial use on site	PAD Concluded
LA04/2024/1223/F	LOC	30 Wellington Park, Belfast, BT9 6DL	Variation of condition 5 of previous approval LA04/2016/2649/F (Landscaping)	Permission Granted
LA04/2024/1202/WPT	LOC	17 Marlborough Park Central, Belfast, BT9 6HN	Works to trees in a CA	Works to Trees in CA Agreed
LA04/2024/1204/WPT	LOC	32 Malone Park, Belfast, BT9 6NJ	Works to trees in a Conservation Area	Works to Trees in CA Agreed

LA04/2024/1214/WPT	LOC	4 Burnside Close, Dunmurry, BT17 0XU	Felling 1x TPO tree	Works to TPO Granted
LA04/2024/1227/DC	LOC	Lands immediately south of the junction of Mountpottinger Road and Mountpottinger Link and east of Short Strand Bus Station, Belfast	Discharge condition 11 of LA04/2022/0428/F - Landscape Proposals Plan and Landscape Management & Maintenance Plan	Condition Discharged
LA04/2024/1236/F	LOC	58 Sunnyhill Park, Dunmurry, Belfast, BT17 0PZ	Roof space conversion to allow for an additional bedroom.	Permission Granted
LA04/2024/1247/A	LOC	11-16 Donegall Square East, Belfast, BT1 5UB	ATM and Fascia Signage	Consent Granted
LA04/2024/1232/LBC	LOC	11-16 Donegall Square East, Belfast, BT1 5UB	Replace 2no. existing ATM's and fascia plates with new model ATM's and fascia's	Consent Granted
LA04/2024/1230/LBC	LOC	Clarence Chambers, 18-19 Donegall Square East, Belfast, BT1 5HE	Minor internal reconfiguration works at basement level and refurbishment of external doors and windows.	Consent Granted
LA04/2024/1243/DC	LOC	97 Lanark Way, Belfast, BT13 3BH	Discharge of condition 7 of LA04/2023/3106/F.	Condition Discharged
LA04/2024/1257/DC	LOC	103 Royal Avenue, Belfast, BT1 2GU	Discharge of condition 2 of LA04/2018/1787/F- External paint schedule	Condition Discharged
LA04/2024/1259/DC	LOC	103 Royal Avenue, Belfast, BT1 2GU	Discharge of conditions 2 of LA04/2018/1720/LBC- painting schedule and	Condition Discharged
LA04/2024/1282/A	LOC	48-52 York Street, Belfast, BT15 1AS	Internally Illuminated lightbox lettering to Frederick Street Elevation.	Consent Granted

LA04/2024/1283/F	LOC	1 Candahar Street, Belfast, BT7 3AQ	Single storey rear extension	Permission Granted
LA04/2024/1267/F	LOC	23 Creeve Walk, Belfast, BT11 8GU	Single storey side/rear extension with change of roof type from existing flat to pitched roof & two storey rear extension	Permission Granted
LA04/2024/1268/DC	LOC	510m north/northwest of no. 33 Upper Hightown Road, Ballysillan Upper, Belfast	Decommissioning scheme as requested by Planning appeals commission condition 6 of LA04/2020/0595/F	Condition Discharged
LA04/2024/1272/A	LOC	642-644 Springfield Road Belfast. BT13 3PX	Totem Signage at petrol filling station.	Consent Granted
LA04/2024/1285/DC	LOC	197-203 Crumlin Road, Belfast, BT14 7DX	Discharge of condition 2 of LA04/2020/0754/F- remediation verification report	Condition Discharged
LA04/2024/1291/F	LOC	62 Glengoland Gardens, Belfast, BT17 0JE	Single storey extension to front of dwelling.	Permission Granted
LA04/2024/1292/NMC	LOC	88 White Rise, Belfast, BT17 0XD	Relocate front door to side elevation of porch, replacing existing window opening. Replace existing front door opening with new window.	Non Material Change Granted
LA04/2024/1313/DC	LOC	Clarence House 4-10 May Street, Belfast, BT1 4NJ	Discharge condition 3 LA04/2023/4589/LBC - Detailed Method statement	Condition Not Discharged
LA04/2024/1330/CLEUD	LOC	5 Westminster Street, Belfast, BT7 1LA	A house in multiple occupation (Existing use)	Permitted Development
LA04/2024/1368/DC	LOC	Site East of Ballygomartin Reservoir, Ballygomartin Road, Belfast	Discharge condition 13 of LA04/2016/0817/F - Landscape Management Plan.	Condition Discharged

LA04/2024/1350/WPT	LOC	33 Adelaide Park, Belfast, BT9 6FY	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1373/NMC	LOC	15 Mount Merrion Avenue, Belfast, BT6 0FH	Fenestration changes to rear, replacing proposed window with Double uPVC doors. Amend proposed plans to replace	Non Material Change Granted
LA04/2024/1360/NMC	LOC	Lands between Durham Street and Grosvenor Rd to the south and west of the BT Exchange and lands to the east of Durham Street and south of	NMC to LA04/2017/1388/F, amendments to make provision for canopies at the rail platforms	Non Material Change Granted
LA04/2024/1377/DC	LOC	Nettlefield Primary School 16 Radnor Street Ballymacarret Belfast	Discharge of condition 3 LA04/2022/2256/F- Landscape plan	Condition Discharged
LA04/2024/1397/PRELIM	MAJ	Fortwilliam Grange Belfast	Proposed Residential Development	PAD Concluded
LA04/2024/1405/PAN	MAJ	Murrays Exchange, 1 Linfield Road, Belfast, BT12 5DR	Erection of purpose-built managed student accommodation (comprising clusters and studios) including landscaped courtyards, communal	Proposal of Application Notice is Acceptable
				<u>Total Decisions</u>

Live Major Planning Applications @ 10.9.24

Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
LA04/2017/1991/F	Major	Land adjacent to Concourse Buildings Queens Road Belfast BT3 9DT.	Construction of a new 5 storey office development for science and I.T. based business and associated car parking	20-Sep-17		Case Officer Recommendation
LA04/2020/2105/F	Major	1-5 Gaffikin Street Belfast BT12 5FH	Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and	21-Oct-20		Case Officer Recommendation
LA04/2020/2607/F	Major	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.	Residential development for the erection of 33 no dwellings (including 5 no affordable units) including public open space,	16-Dec-20		Case Officer Recommendation
LA04/2021/2016/F	Major	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including	26-Aug-21		Case Officer Recommendation
LA04/2021/2687/F	Major	3 Milner Street Belfast BT12 6GE.	Residential development for 87 no. apartments (1 no. and 2 no. bedroom) of which 18no. units are affordable housing,	02-Nov-21		CONSULTATION(S) ISSUED
LA04/2022/0612/F	Major	Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.	Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no.	15-Apr-22		Case Officer Recommendation
LA04/2022/0809/F	Major	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection	21-Apr-22		CONSULTATION(S) ISSUED
LA04/2022/1206/F	Major	Glenwood Primary School 4-22 Upper Riga Street Belfast BT13 3GW.	Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and	05-Aug-22		CONSULTATION(S) ISSUED

LA04/2022/1219/F	Major	177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street Belfast	Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4 storey building	21-Jun-22		CASE OFFICER CONSIDERATION
LA04/2023/2388/F	Major	Lands immediately north of Cross Harbour Bridge, East of Donegall Quay and south of AC Marriott Hotel, City Quays,	Residential development comprising 256no. units, public realm, and associated access and site works	16-Dec-22	14-Jul-23	CONSULTATION(S) ISSUED
LA04/2023/2390/F	Major	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona	Section 54 application to vary a number of conditions to allow the removal of 21 lay-by parking spaces to	22-Feb-23	20-Sep-23	Case Officer Recommendation
LA04/2023/2557/F	Major	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin	260 no. dwellings, children's play area and other ancillary and associated works.	24-Feb-23	22-Sep-23	Case Officer Recommendation
LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness	14-Mar-23	10-Oct-23	SITE INSPECTED
LA04/2023/2668/F	Major	Lands bound by Pilot Street, Short Street, the rear of nos. 11-29 Garmoyle Street and, the rear of Nos. 63 & 65a	Demolition of existing buildings and the erection of an affordable housing development comprising of 69 No. units with a mix	10-Feb-23	08-Sep-23	CONSULTATION(S) ISSUED
LA04/2023/3030/F	Major	41-49 Dublin Road and 3- 5 Ventry Street, Belfast, BT2 7HD	Erection of 201-bed Purpose Built Managed Student Accommodation scheme and retail unit (11-storey) (amended	05-Apr-23	01-Nov-23	Case Officer Recommendation
LA04/2023/3483/F	Major	Land North of Former Corpus Christi College, Accessed off Michael Davitts GAC Grounds, Via St Mary's Gardens,	Proposed Michael Davitt Heritage & Community Centre, Reception, Toilets and associated Car Parking with	09-Oct-23	06-May-24	Case Officer Recommendation
LA04/2023/3832/F	Major	Blacks Gate Development (Former Visteon Factory) Blacks Road Belfast, BT10	Section 54 application to vary condition No. 4 of LA04/2013/434/F (as amended in PAC decision 2016/A0033) to	09-Aug-23	06-Mar-24	Case Officer Recommendation
LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill	New single storey 10- class based primary school, separate nursery school accommodation and school meals	09-Oct-23	06-May-24	CONSULTATION(S) ISSUED
LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area.	14-Nov-23	11-Jun-24	CONSULTATION(S) ISSUED

LA04/2023/4405/F	Major	Westland House, 40 Old Westland Road, Belfast, BT14 6TE	Redevelopment of existing storage sheds, temporary office structures and yard area to provide new	20-Dec-23	17-Jul-24	CONSULTATION(S) ISSUED
LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Amendment to Reserved Matters Approval Z/2007/2069/RM to include reduced number of units (43 dwellings and	22-Dec-23	19-Jul-24	CONSULTATION(S) ISSUED
LA04/2024/0122/F	Major	Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PG	Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a	19-Jan-24	16-Aug-24	CONSULTATION(S) ISSUED
LA04/2024/0211/F	Major	Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.	Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new	15-Mar-24	11-Oct-24	CONSULTATION(S) ISSUED
LA04/2024/0369/F	Major	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms,	08-Feb-24	05-Sep-24	CONSULTATION(S) ISSUED
LA04/2024/0285/F	Major	Ardoyne Youth Club, Old Beltex Mill, Flax Street, Belfast, BT14 7EJ	Demolition of existing building and erection of a new purpose-built youth facility including retention of existing chimney.	20-Feb-24	17-Sep-24	CONSULTATION(S) ISSUED
LA04/2024/0344/F	Major	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Construction of a new South Wing of the RBAI Campus to include multi- purpose dining hall, 15 general classrooms, a	20-Feb-24	17-Sep-24	Case Officer Recommendation
LA04/2024/0393/F	Major	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and	21-Mar-24	17-Oct-24	SITE INSPECTED
LA04/2024/0429/F	Major	Lands bound by North Street, Royal Avenue, Rosemary Street and building south of Lower Garfield Street	Renewal of planning permission LA04/2017/2126/F (Phase 1B Tribeca) for redevelopment including	08-Mar-24	04-Oct-24	VALID
LA04/2024/0475/F	Major	Ulidia Resource Centre, Somerset Street, Ballynafoy, Belfast, BT7 2GS	Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit	18-Apr-24	14-Nov-24	CONSULTATION(S) ISSUED
LA04/2024/0483/F	Major	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey	19-Mar-24	15-Oct-24	SITE INSPECTED

LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100)	Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and	04-Apr-24	31-Oct-24	CONSULTATION(S) ISSUED
LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100)	Outline planning permission with all matters reserved for independent living and assisted living retirement	04-Apr-24	31-Oct-24	CONSULTATION(S) ISSUED
LA04/2024/0714/F	Major	Units 2A and 2B at 38 Boucher Road, Belfast, BT12 6HR.	Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part	14-Jun-24	10-Jan-25	CONSULTATION(S) ISSUED
LA04/2024/0626/F	Major	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Proposed residential development of 104no. dwelling units providing General Needs Social Housing and Category 1	17-Apr-24	13-Nov-24	CONSULTATION(S) ISSUED
LA04/2024/0675/F	Major	The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA	Change of Use of first and second floor of The Arches building to provide 39 No. apartments; extension to second floor	13-May-24	09-Dec-24	CONSULTATION(S) ISSUED
LA04/2024/0681/F	Major	Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College, Belfast.	Erection of Purpose-Built Managed Student Accommodation development with additional use of	18-Apr-24	14-Nov-24	CONSULTATION(S) ISSUED
LA04/2024/0664/F	Major	Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street, Belfast, BT2 5EF	Demolition of existing Fanum House and Norwood House and erection of a new 17 storey building comprised	19-Apr-24	15-Nov-24	CONSULTATION(S) ISSUED
LA04/2024/0910/F	Major	70 whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development	23-May-24	19-Dec-24	CONSULTATION(S) ISSUED
LA04/2024/1043/F	Major	Remaining vacant 3no. listed pavilions at former Belvoir Park Hospital site. Land 80 - 150m to the east and 170m south	Amendment to extant permissions (Y/2014/0401/F & Y/2014/0390/LBC) to convert of 3no. vacant	13-Jun-24	09-Jan-25	SITE INSPECTED
LA04/2024/1086/F	Major	Unit 1, Connswater Retail Park, Belfast, BT5 5DL	Variation to the wording of Condition 4 of Outline Planning Approval Z/1990/0127, to allow for the sale of bulky and non-	24-Jun-24	20-Jan-25	CONSULTATION(S) ISSUED
LA04/2024/1138/F	Major	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast	Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student	04-Jul-24	30-Jan-25	CONSULTATION(S) ISSUED

LA04/2024/1385/F	Major	Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH	Amendment to planning permission Z/2013/0931/F to permit occupation for either Class B1(a) office or	09-Aug-24	07-Mar-25	CONSULTATION(S) ISSUED
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Planning Applications Determined at Committee Between 01 Jan 2022 and 11 Sep 2024

(Red issued refusal decision - Amber to be issued - Green issued approval decision)

Decision Description	Totals
To be issued	31
Consent Granted	9
Consent Refused	1
Permission Granted	96
Permission Refused	5
Total	142

Application No.	Location	Proposal	Categ ory	Date Valid	Delegated Committe	Committee Date	Weeks between Valid date and Comm date	Weeks between Comm Date and Issued Date 2	Decision	Issue date	Todays Date	Reason decision not issued
LA04/2021/0547/F	Lands at 124-126 Lisburn Road Belfast BT9 6AH	Demolition of the existing buildings and redevelopment of site for 2 no. commercial units on ground floor; 11 no. 1 & 2 bed	LOC	30-Mar-21	C	15/02/2022	46	No Issue Date	Permission Granted		11/09/2024	Awaiting Section 76 Agreement
LA04/2021/1702/F	807 - 809 Lisburn Road Belfast	Alterations and 3 storey extension to existing private hospital	MAJ	19-Jul-21	C	15/02/2022	30	62	Permission Granted	28 Apr 2023	11/09/2024	
LA04/2020/0847/F	25-29 University Road and lands to the rear of 3 -17	Partial demolition and redevelopment of existing	LOC	15-May-20	C	15/03/2022	95	58	Permission Granted	28 Apr 2023	11/09/2024	
LA04/2020/1943/F	3-19 (Former Warehouse) Rydalmere Street	Residential conversion of the existing listed warehouses to form	MAJ	06-Oct-20	C	14/04/2022	79	36	Permission Granted	23 Dec 2022	11/09/2024	
LA04/2020/1944/LBC	3-19 (Former Warehouse) Rydalmere Street	Residential conversion of the existing listed structures to form	LOC	06-Oct-20	C	14/04/2022	79	36	Consent Granted	23 Dec 2022	11/09/2024	
LA04/2021/2811/F	Corner site between Mayo Street and Mayo Link	Application under section 54 of the Planning Act (NI) in respect of	MAJ	25-Nov-21	C	17/05/2022	24	88	Permission Granted	24 Jan 2024	11/09/2024	
LA04/2022/0023/O	Lands at Holmes Street to the rear of 15-21 Bruce	Site for 15 storey residential development. 32no. 1 bedroom	MAJ	06-Jan-22	C	16/08/2022	31	36	Permission Granted	26 Apr 2023	11/09/2024	Awaiting Section 76 Agreement
LA04/2022/0510/F	Parklands Knocknagonev Dale	Construction of 90no. apartments (change of house type from that	MAJ	22-Mar-22	C	16/08/2022	21	23	Permission Granted	26 Jan 2023	11/09/2024	
LA04/2022/0646/F	30-44 Bradbury Place Belfast	Application under Section 54 of the planning (Northern Ireland)	MAJ	05-Apr-22	C	16/08/2022	19	84	Permission Granted	27 Mar 2024	11/09/2024	
LA04/2021/1985/F	35-41 Queen's Square Belfast	Proposed erection of 15no. storey building comprising 60no.	MAJ	22-Sep-21	C	20/09/2022	51	35	Permission Granted	25 May 2023	11/09/2024	
LA04/2022/0915/F	12 Stoney Road Belfast	Development of new, replacement Animal Health Sciences Building	MAJ	04-May-22	C	18/10/2022	23	56	Permission Granted	20 Nov 2023	11/09/2024	
LA04/2022/1804/F	Lands located approx. 70m south of 5 Riverside	Floor art installation measuring 600 X 600mm in support of	LOC	03-Oct-22	C	15/11/2022	6	5	Permission Granted	21 Dec 2022	11/09/2024	
LA04/2021/1774/F	Lands at Loop Studios 468-476 Castlereagh	Partial demolition of existing buildings to facilitate proposed	MAJ	08-Sep-21	C	15/11/2022	61	4	Permission Granted	14 Dec 2022	11/09/2024	
LA04/2021/2856/O	Lands to east of West Link (A12) and south of	Proposed mixed use regeneration development comprising office	MAJ	20-Dec-21	C	15/11/2022	47	23	Permission Granted	01 May 2023	11/09/2024	Awaiting Section 76 Agreement
LA04/2021/2869/DCA	19-27 Lombard Street Belfast	Demolition of existing single storey building and erection of	LOC	04-Nov-21	C	15/11/2022	53	5	Consent Granted	21 Dec 2022	11/09/2024	

LA04/2021/2870/F	19-27 Lombard Street Belfast	Demolition of existing single storey building and erection of	LOC	17-Dec-21	C	15/11/2022	47	5	Permission Granted	21 Dec 2022	11/09/2024	
LA04/2022/1856/F	Lands bounded by Little Victoria Street	Section 54 application to vary condition no.12 of planning	MAJ	30-Sep-22	C	19/12/2022	11	24	Permission Granted	07 Jun 2023	11/09/2024	
LA04/2021/0651/F	Vacant land at corner of Dundela Avenue &	6 No. 1 bedroom apartments with associated site amenity space.	LOC	15-Mar-21	C	16/01/2023	96	7	Permission Granted	10 Mar 2023	11/09/2024	
LA04/2021/1188/F	425 Springfield Road Belfast	Provision for a 24 no. space car park, access road with lav-by and	LOC	14-Sep-21	C	17/01/2023	70	5	Permission Granted	21 Feb 2023	11/09/2024	
LA04/2021/2862/F	Lands approximately 700m north of 28 Colinglen	Proposed Battery Energy Storage System (BESS) with storage	LOC	04-Nov-21	C	17/01/2023	62	3	Permission Granted	10 Feb 2023	11/09/2024	
LA04/2022/0002/F	100-116 Stewartstown Road (Lidl)	Demolition of existing discount supermarket, erection of	MAJ	23-Dec-21	C	17/01/2023	55	14	Permission Granted	28 Apr 2023	11/09/2024	
LA04/2022/0129/F	Lands north of 14 Mill Race and 15 Belfield	Proposed social housing residential development	MAJ	26-Jan-22	C	14/02/2023	54	33	Permission Granted	04 Oct 2023	11/09/2024	
LA04/2022/0311/F	The King's Hall and RUAS site	Erection of 40 no. residential units and 2 no. commercial units with	LOC	22-Mar-22	C	14/03/2023	51	6	Permission Granted	28 Apr 2023	11/09/2024	
LA04/2021/2846/F	22/23 Shaftesbury Square Belfast	Change of use of ground floor of No. 23 to amusement arcade	LOC	07-Jan-22	C	14/03/2023	61	5	Permission Granted	20 Apr 2023	11/09/2024	
LA04/2021/2396/F	Land to the west and including No. 81 University	Conversion, alteration and demolition of rear return of	LOC	11-Oct-21	C	14/03/2023	74	7	Permission Granted	03 May 2023	11/09/2024	
LA04/2021/2815/F	Vacant lands at access road to Olympia Leisure	Erection of Discount supermarket, drive through cafe, landscaping.	MAJ	10-Dec-21	C	14/03/2023	65	2	Permission Granted	29 Mar 2023	11/09/2024	
LA04/2021/0319/F	115 Blacks Road Belfast	Proposed use of hard standing area as overflow car park with a	LOC	27-Jan-21	C	14/03/2023	110	5	Permission Granted	21 Apr 2023	11/09/2024	
LA04/2023/2458/F	61 BELMONT PARK STRANDTOWN	Demolition of existing garage and conservatory and erection of	LOC	18-Jan-23	C	14/03/2023	7	3	Permission Granted	07 Apr 2023	11/09/2024	
LA04/2023/2362/F	Cherryvale Playing Fields, Ravenhill Road, Belfast.	Proposed 30m (length) x 11m (height) ball stop fencing.	LOC	15-Dec-22	C	18/04/2023	17	2	Permission Granted	03 May 2023	11/09/2024	
LA04/2022/1962/F	No 8-10 Boucher Road Boucher Plaza	Proposed Change of Use to Retail Use to Allow for the Sale of Mixed	MAJ	25-Oct-22	C	18/04/2023	25	1	Permission Granted	28 Apr 2023	11/09/2024	
LA04/2022/1499/F	The Lockhouse 13 River Terrace	Construction of new community wellbeing centre and cafe	LOC	30-Aug-22	C	18/04/2023	33	No Issue Date	Permission Granted		11/09/2024	Awaiting survey / report
LA04/2022/1479/F	Former NI Water Ltd Sewage Treatment Works	Partial redevelopment of former Kennedy Way Waste Water	MAJ	09-Aug-22	C	18/04/2023	36	1	Permission Granted	28 Apr 2023	11/09/2024	
LA04/2022/1840/A	Dr Pitt Memorial Park Newtownards Road	Relocation of existing signage at Memorial Garden and Yardmen	LOC	03-Oct-22	C	20/06/2023	37	2	Consent Granted	06 Jul 2023	11/09/2024	
LA04/2022/1841/F	Dr Pitt Memorial Park Newtownards Road	Proposed new boundary treatment to Newtownards Road	LOC	03-Oct-22	C	20/06/2023	37	2	Permission Granted	06 Jul 2023	11/09/2024	
LA04/2022/0742/F	Paisley Park Sportsplex West Circular Road	Proposed new two storey/split level community hub building	LOC	01-Mar-22	C	20/06/2023	68	6	Permission Granted	02 Aug 2023	11/09/2024	
LA04/2022/1280/F	Former Kennedy Enterprise Centre (north of	Proposed social housing led, mixed tenure residential	MAJ	14-Jul-22	C	20/06/2023	48	48	Permission Granted	21 May 2024	11/09/2024	Awaiting Section 76 Agreement
LA04/2023/3166/F	28 Wynchurch Road Belfast	Change of roof profile from a hipped roof to pitched roof with	LOC	02-May-23	C	20/06/2023	7	2	Permission Granted	10 Jul 2023	11/09/2024	
LA04/2023/2567/F	Campbell College Belmont Road, Belfast, BT4 2ND	Proposed refurbishment of the existing sports buildings located	MAJ	23-Jan-23	C	29/06/2023	22	6	Permission Granted	10 Aug 2023	11/09/2024	
LA04/2023/2688/F	Lands directly south of Titanic Belfast and north-	Application to vary Condition 36 of approval LA04/2022/0293/F.	MAJ	13-Feb-23	C	29/06/2023	19	7	Permission Granted	18 Aug 2023	11/09/2024	
LA04/2023/2891/F	Kingspan Stadium 134 Mount Merrion Avenue.	Replacement of existing natural grass rugby pitch with new 3G	LOC	15-Mar-23	C	29/06/2023	15	3	Permission Granted	26 Jul 2023	11/09/2024	Deferred negotiations with
LA04/2023/3037/F	Unit 7a, Connswater Retail Park, Belfast, BT5 4AF	Section 54 application to vary condition 5 of reference	MAJ	05-Apr-23	C	29/06/2023	12	6	Permission Granted	11 Aug 2023	11/09/2024	
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU	Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling	LOC	04-Nov-22	C	29/06/2023	33	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement

LA04/2022/1503/F	Lands within Musgrave Police Station	Proposed erection of a freestanding 6.8-metre high	LOC	10-Aug-22	C	29/06/2023	46	60	Permission Granted	22 Aug 2024	11/09/2024	Awaiting Section 76 Agreement
LA04/2021/0691/F	1D Malone Park Belfast	Demolition of existing dwelling in erection of a new detached	LOC	02-Mar-21	C	29/06/2023	121	29	Permission Granted	18 Jan 2024	11/09/2024	
LA04/2021/0915/DCA	1D Malone Park Belfast	Demolition of existing dwelling	LOC	01-Mar-21	C	29/06/2023	121	29	Consent Granted	18 Jan 2024	11/09/2024	
LA04/2019/2653/F	Chancery House 88 Victoria Street	Demolition of existing property and erection of a 9 storey building	LOC	01-Nov-19	C	29/06/2023	190	60	Permission Granted	22 Aug 2024	11/09/2024	Awaiting Section 76 Agreement
LA04/2022/0136/F	Ballysillan Playing Fields Ballysillan Road	Environmental improvement works and upgrades to Ballysillan	MAJ	07-Feb-22	C	29/06/2023	72	3	Permission Granted	20 Jul 2023	11/09/2024	
LA04/2022/1924/F	160-164 Kingsway Dunmurry BT17 9B7	Mixed-use proposal comprising 13 apartments (with 13 car parking spaces) and 600 sqm of office space	LOC	19-Oct-22	C	29/06/2023	36	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2021/2772/F	Clarendon Playing Fields, 29 Somerdale Park, Belfast	Upgrading of sports facilities to include construction of new	MAJ	27-Jan-22	C	15/08/2023	80	6	Permission Granted	02 Oct 2023	11/09/2024	
LA04/2023/2640/F	30 DORCHESTER PARK MALONE UPPER	Front porch extension. Two storey extension to side and rear.	LOC	03-Mar-23	C	15/08/2023	23	2	Permission Granted	01 Sep 2023	11/09/2024	
LA04/2023/2430/RM	Land at Kings Hall and RUAS site south of Upper	Application for approval of reserved matters application for a	MAJ	03-Feb-23	C	15/08/2023	27	3	Permission Granted	08 Sep 2023	11/09/2024	
LA04/2021/2488/F	Corner site between Mayo Street and Mayo Link off	Application under Section 54 of the Planning Act (NI) 2011 in	MAJ	20-Oct-21	C	19/09/2023	99	18	Permission Granted	25 Jan 2024	11/09/2024	
LA04/2021/1808/F	Lands South and East of 148-163 Lagmore View	Proposed residential development comprising of 14 dwellings, access	MAJ	08-Jul-21	C	19/09/2023	114	41	Permission Granted	05 Jul 2024	11/09/2024	Awaiting Section 76 Agreement
LA04/2021/1447/F	Lands to NE of 265 Whiterock Road	28 house development (social housing) including provision of	LOC	02-Jun-21	C	19/09/2023	119	10	Permission Granted	28 Nov 2023	11/09/2024	
LA04/2020/1901/F	Former Good Shepherd Centre at lands at Nos. 511	Internal refurbishment works to existing listed building and	LOC	28-Sep-20	C	19/09/2023	155	13	Permission Granted	21 Dec 2023	11/09/2024	
LA04/2020/1899/LBC	Former Good Shepherd Centre at lands at Nos 511	Internal refurbishment works to existing listed building and	LOC	28-Sep-20	C	19/09/2023	155	13	Consent Granted	21 Dec 2023	11/09/2024	
LA04/2022/1831/F	258 Limestone Road Belfast	Change of use from residential to short term stay accommodation.	LOC	29-Sep-22	C	17/10/2023	54	7	Permission Refused	05 Dec 2023	11/09/2024	
LA04/2022/2060/F	122-126 DUNCRUE STREET	Replacement of fire damaged storage and distribution	MAJ	15-Nov-22	C	17/10/2023	48	9	Permission Granted	19 Dec 2023	11/09/2024	
LA04/2023/2324/F	MOUNTAIN VIEW CENTRE NORGLLEN GARDENS BALLYMURPHY BELFAST	Proposed redevelopment comprising demolition of an extant building and development of two apartment blocks (12 units)	LOC	13-Dec-22	C	17/10/2023	44	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/3114/F	150 KNOCK ROAD CARNAMUCK	Section 54 application to vary condition no. 21 of planning	MAJ	22-Jun-23	C	17/10/2023	16	21	Permission Granted	12 Mar 2024	11/09/2024	
LA04/2023/3194/F	240 Newtownards Road, Belfast. BT4 1AF	Proposed change of use and renovation of an existing office/	LOC	26-Jun-23	C	17/10/2023	16	8	Permission Granted	15 Dec 2023	11/09/2024	
LA04/2023/3460/F	93 Somerton Road, Belfast. BT15 4DH	Single storey rear and side extension. roofspace conversion	LOC	09-Jun-23	C	17/10/2023	18	7	Permission Granted	07 Dec 2023	11/09/2024	
LA04/2023/3494/F	150 Knock Road, Belfast, BT5 6OD	Application under Section 54 of the planning (NI) Act 2011 to	MAJ	25-Jul-23	C	17/10/2023	12	20	Permission Granted	07 Mar 2024	11/09/2024	
LA04/2023/3442/F	Lands directly south of Titanic Belfast and north-	Erection of Hotel/Aparthotel comprising 135 hotel beds and 93	MAJ	09-Jun-23	C	07/11/2023	21	4	Permission Granted	08 Dec 2023	11/09/2024	
LA04/2023/3842/LBC	BELFAST CITY HALL 2 DONEGALL SQUARE	Installation of a new water bottle refill station on the grounds of	LOC	22-Aug-23	C	14/11/2023	12	1	Consent Granted	27 Nov 2023	11/09/2024	
LA04/2023/3491/F	47 Boucher Road, Belfast, BT12 6HR	Proposed Retail Warehouse Unit with Associated Car Parking and	MAJ	16-Jun-23	C	14/11/2023	21	2	Permission Granted	01 Dec 2023	11/09/2024	
LA04/2022/2216/F	CENTRE HOUSE 69 - 87 CHICHESTER	Change of use from offices to hotel (146 bedrooms) over five	MAJ	11-Jan-23	C	14/11/2023	43	4	Permission Granted	13 Dec 2023	11/09/2024	

LA04/2023/2709/F	Lands at Apartment Blocks 1-3	Demolition of existing buildings and erection of social housing	LOC	03-Feb-23	C	14/11/2023	40	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2022/1861/F	1-3 Arthur Street Belfast	Replacement facade to active facade to facilitate the display of	LOC	04-Oct-22	C	14/11/2023	58	No Issue Date	Decision To Be Issued		11/09/2024	Referred to DFI
LA04/2022/1867/DCA	1-3 Arthur Street Belfast	Part demolition of facade to facilitate replacement facade.	LOC	04-Oct-22	C	14/11/2023	58	No Issue Date	Decision To Be Issued		11/09/2024	Referred to DFI
LA04/2019/0081/F	Lands at former Maple Leaf Club	Erection of 12No. apartments (social/affordable housing units	LOC	03-Jan-19	C	14/11/2023	253	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2020/2325/F	Lands at Former Maple Leaf Club	Proposed erection 21no. dwellings (social/affordable	LOC	06-Nov-20	C	14/11/2023	157	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2022/1860/A	1-3 Arthur Street Belfast	Active facade to facilitate the display of LED internally	LOC	04-Oct-22	C	14/11/2023	58	No Issue Date	Decision To Be Issued		11/09/2024	Referred to DFI
LA04/2020/1858/F	Hillview Retail Park Crumlin Road	Proposed residential development of 18 no. social housing units.	LOC	08-Jan-21	C	14/11/2023	148	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2020/2285/O	Land adjacent to 39 & 40 Stirling Road	Two Storey detached dwelling with garden and associated	LOC	18-Nov-20	C	14/11/2023	155	10	Permission Granted	26 Jan 2024	11/09/2024	
LA04/2021/2687/F	3 Milner Street Belfast	Residential development for 87 no. apartments (1 no. and 2 no.	MAJ	02-Nov-21	C	12/12/2023	110	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2022/1203/F	Glenriver Lands adjacent to	Relocation of 5 No. allotments approved under	LOC	28-Jun-22	C	12/12/2023	76	11	Permission Granted	27 Feb 2024	11/09/2024	
LA04/2023/2390/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34	Section 54 application to vary a number of conditions to allow the removal of 21 lay-by parking	MAJ	22-Feb-23	C	12/12/2023	41	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/3547/F	149-151, Sandy Row, Belfast. BT12 5ET	Three storey side extension to existing Community Building to	LOC	16-Aug-23	C	12/12/2023	16	4	Permission Granted	15 Jan 2024	11/09/2024	
LA04/2023/3462/F	24-28 Bradbury Place, Belfast. BT7 1RS	Proposed Change of Use of vacant first floor restaurant	LOC	09-Jun-23	C	12/12/2023	26	19	Permission Granted	29 Apr 2024	11/09/2024	
LA04/2023/4165/F	Lands at "The Bullring" located parallel to the	Vary Conditions 15 and 16 of LA04/2020/0673/F. relating to	MAJ	02-Oct-23	C	12/12/2023	10	7	Permission Granted	01 Feb 2024	11/09/2024	
LA04/2022/0118/F	146 Parkgate Avenue Strandtown	Erection of 46No.apartment units over three storeys. with associated	LOC	13-Jan-22	C	19/12/2023	100	11	Permission Granted	07 Mar 2024	11/09/2024	
LA04/2023/2388/F	Lands immediately north of Cross Harbour Bridge, East of Donegall Quay and	Residential development comprising 256no. units, public realm, and associated access and	MAJ	16-Dec-22	C	16/01/2024	56	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street Belfast	Demolition of existing multi-storey car park and the erection of 208no. build for rent apartments	MAJ	26-Aug-21	C	16/01/2024	124	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/2668/F	Lands bound by Pilot Street, Short Street, the rear of nos. 11-29	Demolition of existing buildings and the erection of an affordable housing development comprising	MAJ	10-Feb-23	C	16/01/2024	48	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2022/1219/F	177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street Belfast	Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4	MAJ	21-Jun-22	C	16/01/2024	82	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/3646/F	The Stableyard, Barnett's Demesne Malone Road.	Proposed outbuilding to provide ancillary office space and meeting	LOC	14-Jul-23	C	13/02/2024	30	4	Permission Granted	12 Mar 2024	11/09/2024	
LA04/2022/0097/F	22-30 Hopefield Avenue Belfast	Proposed three and a half storey residential development	LOC	04-Apr-22	C	13/02/2024	97	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/4592/F	Ground Floor 102 Royal Avenue. Belfast. BT1 1DL	Temporary period for change of use from Retail (A1) to	LOC	19-Dec-23	C	13/02/2024	8	3	Permission Granted	07 Mar 2024	11/09/2024	
LA04/2024/0054/F	Former Print Hall, Ground Floor. 124-144	Change of use to conference centre facility with associated use	LOC	19-Jan-24	C	19/03/2024	8	3	Permission Granted	15 Apr 2024	11/09/2024	

LA04/2023/4021/F	166 Upper Newtownards Road, Belfast. BT4 3ES	Change of use from dwelling to 5 Bed House in Multiple	LOC	18-Sep-23	C	19/03/2024	26	4	Permission Granted	16 Apr 2024	11/09/2024	
LA04/2023/4208/F	24 Orient Gardens, Belfast. BT14 6LH	Change of use from Dwelling to HMO (6 Beds)	LOC	16-Oct-23	C	19/03/2024	22	12	Permission Refused	12 Jun 2024	11/09/2024	Deferred for Site Visit
LA04/2022/1384/F	Lands at 12 Inverary Avenue	Residential development of 10 no. apartments within a single	LOC	05-Aug-22	C	19/03/2024	84	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/3778/F	38-52 Lisburn Road, Malone Lower, Belfast.	Demolition of existing Russell Court buildings and re	MAJ	05-Oct-23	C	19/03/2024	23	5	Permission Granted	29 Apr 2024	11/09/2024	
LA04/2023/3856/F	Lands at Stormont Estate, Upper Newtownards Road.	Short duration Geothermal Ground Source Heating	MAJ	18-Aug-23	C	19/03/2024	30	6	Permission Granted	30 Apr 2024	11/09/2024	
LA04/2023/3481/F	272 Limestone Road, Belfast. BT15 3AR	Change of use from dwelling to 6 bed HMO (sui generis)	LOC	16-Jun-23	C	19/03/2024	39	11	Permission Refused	07 Jun 2024	11/09/2024	
LA04/2023/3319/F	27 Ponsonby Avenue, Belfast. BT15 2LS	Change of use from dwelling to 6 Bed House in Multiple	LOC	25-May-23	C	19/03/2024	42	11	Permission Refused	07 Jun 2024	11/09/2024	
LA04/2023/3758/F	40m North of 260 Antrim road.	New Pedestrian Footbridge and replacement steps to comply with	LOC	22-Aug-23	C	19/03/2024	30	3	Permission Granted	15 Apr 2024	11/09/2024	
LA04/2023/3076/F	Glór na Móna, Gaelionad Mhic Goill 4 Whiterock	Single storey extension to the Gael-Ionad Mhic Goill building. to	LOC	15-Apr-23	C	19/03/2024	48	3	Permission Granted	15 Apr 2024	11/09/2024	
LA04/2020/2607/F	Former Belvoir Park Hospital Site	Residential development for the erection of 33 no dwellings	MAJ	16-Dec-20	C	19/03/2024	169	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2017/1991/F	Land adjacent to Concourse Buildings	Construction of a new 5 storey office development for science	MAJ	20-Sep-17	C	19/03/2024	338	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2020/2105/F	1-5 Gaffikin Street Belfast	Residential development comprising 55no. apartments	MAJ	21-Oct-20	C	19/03/2024	177	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/2890/F	Christ the Redeemer Parish Hall and lands immediately	Proposed demolition of existing buildings and erection of a	LOC	13-Mar-23	C	27/03/2024	54	2	Permission Granted	15 Apr 2024	11/09/2024	Deferred for Site Visit
LA04/2023/2849/F	402 Newtownards Road, Belfast. BT4 1HH	Renewal of planning permission LA04/2021/0791/F for temporary	LOC	08-Jun-23	C	16/04/2024	44	3	Permission Granted	09 May 2024	11/09/2024	
LA04/2023/3635/RM	Lands bound by Glenalpin Street, Wellwood Street	Redevelopment of existing surface level car park for erection of	MAJ	11-Jul-23	C	16/04/2024	40	8	Permission Granted	17 Jun 2024	11/09/2024	Deferred for Site Visit
LA04/2022/0930/F	47 Ravenhill Road Belfast	Retrospective: Change of Use from Class A1 & D2 to a	LOC	27-May-22	C	16/04/2024	98	6	Permission Granted	28 May 2024	11/09/2024	
LA04/2023/4373/F	14 Dublin Road, Belfast, BT2 7HN	Erection of 17 storey Purpose Built Managed Student	LOC	23-Nov-23	C	16/04/2024	20	3	Permission Granted	10 May 2024	11/09/2024	Awaiting Section 76 Agreement
LA04/2023/4366/F	14 Dublin Road, Belfast	Proposed 14 storey (plus basement) purpose-Built Grade A	MAJ	01-Dec-23	C	16/04/2024	19	3	Permission Granted	13 May 2024	11/09/2024	Awaiting Section 76 Agreement
LA04/2023/4397/F	No 46 Montgomery Road (former Hughes	Variation of Condition 3 of LA04/2020/1211/F relating to the	MAJ	14-Nov-23	C	16/04/2024	22	2	Permission Granted	03 May 2024	11/09/2024	
LA04/2024/0055/F	Existing open public space along river edge at	New kiosks and associated canopy structure.	LOC	22-Dec-23	C	16/04/2024	16	3	Permission Granted	08 May 2024	11/09/2024	
LA04/2024/0334/F	Land adjacent to Connswater Community	Renewal of planning permission LA04/2021/2804/F - shipping	LOC	21-Feb-24	C	16/04/2024	7	3	Permission Granted	07 May 2024	11/09/2024	
LA04/2022/1083/F	Lands at London Road/Lismore Street	Residential development comprising 115 units (apartments	MAJ	25-May-22	C	16/04/2024	98	20	Permission Granted	04 Sep 2024	11/09/2024	Awaiting Section 76 Agreement
LA04/2024/0168/F	26 Eastleigh Drive, Belfast, BT4 3DX	Demolition of detached garage and erection of single storey	LOC	08-Feb-24	C	14/05/2024	13	3	Permission Granted	05 Jun 2024	11/09/2024	
LA04/2023/3143/F	St Bride's Primary School Derrynvolgie Avenue	Part demolition of the existing school building and removal of 3	MAJ	26-Apr-23	C	14/05/2024	54	5	Permission Granted	21 Jun 2024	11/09/2024	
LA04/2023/3144/DCA	St Bride's Primary School Derrynvolgie Avenue,	Part demolition of the existing school building and removal of 3	LOC	26-Apr-23	C	14/05/2024	54	5	Consent Granted	21 Jun 2024	11/09/2024	
LA04/2023/2748/A	12-13 Shaftesbury Square, Belfast. BT2 7DB	1 Digital Advertisement Display	LOC	23-Feb-23	C	18/06/2024	68	3	Consent Refused	09 Jul 2024	11/09/2024	
LA04/2023/3936/O	89a Upper Springfield Road, Hannahstown.	Proposed replacement dwelling and all associated site works	LOC	07-Sep-23	C	18/06/2024	40	2	Permission Refused	02 Jul 2024	11/09/2024	

LA04/2023/3821/F	Dorchester House, 52-58 Great Victoria Street.	Proposed change of use from offices to aparthotel (136 rooms)	MAJ	06-Sep-23	C	18/06/2024	40	3	Permission Granted	09 Jul 2024	11/09/2024	
LA04/2023/2459/F	Lands within the Stormont Estate to include The	Redevelopment of the NICSSA pavilion complex within the	MAJ	08-Feb-23	C	18/06/2024	70	2	Permission Granted	03 Jul 2024	11/09/2024	
LA04/2024/0778/LBC	2 Belfast City Hall, City Hall Donegall Square North,	Removal of existing wall mounted cycle racks and replacing with	LOC	14-May-24	C	18/06/2024	5	3	Consent Granted	11 Jul 2024	11/09/2024	
LA04/2024/0128/F	Existing GAA pitch at Falls Park (Approx. 80 metres	Proposed 11m (Height) x 30m (length) ball stop fencing.	LOC	24-Jan-24	C	18/06/2024	20	5	Permission Granted	29 Jul 2024	11/09/2024	
LA04/2023/4616/F	Nicos, 54 Lisburn Road, Malone Lower, Belfast, BT9	Installation of glazed box to enclose existing external seating	LOC	20-Dec-23	C	18/06/2024	25	1	Permission Granted	28 Jun 2024	11/09/2024	
LA04/2022/0612/F	Lands at the junction of Shankill Road, Lanark Way,	Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 19 no. detached	MAJ	15-Apr-22	C	18/06/2024	113	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/4607/F	Parkmore Building, 284A Ormeau Road, Ballynafoy, Belfast, BT7 2GB	Removal of existing temporary sectional buildings and construction of new three storey	LOC	20-Dec-23	C	27/06/2024	27	No Issue Date	Decision To Be Issued		11/09/2024	
LA04/2023/4613/F	Lands west of Donegall Quay, east of Tomb Street.	Proposed building ranging between 5 - 10 storeys (20.60m -	MAJ	01-Feb-24	C	27/06/2024	21	3	Permission Granted	24 Jul 2024	11/09/2024	Awaiting Section 76 Agreement
LA04/2024/0044/F	17 Lower Courtyard Belfast	Change of use from HMO to single dwelling and proposed rear	LOC	08-Jan-24	C	27/06/2024	24	4	Permission Granted	29 Jul 2024	11/09/2024	
LA04/2024/0819/F	47 Greystown Park, Belfast, BT9 6UP	Single storey rear extension and front elevation changes to	LOC	11-May-24	C	27/06/2024	6	2	Permission Granted	11 Jul 2024	11/09/2024	
LA04/2024/0574/F	Land adjacent and east of No. 44 Montgomery Road.	Temporary nursery and primary school, soft play area, access.	LOC	16-Apr-24	C	27/06/2024	10	1	Permission Granted	05 Jul 2024	11/09/2024	
LA04/2024/0190/F	Former Belfast Telegraph complex at 124-144 Royal	Renewal of planning permission ref: LA04/2018/1991/F for the	MAJ	05-Feb-24	C	27/06/2024	20	4	Permission Granted	30 Jul 2024	11/09/2024	
LA04/2024/0203/LBC	Former Belfast Telegraph complex at 124-144 Royal	Demolition of attached structures, retention and restoration of the	LOC	05-Feb-24	C	27/06/2024	20	4	Consent Granted	30 Jul 2024	11/09/2024	
LA04/2024/0438/F	A Wing, Crumlin Road Gaol 53-55 Crumlin Road.	Section 54 application to vary condition 27 (parking, servicing	MAJ	01-Mar-24	C	27/06/2024	16	4	Permission Granted	25 Jul 2024	11/09/2024	
LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court.	260 no. dwellings, children's play area and other ancillary and	MAJ	24-Feb-23	C	27/06/2024	69	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2023/3030/F	41-49 Dublin Road and 3-5 Ventry Street, Belfast.	Erection of 201-bed Purpose Built Managed Student	MAJ	05-Apr-23	C	13/08/2024	70	No Issue Date	Decision To Be Issued		11/09/2024	Awaiting Section 76 Agreement
LA04/2024/0432/DCA	The Royal Belfast Academical Institution College Square East.	Demolition of the dining hall, swimming pool, school steward's house and landscape planters.	LOC	07-Mar-24	C	13/08/2024	22	No Issue Date	Decision To Be Issued		11/09/2024	
LA04/2024/0358/F	Park House, 87-91 Great Victoria Street, Belfast,	Proposed change of use from Office (Use class B1) to Health	LOC	07-Mar-24	C	13/08/2024	22	4	Permission Granted	11 Sep 2024	11/09/2024	
LA04/2024/0344/F	The Royal Belfast Academical Institution College Square East.	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15	MAJ	20-Feb-24	C	13/08/2024	25	No Issue Date	Decision To Be Issued		11/09/2024	
LA04/2024/0321/LBC	The Royal Belfast Academical Institution College Square East.	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15	LOC	20-Feb-24	C	13/08/2024	25	No Issue Date	Decision To Be Issued		11/09/2024	
LA04/2024/0656/F	41 Owenvarragh Park, Belfast, BT11 9BE	Proposed roof space conversion creating dormer to rear of	LOC	18-Apr-24	C	13/08/2024	16	4	Permission Granted	10 Sep 2024	11/09/2024	
LA04/2021/1593/F	Recreational grounds at Blanchflower Playing Fields	Retrospective application for construction of new seated viewing stand with a capacity of	LOC	03-Aug-21	C	13/08/2024	158	No Issue Date	Permission Granted		11/09/2024	



Subject:	Update on Planning Performance
Date:	17 th September 2024
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management)

Restricted Reports	
Is this report restricted?	No
<p>If Yes, when will the report become unrestricted?</p> <p>After Committee Decision</p> <p>After Council Decision</p> <p>Some time in the future</p> <p>Never</p>	

Call-in	
Is the decision eligible for Call-in?	Yes

1.0	Purpose of Report or Summary of Main Issues
1.1	To provide an update on Planning Performance. The report sets out how current performance challenges are being addressed through the Planning Service's updated Improvement Plan.
1.2	A similar report was taken to the Strategic Policy and Resources Committee on 23rd August 2024 (item 5h).
2.0	Recommendation
2.1	The Committee is asked to note the report.

3.0

Main Report

Background

3.1

This is an updated version of the report considered by the Strategic Policy and Resources Committee on [23rd August 2024](#) (item 5h). The Strategic Policy and Resources Committee had previously sought a report on planning performance at its 21st June 2024 meeting.

3.2

The updated report includes performance information for the year to July, whereas the Strategic Policy and Resources Committee including information to June. There are also some other minor updates to the report.

3.3

The Planning Service last formally reported performance and its Improvement Plan to the Planning Committee on [12th December 2023](#) (Item 15).

Performance

Overview

3.4

The Council’s Planning Service is subject to three statutory indicators set by the Department for Infrastructure (DfI). The statutory indicators are a simple but crude measurement of performance which can be affected by a significant number of factors. Performance over the last nine years since the transfer of planning powers to the Council is set out below along with performance for the current year to date.

Major applications

Major Applications

Number of applications

60

50

40

30

20

10

0

70

60

50

40

30

20

10

0

Weeks

15/16

16/17

17/18

18/19

19/20

20/21

21/22

22/23

23/24

24 to date

51

36

28

21

28

37

27

25

27

13

54.4

60.2

51.5

41.4

37

44.2

31

57.2

64.4

34.8

30

30

30

30

30

30

30

30

30

30

3.5

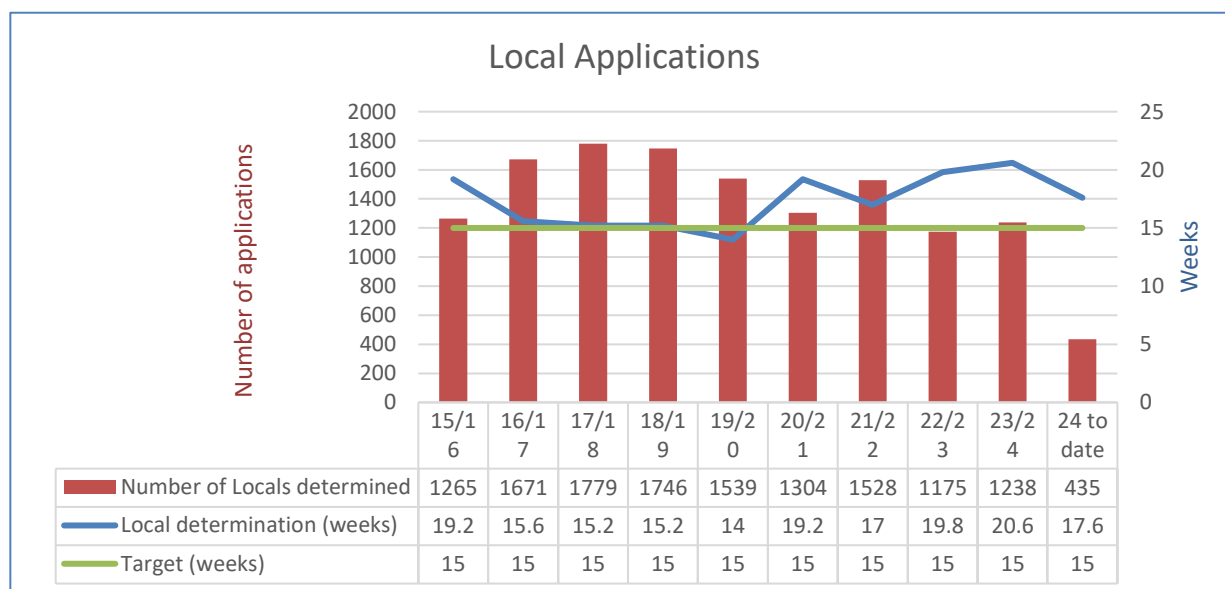
Current performance so far in 2024/25 is an average processing time of 34.8 weeks against the target of 30 weeks. This is currently a significant improvement over 2023/24. The number of Major applications received each year is given for information.

3.6

All Major applications must by law be determined by the Planning Committee. Analysis of the Major applications determined in 2023/24 shows that the main impact on performance were delays post-Committee. In 2023/24, it took an average of 25 weeks to report Major applications to Committee – well inside the statutory target. However, the KPI statistics are generated from the time taken from validation of an application to issuing the decision notice. Therefore, the overall processing time was 64.4 weeks.

- 3.7 Two withdrawn Major applications significantly adversely affected the statistics – LA04/2019/2882/O renewal of outline permission for mixed use development of the SSE Arena car park and lands adjacent (withdrawn after 189 weeks); and LA04/2020/2071/F erection of 57 apartments at Tates Avenue (withdrawn after 127 weeks).
- 3.8 Of the 27 Major application decisions made in 2023/24, nearly half (13 applications) were subject to significant post-Committee delays of 10 weeks or more. In 9 of these applications the delay was the need to complete a Section 76 planning agreement before the decision could be issued. In the other 4 cases, the delays were due to either procedural issues or outstanding consultations.
- 3.9 Whilst the Section 76 planning agreement process was the main cause of delays post-Committee, the most common reason for Major applications not achieving the 30-week target was found to be the quality of applications and the need for applicants to address outstanding issues to make their proposals acceptable. Such delays affected 9 of the 19 major applications determined outside the 30-week target in 2023/24. This underlines the importance of the quality of planning applications on submission.
- 3.10 Measures to address both these issues are already being progressed and are set out later in this report.
- 3.11 DfI's measurement of performance is very narrow and does not consider the quality of decision making or outcomes. The Planning Service approved all Major applications (100%) in 2023/24, which is a strong indication of commitment to customer service and quality outcomes. There is a significant amount of unmeasured work undertaken by the Planning Service each year in improving the quality of both Major and Local applications through negotiating amendments to schemes and seeking additional information to address Council policy and satisfy consultees. Details of how Belfast will seek to report performance in future years are set out later in the report.

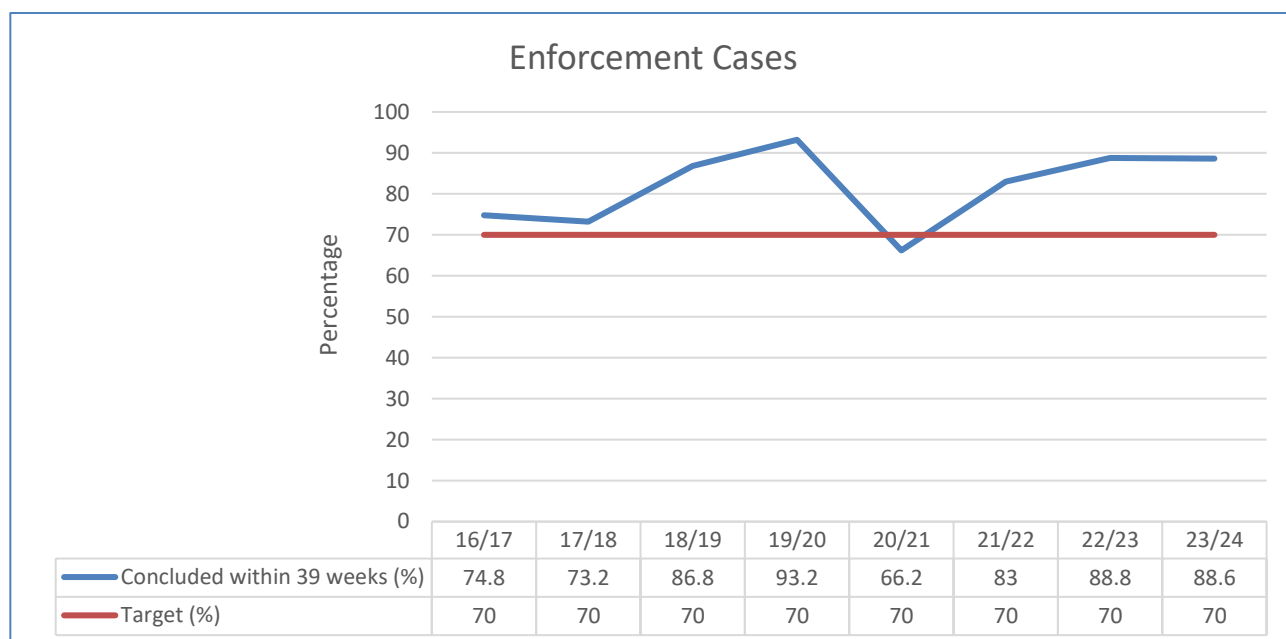
Local applications



- 3.12 Current performance is an average processing time of 17.6 weeks against the target of 15 weeks. This is currently a marked improvement over the performance for 2023/24. No detailed analysis of the 1,238 decisions from 2023/24 has been undertaken because of the very large size of the sample, but the general issues affecting performance and measures being taken to address them are set out below.

Enforcement

- 3.13 The statutory KPI for enforcement is to conclude at least 70% of all cases within 39 weeks. The Planning Service has historically exceeded this target by some margin and continues to do so with last year's performance of 88.6% cases concluded within 39 weeks. The Enforcement team sits in the Policy and Plans team, rather than Development Management.



Regional performance

- 3.14 The official regional [planning statistics for 2023/24](#) were published by DfI on 1st August 2024. Belfast City Council was above the regional average for Major applications (64.4 weeks compared to a regional average of 46.5 weeks) but was slightly below the regional average for Local applications (20.6 weeks compared to 20.8 weeks).

- 3.15 A number of councils in NI were able to meet the processing targets for both Major and Local applications as set out below:

Major applications		
Authority	Number of Major applications	Determination timescales (weeks)
NI Average	12	46.5
Belfast	27	64.4
Antrim and Newtownabbey	18	21.1
Armagh Banbridge and Craigavon	11	27.6
Fermanagh and Omagh	12	22.9

Local applications			
Authority	Number of Local applications	Determination timescales (weeks)	Approval rates
NI Average	872	20.8	95.4%
Belfast	1,262	20.6	98.1%
Mid and East Antrim	771	9.4	93.9%
Antrim and Newtownabbey	591	13.0	89%
Fermanagh and Omagh	799	13.2	98.7%

3.16	<p>Whilst direct comparisons with other Planning Authorities are difficult to make due to a lack of information on resources available or working practices, it is clear that Belfast City Council received and determined the most Major applications by some margin. We also received and determined the most local planning applications of any council in 2023/24, with an approval rate above the NI average and significantly above the two authorities that determined applications within the 15 week target, again demonstrating strong commitment to customer service and positive decision making.</p>
4	<p><u>Challenges Specific to 2023/24</u></p>
4.1	<p>The report to the December 2023 Planning Committee highlighted significant challenges that the Planning Service had encountered over the previous 12 to 18 months. Firstly, implementation of the new regional Planning Portal in December 2022, which was not in a steady state until June 2023, had a significant impact on the ability to process applications, throughput of applications and performance.</p>
4.2	<p>Secondly, whilst the adoption of the Belfast Local Development Plan: Plan Strategy in May 2023 was a significant step in the Council establishing its growth strategy and planning policy framework, its adoption had a significant impact on processing of applications. The adoption of a new policy framework required the 1,150 live applications to be re-assessed against the new policies in the Plan Strategy. Whilst adoption was anticipated for some time, the new policies could not be practically applied until the Plan Strategy had been adopted. This was a significant undertaking, impacting on resources and resulting in significant delays to application processing times.</p>
4.3	<p>In addition, staff turnover and long-term absence in 2023/24 significantly stretched resources at this time of significant pressure.</p>
4.4	<p>Finally, prior to COVID-19, the Planning Service had around 850 live applications. This grew to around 1,250 applications (45% increase) during the pandemic, increasing individual caseloads to unsustainable levels. Whilst the number of live cases was reduced to below 1,000 by November 2022, the challenges around implementation of the new Planning Portal in December 2022, adoption of the Plan Strategy in May 2023 and staff turnover/ long-term sickness in 2022 and 2023 contributed to an increase to the current 1,080 live cases.</p>
5	<p>Ongoing Challenges and Opportunities</p>
	<p><u>Regional improvement</u></p>
5.1	<p>In April 2022 (item 6), the Planning Committee considered a report on the NI Audit Office and Public Accounts Committee reviews of the NI planning system. The Public Accounts Committee called for fundamental reform of planning at a regional level. An Interim Regional Planning Commission was established in February 2023 to oversee the regional improvement agenda, supported by a “Planning Improvement Programme” drawn up by DfI and local government. Belfast City Council continues to feed into this process and lobby for significant improvement at regional level.</p>
5.2	<p>The Planning Improvement Programme includes specific areas of focus for Development Management and the processing of applications including consideration of DfI’s oversight role, call-in criteria and call-in notification procedures, as well as review of PAD processes and development management application processing in local authorities.</p>
5.3	<p>As part of the Planning Improvement Programme, Heads of Planning in NI have also been working to produce guidance on a Planning Performance Framework which could be produced by local authorities on a yearly basis. Such a framework would look to provide information on a range of qualitative and quantitative indicators for planning activity at a local level, going beyond the three basic KPIs currently published by the DfI.</p>

5.4	The production of such a framework follows established practice in Scotland and Wales and could ensure consistency for informal benchmarking as well as ease of accessing information. By reporting on the services provided, the contribution to outcomes (using case studies) and improvement actions, the performance framework will help to demonstrate the contribution that Planning decisions make to the economy, society and the environment as well as providing accountability in terms of performance of the planning system and improvements in the system at both a local and regional level.
5.5	<p><u>Quality of Applications</u></p> <p>Assessment undertaken of Major applications in 2023/24 and working knowledge of the processing of local applications, confirms the long-held view that improvement to performance can only be realised through close working with our customers to improve the quality of applications entering the system. In 2018, the Planning Service published an <i>Application Checklist</i>, which sets out the minimum information requirements for applications on submission. Belfast City Council was the first Planning Authority in NI to publishes such guidance, and DfI has recognised the important role it has played in improving the application process, planning to introduce legislation later this year to make such checklists mandatory.</p>
5.6	We have also worked to review and implement a new streamlined Pre-Application Discussion (PAD) service which seeks to increase value in PAD discussions and ensure that they are tailored and more responsive to the needs of the potential applicant.
5.7	The Planning Service is planning to establish a collaborative partnership forum with customers to jointly improve the planning processes in the city. This will be a compact and focused group that will meet quarterly and represent planning agents, developers and architects. The partnership will also have an important role in informing change and improvement to the NI planning system itself.
5.8	<p><u>Statutory Consultees</u></p> <p>The Council is legally obliged to engage with statutory consultees other than on the most minor applications. Consultation responses are often returned outside the 21-day consultation period – sometimes taking several months – and in many cases require additional information (frequently related to the quality of submissions) which extends the application process. The consultation process is one of the principal barriers to effective performance.</p>
5.9	DfI publishes quarterly and annual reports on statutory consultee performance. The most recent statistics for 2023/24 Q3 show that 75% of consultation responses were responded to in time (i.e. within 21 days). By far the most prevalent consultee is DfI Roads (80% responses within time), followed by DAERA (73%), NI Water (96%), DfI Rivers (63%) and DfC Historic Environment Division (37%).
5.10	Unfortunately, only regional data is available on statutory consultee performance. Officers believe that it is important for the Council to understand how statutory consultees perform in Belfast compared to regionally. The Planning Service has previously requested this information, but DfI have been unable to provide this breakdown. The Planning Service is therefore working to produce its own report on this data in conjunction with the ICF team which manages the contract for the new Planning Portal.
5.11	The Planning Service also engages a range of non-statutory consultees, mainly other service areas within the Council, the most prevalent of which is Environmental Health. Environmental Health currently has a backlog of consultations dating back to April 2024, due to 43% staff vacancy within its planning consultations team (4 positions). Recruitment is currently underway and the posts should be filled by the Autumn. In the meantime, the Planning Service and Environmental Health are continuing to work together closely on rationalising consultations issued to the team.

5.12	<p><u>Internal structure and processes</u></p> <p>In June 2023, the Development Management teams were reorganised to provide a more suitable staffing structure. Since transfer of planning to the Council in 2015, the Planning Service had operated two DM teams – a small “Majors” team that processed Major applications (about 1% of all applications) and a much larger “Locals” team that processed the remainder (99%). This model was no longer considered fit for purpose and so the DM service has been reorganised into two geographical area teams covering North & East; and South & West respectively. Each area team deals with a mixture of Major and Local applications and is led by a Principal Planning Officer under the overall management of the Planning Manager (Development Management).</p>
5.13	<p>There are several benefits of this new structure, notably:</p> <ul style="list-style-type: none"> • More equitable roles, with responsibility for the review of work and sign-off of decisions spread across a greater number of Senior Officers to avoid blockages; • Greater flexibility in moving work between the two teams to respond to spikes in applications, PADs, appeals and other work; and • Providing better support for case officers and widening their experience and professional development. The new structure means that work on Major and strategic applications can be supported by more junior officers within the sub-teams, which widens experience and provide a broader “team approach” to strategic project work.
5.14	<p><u>Managing workload and the impact of Legacy applications</u></p> <p>As outlined earlier, the sheer number of applications currently in the system mean that some officers are carrying significant caseloads. There has been a specific focus in the Development Management team to reduce the overall numbers of applications and whilst the number constantly fluctuates, over the last 5 months the total live applications in the system has been reduced from 1,250 to 1,080.</p>
5.15	<p>Importantly, there is renewed focus on how long current applications have been in the system, with “RAG” reports produced on a regular basis to identify those applications that are already beyond the 15 or 30 week target, and those that are nearing it. This is allowing more focused prioritisation of workloads. Working with the ICF for the Planning Portal, the service is developing its own suite of performance management reports which will enable the production of much more detailed monitoring of performance at service, area team, sub-team and individual staff level.</p>
5.16	<p>With a number of applications in the system already beyond the 15 or 30 week target, there is a need to recognise the potential impact of these on the Council’s KPI figures even if processes and systems are improved as outlined in the report. Every application that is determined (even if they are withdrawn) will impact on the average timescales reported in the KPI figure.</p>
5.17	<p>Officers are classifying any application over two years old as a “legacy application”. There are currently 71 legacy applications in the system including a Major application that dates back to 2017; one Local application validated in each of 2018 and 2019; and 8 applications validated in 2020. The processing of these and other older applications means that performance may remain above the KPI target before it gets better.</p>
5.18	<p>The focus on determining the older applications in 2024/25 and the improvements in train and proposed will enable the Planning Service to hit the ground running in terms of meeting performance targets for 2025/26.</p>
5.19	<p><u>Section 76 planning agreements</u></p> <p>In June 2024 the Planning Committee considered a report which assessed the reasons why 29 planning applications that had been determined by Committee were yet to be issued. Of the 29 applications 24 (83%) were awaiting completion of a Section 76 planning agreement. Three applications (10%) had been notified to the DfI and two applications (7%) were awaiting further consultation responses.</p>

5.20	The Committee were informed that historically focused negotiations on the detail of planning agreements have tended to take place once an application is scheduled to be presented to Committee. This was leading to delays post Committee whilst the detail of the agreement is worked through. Officers therefore proposed a streamlined process to frontload this work as much as possible before an application is presented to Committee.
5.21	Model planning agreement clauses have been drafted that cover a wide range of issues typically included in s76 agreements. The Council's Application Checklist is being amended to give clarity on what will be expected from applicant namely the early submission of Heads of Terms which should include the proposed obligations contained in the schedule to the model agreement which are applicable, details of all owners and / or persons who have an estate in the land and contact details for the applicant's solicitor. Applications that require a s76 planning agreement will now not normally be reported to the Committee until the planning agreement has been agreed in principle by the Planning Service and applicant. The Planning Service will then aim to issue the decision notice within 10 working days of the end of the Committee decision call-in process.
5.22	Reports on the applications that have been determined by Committee but which are yet to issue will now be presented to Planning Committee meetings as part of the monthly report on decisions issued. The information will also be reported to the SP&R Committee monthly.
5.23	A monthly report will also be taken to the Planning Committee and SP&R Committees on all live Major applications in the system, whether previously determined by the Planning Committee or not.
5.24	<p><u>Lean redesign experimentation</u></p> <p>In December 2022, the Planning Service reported to the Planning Committee on the experimentation that it has been undertaking, applying lean systems redesign principles. The experimentation has largely concentrated on small-scale proposals such as householder applications and advertisements, although it has also included a small number of large scale Local and Major applications.</p>
5.25	Between August 2022 and December 2023, a small project team within the Planning Service experimented with over 300 applications, with an approval rate of 98%. It was originally intended that the officers would be brought into work in the lean way on a staggered basis however because of the specific challenges experienced in 2023/24 set out above as well as turnover of staff, it was considered more pragmatic and beneficial to take the learning from the experimentation and roll this out more widely with particular focus on applying the principles to householder and advertisement applications as part of the pilot for improving minor application performance (see below).
5.26	<p>The key principles identified through the experimentation which will be applied to all applications include:</p> <ul style="list-style-type: none"> • Much faster check of the application on receipt to ensure that it has all the necessary information to determine it (validation and completeness check); • Initial assessment of the application at the same time as the validation/completeness check so that much earlier feedback is given to the applicant (or their agent); • Personal engagement with the applicant at this early feedback stage, which also provides opportunity to set out an indicative timescale for the decision (managing expectations) and build a relationship with the customer; • More focused consultation so that statutory and non-statutory consultees are only consulted where 1) there is a legislative requirement; and/or 2) the consultation will add genuine value to the process by helping the Council make a better decision.

5.27	<p>Whilst the lean experimentation largely focused on smaller application, a small number of more significant applications have progressed in accordance with the principles set out above. These include three determined Major applications:</p> <ul style="list-style-type: none"> • LA04/2023/4737/F 459 bedroom PBMSA scheme at Dublin Road (24 weeks); • LA04/2023/4366/F erection of Grade A office building at Dublin Road (23.5 weeks); and • LA04/2023/4613/F erection of Grade A office building at City Quays (24 weeks).
5.28	<p>Two other Major applications that were subject to the same approach have however been significantly delayed, illustrating the problems described previously in this report:</p> <ul style="list-style-type: none"> • LA04/2023/4181/F - an application for a new pumping station at Sydenham, east Belfast. The application was validated in October 2023 and the Planning Service is still awaiting a consultation response from DfI Roads, some 9 months after originally issuing the consultation. • LA04/2023/3799/F - an application for a replacement school in west Belfast. The application was validated in August 2023. DAERA responded three months later requesting further information in relation to bats. Further information was subsequently provided and DAERA subsequently requested a further bat survey which can only be carried out at the end of the summer. Further re-consultation with DAERA will be necessary once the survey is submitted and a decision may not be able to be made on the application until towards the end of the year. This would be some 16 months or 65 weeks or so after the application was first submitted. Whilst we could request the application is withdrawn to minimise the impact on our KPIs, the applicant is the trustees of the primary school and they would incur an additional £14,000 further planning application fee if they withdrew and resubmitted the application. The Planning Service has been lobbying for change to the fee regulations to address these scenarios.
5.29	<p><u>Minor applications pilot</u></p> <p>Starting in June of this year, the pilot has seen the submission of 167 new minor applications (householder and advertisement) with 35 decisions at an average processing time of 6.43 weeks. The pilot involves the implementation of key learning from the Planning Service's lean redesign experimentation, including streamlined validation processes, much earlier assessment and feedback to customers, resulting in improved processing times.</p>
5.30	<p><u>Improvement Plan</u></p> <p>The Planning Service first published its Improvement Plan in 2018, following an independent review in 2017. Central to the recommendations of the independent review was the implementation of "10 Operating Principles", aimed at improving the quality of applications on submission and providing a more efficient, effective and customer-focused service. A copy of the Council's <i>Guide to the Planning Application Process</i>, including 10 Operating Principles, is provided at Appendix 1.</p>
5.31	<p>Since 2018, the Planning Service has regularly updated its Improvement Plan and has periodically reported it to the Planning Committee. It was last reported to the Planning Committee on 12th December 2023 (Item 15).</p>
5.32	<p>The Planning service's Improvement priorities for the next 12 months are referenced throughout this report and summarised below.</p> <p><u>Conclusions</u></p>
5.33	<p>As set out, there are some positive signs of improvement to performance, and there are a number of further process improvements either being or to be implemented.</p>

5.34	<p>In summary, the Planning Service improvement priorities for the next 12 months include:</p> <ul style="list-style-type: none"> • Continuing to influence positive change to the NI planning system; • Development of more comprehensive performance information to provide narrative to the current KPI statistics and to illustrate more qualitative performance factors; • Establishment of a <i>Belfast Planning Partnership</i> as a forum for collaborative working with customers; • Development of Belfast specific information on statutory consultee performance; • Implementation of a comprehensive internal Performance monitoring of performance at service, area team, sub-team and individual staff level; • Implementation of the model planning agreements and new procedures to speed up the Section 76 planning agreement process; • Continued operational improvement of processes including the wider roll-out of learning from the lean redesign experimentation; • Adoption and publication of a validation checklist for mandating information requirements on submission of applications (based on the current Application Checklist); • Review of PAD fees and use of Planning Performance Agreements.
5.35	<p>As set out, it will be challenging for the Planning Service to meet the statutory KPIs targets until 2025/26. This is because of the need to bed-in new streamlined processes; reduce the backlog of live applications to more manageable levels; and clear “legacy” applications of more than two years old from the system.</p>
6.0	Financial & Resource Implications
6.1	There are no financial or resource implications associated with this report.
7.0	Equality or Good Relations Implications / Rural Needs Assessment
7.1	There are no equality or good relations / rural needs implications associated with this report.
8.0	Appendices – Documents Attached
	Appendix 1 – Guide to the Planning Application Process (including 10 Operating Principles)



A guide to the planning application process

Our aim is to help our customers get a timely planning decision that benefits our city.

To help achieve this, we follow our ten operating principles (see Appendix 1).

Introduction

The planning process has a vital role to play in shaping our city for the better. It ensures that development is properly managed in the public interest, taking opportunities to further sustainable development that meets the needs of both current and future generations.

Planning is also a significant tool in delivering the Belfast Agenda, the city's first Community Plan. Belfast has ambitious plans for growth including increasing the population of Belfast by 66,000 with 46,000 additional jobs by 2035. The planning process will help ensure that this change happens in a sustainable and managed way.

Belfast City Council has responsibility for most planning functions in the city, including:

- publishing a Local Development Plan that outlines how land should be used and developed in the future;
- making decisions on the majority of planning applications;
- making Tree Preservation Orders;
- investigating and enforcing breaches of planning control; and
- providing advice to customers on the planning process including our Pre-Application Discussion service.

This guidance is specifically aimed at the planning application process and how we deal with planning applications.

Our aim is to provide a responsive planning service that meets the needs of all citizens including applicants, developers, communities, businesses and interest groups.

Belfast City Council's [Statement of Community Involvement](#) sets out how we involve the community in making decisions on planning applications, as well as preparing our new Belfast Local Development Plan.

Legislation and policy context

The [Planning Act \(Northern Ireland\) 2011](#) provides the legislative framework for the planning system in Northern Ireland.

The Act requires that planning applications are decided in accordance with the Local Development Plan for the area, unless material considerations indicate otherwise.

You can find more information on the Local Development Plan, including the draft Belfast Local Development Plan on the [Belfast City Council website](#).

You can also find guidance on what is a [material consideration on our website](#).

The Department for Infrastructure is responsible for planning at regional level. It has published a series of planning policy documents that are an important material consideration in the decision-making process. These include:

- [Regional Development Strategy 2035 \(RDS\)](#)
- [Strategic Planning Policy Statement for Northern Ireland 2015 \(SPPS\)](#)
- [Planning Policy Statements \(PPSs\)](#)

Do I need to apply for planning permission?

Different types of consent

You may need to apply to us for the following types of consent:

- Planning permission for new buildings, structures, extensions, external alterations, changes to ground levels, change of use of land or buildings, and mining operations.
- Advertisement Consent for new signage
- Listed Building Consent for external or internal alterations to the built fabric of a Listed Building
- [Conservation Area Consent](#)¹ for demolition of a building or structure in a Conservation Area (where the structure exceeds 115 cubic metres)
- [Works to a tree covered by a Tree Preservation Order](#)
- [Works to a tree within a conservation area](#)

¹ Subject to the Planning (Control of Demolition in Conservation Areas) Direction 2015



Permitted development

Certain minor works or uses do not require planning permission from us and may be carried out as 'permitted development'.

The specific rules for permitted development are set out in the [Planning \(General Permitted Development\) Order \(Northern Ireland\) 2015](#). This includes certain proposals within the curtilage of a dwelling house, some changes of use and other minor operations.

You can find further advice on when planning permission is required on www.nidirect.gov.uk/articles/planning-permission-when-apply

If you would like us to confirm whether your proposal requires planning permission, you can apply for a [Certificate of Lawful Use or Development \(Proposed\)](#). This is a legally binding decision from the council and may be useful confirmation when you come to sell your home or property.

Deemed advertisement consent

Certain adverts and signs can be erected without the need for Advertisement Consent. These circumstances are set out in Schedules 2 and 3 of the [The Planning \(Control of Advertisements\) Regulations \(Northern Ireland\) 2015](#).

How do I submit a planning application?

You should submit your planning applications online using the [Planning Portal](#). You can also post your planning applications, however, this process may take longer.

The information requirements for submitting a planning application are set by [legislation](#).

Our [Application Checklist](#) sets out what information you need to provide with your planning application.

It is vital that applications are supported by the right information so that we can assess them properly and deal with them in a timely manner. If supporting information is missing, it can lead to delays or could even result in your application being refused.

We therefore strongly encourage you to use our Application Checklist.

Our [Pre-Application Discussion](#) service provides opportunity for you to discuss your proposals with a planning officer before you make a planning application. We can advise you on how to make your application, what the likely issues will be when it is considered and give you a preliminary view as to whether planning permission will likely be granted. For advice on smaller scale proposals such as domestic extensions, other home improvements and advertisements, we provide a Duty Planning Officer service (for further details see across page).

You can submit a planning application yourself or appoint an agent or architect to act on your behalf. Please note that if you use an agent or architect, our contact during the application process will always be with them.

Pre-Application Discussions

We offer a [Pre-Application Discussion service](#)² so you have better chance of getting permission when you submit your application.

A Pre-Application Discussion should improve the quality of your proposal, reduce the time it takes to determine your application, and give you peace of mind that you are on the right lines before making a planning application.

We are committed to providing a quality planning service, both in terms of the quality of new development and the timescale in which we make our decisions. Good quality decisions, made in a timely manner need commitment and input from both our officers and applicants.

Please note that if you choose not to follow our advice given at the pre-application stage, this could lead to your planning application being refused. Applications that do not follow advice can undermine the Pre-Application Discussion process and our ability to process applications efficiently and in a timely manner.

Duty Planner

For general enquiries or advice on smaller scale proposals such as domestic extensions, other home improvements and advertisements, we provide a [Duty Planner](#) service. The Duty Planner is available between 9.30am and 4.30pm, Monday to Friday (Wednesdays, 1pm to 4.30pm only). Call us on 9050 0510, email planning@belfastcity.gov.uk or call into the Cecil Ward Building, 4-10 Linenhall Street, Belfast, BT2 8BP.

How do we process your application?

Receipt of your application

When we receive your application, we will check if you have submitted the correct information using our [Application Checklist](#).

If information is missing, we will write to you and ask for it to be provided with 14 days. If you are unable to provide the information in time we will arrange for the application to be returned (including the fee) so that you can submit it again when all the information we need is ready.

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

When you submit a complete application with all the information we need, we will send you an acknowledgement and include the case officer's contact details, normally within seven days. The case officer will be responsible for managing your planning application and will be your point of contact throughout the process.

Consultation

Once we have all the information we need we will carry out consultations on the application in accordance with the [legislative requirements](#).

We will:

- publish notice of the application in the press;
- notify relevant neighbours by way of a letter;
- publish information about the application on the [Planning Portal](#) website;
- notify statutory consultees such as government departments; and
- consult relevant non-statutory consultees such as other service areas within the council.

We are unable to give a decision on the application until at least 14 days from when notice of the application is published in the press or from when neighbours are notified, whichever is the later. We are also unable to give a decision until at least 21 days after we have consulted a statutory consultee. (Please note that applications requiring an Environmental Statement under the [Environmental Impact Assessment Regulations](#) have a longer consultation period).

² Please note that there may be a charge for this service

Site visits

In some cases, we will need to visit the application site to help our assessment of your planning application. The case officer aims to visit the site within 21 days of the complete application being submitted. We will not always advise you of when we will visit the site because planning officers frequently visit several sites on the same day and it is difficult to give a precise time. However, if the site is inaccessible we will contact you to arrange access to the site in advance.

Feedback on your application

We will contact you once we have carried out our initial assessment of the application to tell you how the process is going. Normally this will be after the consultation period has ended.

If we find a problem with your application, we will let you know as soon as possible. Our aim will be to work with you to try to find a solution, where this is feasible. Please note that it will not always be possible to address the concerns under the current application and sometimes a new application may be required.

If we feel that an application should be refused, we will always let you know beforehand. Applications that have fundamental problems will be refused straightaway.

You can track the progress of a planning application on the [Planning Portal website](#). This includes the option of registering for email notifications about tracked applications.

Timely decision-making

We aim to decide local applications³ within an average processing time of 15 weeks and major applications⁴ within an average processing time of 30 weeks, in accordance with statutory indicators. In addition, we have introduced a further indicator for deciding householder applications⁵ within an average processing time of 12 weeks.

These indicators are an average processing time and we will not be able to decide all applications within these time periods.

If there is a problem with your application, we will let you know. If it is not possible to resolve the issue within the above timeframes we may invite you to withdraw the application and submit a new application that addresses our concerns to avoid your original application being refused. We will not accept significant changes to a proposal once the application is submitted because this undermines our ability to make timely decisions. Therefore, you should use our Pre-Application Discussion service to resolve any issues first.

Our [Pre-Application Discussion](#) service is aimed at identifying issues early and will give you a better chance of your application being determined more quickly.

Case Officer report

In some cases, the Case Officer will write a report that sets out their recommendation as to whether the planning application should be approved or refused. In other cases, the Reasons for Approval will be made clear on the decision notice. The report is a professional and impartial assessment of the relevant issues and only material planning considerations may be considered as part of the Council's assessment. The officer recommendation is always countersigned by another officer.

In the interests of transparency, the Case Officer report will be made publicly available once the decision is made so that reasons for the decision are clear. A copy of the report will be published on both the [Planning Portal website](#) and planning application file.

How we make decisions

Around 90% of planning applications are determined in accordance with the officer recommendation under 'delegated powers'. Our [Scheme of Delegation](#) sets out in detail when decisions are delegated to officers and when they must be made by the Planning Committee.

Section 76 planning agreements

A [planning agreement](#) is a legally binding agreement, normally between the applicant, landowner and council, to secure specific planning obligations necessary to make development acceptable. Planning agreements are typically used to secure affordable housing, travel plans, green travel measures, management of open space in residential schemes, student management plans for purpose-built managed student accommodation, employability and skills plans and financial developer contributions.

Planning agreements are drafted by the council, based on a series of model clauses which are updated periodically. In the interests of timeliness and certainty around the process, applications that require a planning agreement will not normally be reported to the committee, until the planning agreement has been agreed in principle by the Planning Service and the applicant, including content and ownership details confirmed by the applicant's solicitor. This agreement is without prejudice to the committee's decision on the application.

Planning Committee

Our Planning Committee meets monthly (other than July during the summer recess) and determines all applications for major development, those where the council has an estate and certain other applications set out in our [Scheme of Delegation](#).

If you would like to speak at our Planning Committee about a planning application that it is going to be considered you will need to complete our [online form](#). You will need to submit the request at least 48 hours before the committee meeting. Once we receive your request we will get in touch with you with more information.

Speaking rights at the committee are limited to the applicant, anyone who has submitted a written response to the application, and elected representatives.

Please note that we will not notify you when an application is going to be heard by the Planning Committee. You can check the agenda for upcoming Planning Committees on the [council website](#).

Regionally significant planning applications

The Department for Infrastructure has responsibility for dealing with planning applications that have [regional significance](#). If you have a query relating to a regionally significant planning application you should contact the Department directly. Call 0300 200 7830 or email planning@infrastructure-ni.gov.uk

³ All other development that does not fall within the definition of major development

⁴ The definition of a 'major' development is provided by the Planning (Development Management) Regulations (Northern Ireland) 2015

⁵ Householder applications are for domestic proposals such as an extension, garage, outbuilding, shed or satellite dish, alterations to an access or driveway, and other home improvements

Making comments on an application

Anyone may make a comment on a planning application. Comments must be made in writing and may be made online on the [Planning Portal website](#) or by email or post to the address at the bottom of this guidance.

We accept petitions but will only correspond with whoever submitted the petition and not with other signatories on the petition.

In assessing a planning application, we can only take account of [material planning considerations](#). Any comments you make should be restricted to material planning considerations only. For example, we are unable to take into consideration civil disputes or issues which are regulated by other non-planning legislation.

The case officer will summarise any submitted comments in their report and the council will take them into consideration when it makes its decision.

If you have made a comment on an application, you can track the progress of the application on the [Planning Portal website](#). This includes the option of registering for future email notifications.

Please note that we will not notify you when an application is going to be heard by the Planning Committee. You can check the agenda for upcoming Planning Committees on the [council website](#). Due to volume, we are unable to respond to individual comments submitted on planning applications. We are also unable to advise the outcome of the application, however, you can check the decision on the Planning Portal website.

Post-decision

The making of a decision on a planning application is not the end of the planning application process.

As the applicant you must ensure that you carry out the proposal in accordance with the approved plans. You will also need to make sure that you comply with any condition/s specified on the planning permission. Failure to do so may be a breach of planning control.

Discharging planning conditions

Sometimes we impose a planning condition that requires you to submit further details to us for approval before certain works or uses can commence. You should allow at least eight weeks for this information to be assessed following its submission and you should take this into account in your project timeline. More complex information may take longer to process. Failure to comply with these conditions could make your proposal unauthorised and liable to enforcement action.

Monitoring Conditions and Planning Agreements

In the interests of compliance and identifying breaches of planning control, we actively monitor planning agreements made under Section 76 of the Act to ensure they are complied with. We may also monitor certain planning conditions to make sure they are followed.

Other non-planning consents

It is the applicant's responsibility to ensure compliance with any relevant non-planning legislation when they implement their permission or consent, such as licensing, roads, drainage, water or environmental permits.

Works or use of land without permission

We investigate complaints about unauthorised works or use of land carried out in breach of planning control. You can find further information about our planning enforcement service and how to make an enforcement complaint on [our website](#).

Right of appeal

If you as the applicant are dissatisfied with our decision you have the right to lodge an appeal to the [Planning Appeals Commission NI](#). Planning appeals may be made in respect of the following:

- refusal of permission or consent, or
- imposing of a planning condition on the decision.

Please note that the right of appeal is limited to the applicant only and appeals must be lodged within **four months** of the decision. There is no third-party right of appeal in Northern Ireland.

Complaints

If you are unhappy with how we have dealt with an application or any aspect of the planning application process you can make a complaint which will be dealt with in accordance with Belfast City Council's corporate complaints procedure.

You can find further details on how to make a complaint [here](#).

Contacting the Planning Service

You can contact our Planning Service in the following ways:

Email: planning@belfastcity.gov.uk

Tel: 028 9050 0510

Post: Belfast Planning Service
Ground Floor
Cecil Ward Building
4-10 Linenhall Street
Belfast, BT2 8BP

Service standards

In order to provide an efficient and effective planning application service we will aim to meet the following service standards:

- Acknowledgement of planning application - within **seven days** of a complete application
- Site visit by Case Officer - within **21 days** of a complete application
- Average time for processing major applications - **30 weeks**
- Average processing time for processing local applications - **15 weeks**
- Average processing time for processing householder applications - **12 weeks**

Planning application process map



Appendix 1

Planning Applications – 10 Operating Principles

Helping our customers get a timely planning decision that benefits our city.



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Subject:	Belfast Waterfront Framework – Waterfront Tour Request
Date:	17 th September 2024
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Sean Dolan, Senior Development Manager, City Regeneration and Development

Restricted Reports

Is this report restricted?

Yes

☐

No

☒

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

Insert number

☐

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

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Sometime in the future

Never

☐
☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

1.0	Purpose of Report/Summary of Main Issues
1.1	The purpose of this report is to advise Members that the Waterfront Task Group has submitted a request to invite Members of the City Growth and Regeneration and the members of the Planning Committee to attend a walking and boat tour of the Belfast Waterfront Framework area. The visit will include an overview of the Framework, an update of progress to date and a boat tour along the downstream element of the framework area to provide a strategic overview of the area.
1.2	
2.0	Recommendation
2.1	<p>The Committee is asked to:</p> <ul style="list-style-type: none"> I. Agree to attending the tour and presentation of the Belfast Waterfront Framework area. II. Note that the visit and presentation of the Waterfront Promenade Framework will consist of a strategic overview of the waterfront area characteristics and opportunities only and will not include discussion of specific or individual development or project proposals.
3.0	Main Report
3.1	<p><u>Background</u></p> <p>As reported to the CG&R Committee in October 2023 a Waterfront Task Group was established to develop a focused approach to the Belfast waterfront, aligned to the A Bolder Vision key move 'Embracing the River'. The task group, chaired by BCC Chief Executive and consisting of including Maritime Belfast Trust, Belfast Harbour Commissioners, Titanic Quarter Ltd, DfC, DfE, Tourism NI and DEARA (as well as BCC), commissioned a detailed analysis of the waterfront area from the Ormeau Road Bridge to Thompsons Dock.</p>
3.2	
	<p>Consultants, Schulze + Grasso undertook a detailed analysis of over 10km of the waterfront, compiling analysis on the completed and pending developments, as well as identifying the catalyst opportunities and gaps in infrastructure to maximise the social, economic and environmental opportunities that exist along the waterfront. This work also undertook to identify the existing and proposed projects emerging from within the adjacent communities, and to identify catalyst opportunities to connect these projects and the local communities to the wider education, employment and leisure facilities along the waterfront corridor. This work was carried out in consultation with local communities with engagement ongoing as the work progresses through a specific Community Area engagement group.</p>

3.3	Members of the CG&R Committee received a presentation on the Framework in October 2023 and approved the Belfast Waterfront Framework (as attached in Appendix A).
3.4	Correspondence has been received from the Waterfront Task Group inviting Members of this Committee to attend a presentation on the progress of the Belfast Waterfront Framework, followed by a boat tour along the lower Lagan waterfront area providing an overview of the of the proposals included within the Framework and to receive an update on the work of the Maritime Belfast Trust in preserving, developing and promoting the Maritime Mile. Members should note that the visit and presentation of the Waterfront Promenade Framework will consist of a strategic overview of the waterfront area characteristics and opportunities only and will not include discussion of specific or individual development or project proposals.
3.5	The tour is planned to take place in October and, pending agreement Maritime Belfast Trust will engage with Democratic Services to organise a suitable date.
4.0	<u>Financial and Resource Implications</u> None associated with this report.
5.0	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report.
6.0	Appendices - Documents Attached Appendix A – 'Embracing the Belfast Waterfront' framework summary document

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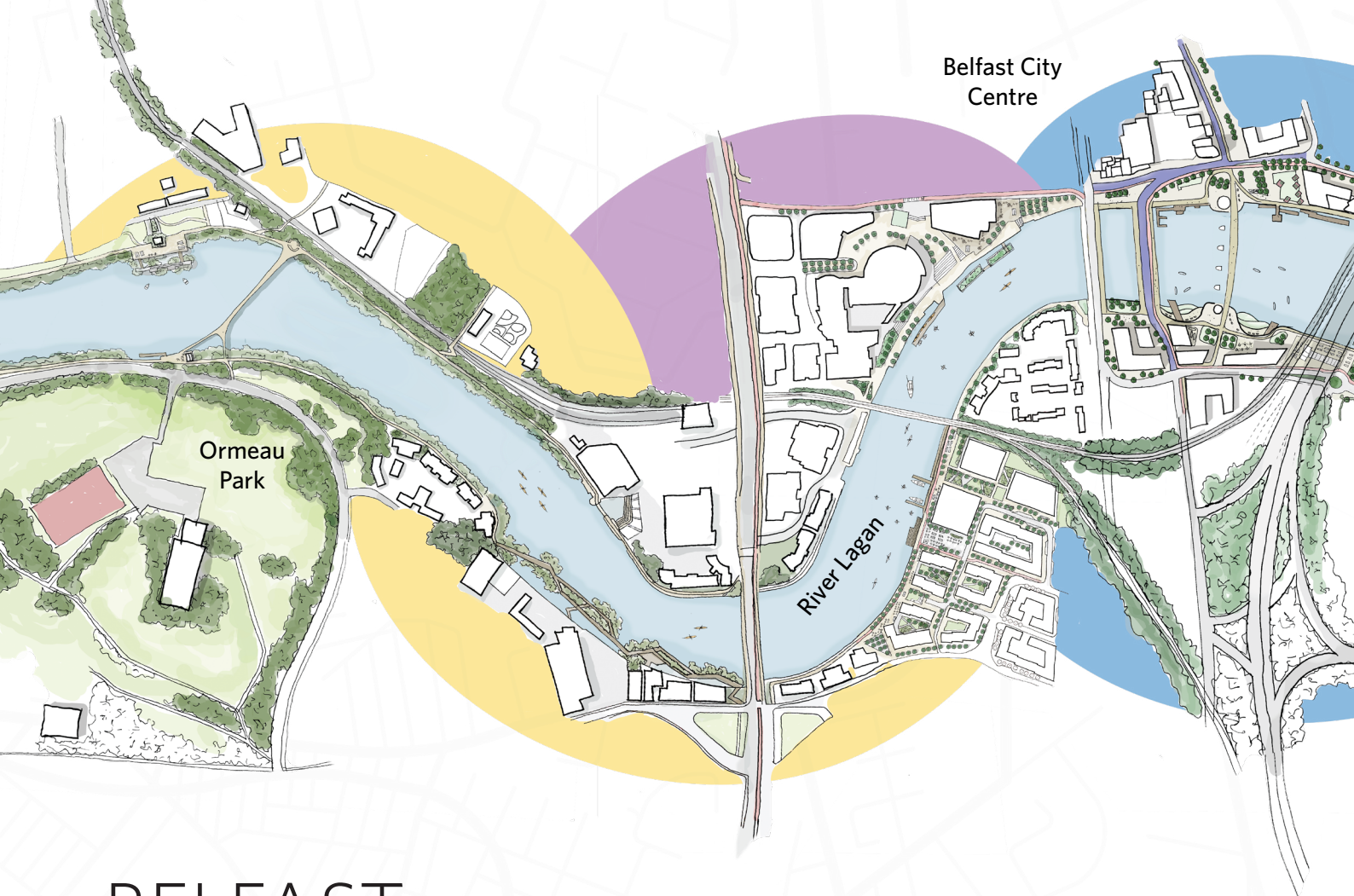
EMBRACING THE BELFAST WATERFRONT

Framework Summary

A framework for the future development of
the Belfast Waterfront Promenade

September 2023

 SCHULZE
GRASSOV



BELFAST WATERFRONT PROMENADE

This is a summary of **Embracing the Belfast Waterfront**, a framework for future development at the interface of water and land along the River Lagan in Belfast.

This study was commissioned by Belfast's Waterfront Task Group, consisting of key landowners and stakeholders along the waterfront including Maritime Belfast, Belfast Harbour, Belfast City Council, Titanic Quarter Limited, Department for Communities, Department for Infrastructure, Department for Economy, Department for Agriculture and Environment and Tourism NI. The Task Group has been established to scope how the waterfront can fully realise its potential as a connected, vibrant corridor linking to and with key destinations, neighbourhood communities and the city centre.

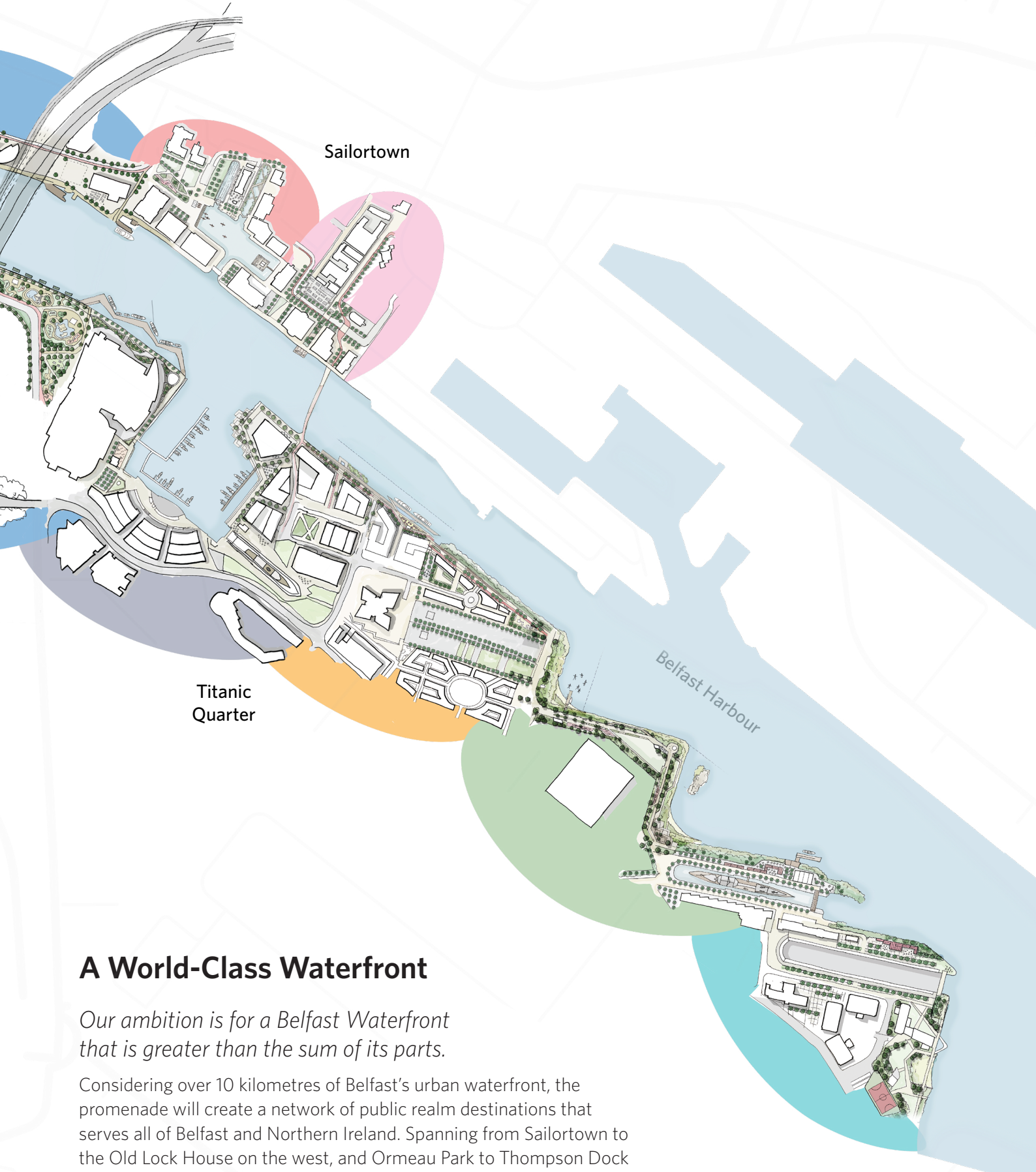
Vision

Belfast Waterfront is a critical component of the city's economic growth ambitions, and the promenade project will bring it to life.

The Waterfront Promenade project is **an important opportunity to encourage and harmonise new sustainable development on the waterfront**. The promenade will create a high-quality environment for existing communities, new residential and commercial development, and will serve as a major visitor gateway.

Exploring the promenade will offer connections to iconic tourist attractions and heritage assets. **Simultaneously, the promenade will become a hub of distinctive and vibrant cultural activities, attracting a dynamic setting for creative and green enterprise**. Development of the promenade sparks a point of momentum for net-zero and blue economies to emerge, adding employment and training opportunities that will have a genuinely positive impact on the lives of those living or working adjacent to it. **The envisioned waterfront promenade will offer safe and green public spaces to socialize, infrastructure for active travel and exercise, improved connectivity and easier access to jobs and services.**

By balancing community, nature, and development, a world-class waterfront will emerge over time.



Sailortown

Titanic
Quarter

Belfast Harbour

A World-Class Waterfront

Our ambition is for a Belfast Waterfront that is greater than the sum of its parts.

Considering over 10 kilometres of Belfast's urban waterfront, the promenade will create a network of public realm destinations that serves all of Belfast and Northern Ireland. Spanning from Sailortown to the Old Lock House on the west, and Ormeau Park to Thompson Dock on the east of the River Lagan, the site already includes internationally recognized points of interest that attract people from all over the world. Direct access to City Centre, East Side, North Foreshore, and the Lagan Towpath will connect Belfast's communities back to the waterfront.

A future connected waterfront promenade will be defined by variations in combinations of shoreline typology, building density, and programming. Three typologies emerge which can be customized within each character area: urban, maritime, and natural.

Framework Objectives

Unlocking a strategic opportunity of national scale to encourage usage on both sides of the River Lagan to achieve the ambition set by the Bolder Vision.

Create a Distinctive and Competitive Place

Deliver the cultural and lifestyle offerings to meet local needs, attract global talent and entice Northern Ireland's diaspora to live, invest, and innovate.

Deliver Social Value for Local Communities

Improve health, wellbeing, safety, and employment opportunities for deprived communities, create welcoming and safe spaces for community to flourish.

Bolster Climate Resilience and the Circular Economy

Make a significant contribution to net zero aspirations by enhancing active travel options, incorporating renewables, green industries and the circular economy.

Drive Further Tourism Success

Improving access and connections between existing assets and creating new destinations and experiences.

A Focal Point for City Growth Ambitions

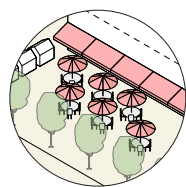
Accommodate significant housing and commercial growth around the waterfront, while supporting future growth of port operations.

Catalyse Investment and Unify Development

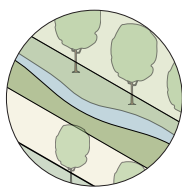
Align plans for different sections of the waterfront to a clear vision, invest to encourage private sector action.

Toolkit Interventions

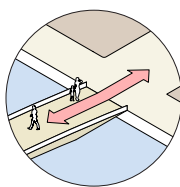
Our approach is to consider the site from multiple perspectives: the scale of the promenade, the places that are connected to the waterfront, and the processes that will shape the future of the Belfast Waterfront. This 'toolkit' of interventions is a starting point for designing custom solutions to enhance each character area. Some interventions should be incorporated in all character areas, like SuDS, while others are only suitable in some locations, like playgrounds.



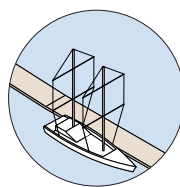
Food+Beverage



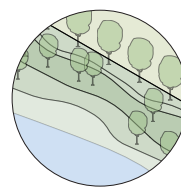
SuDS



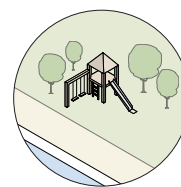
Bridges &
Active Travel



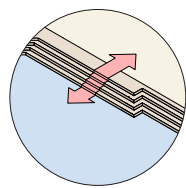
Heritage &
Views



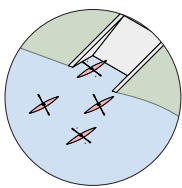
Habitat



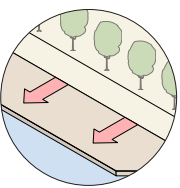
Playground



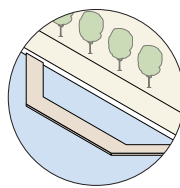
Stepped
Shoreline



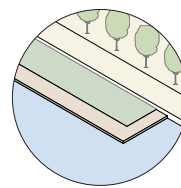
Boat Ramps &
Moorings



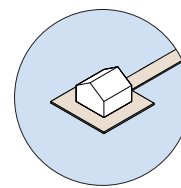
Boardwalk
Extension



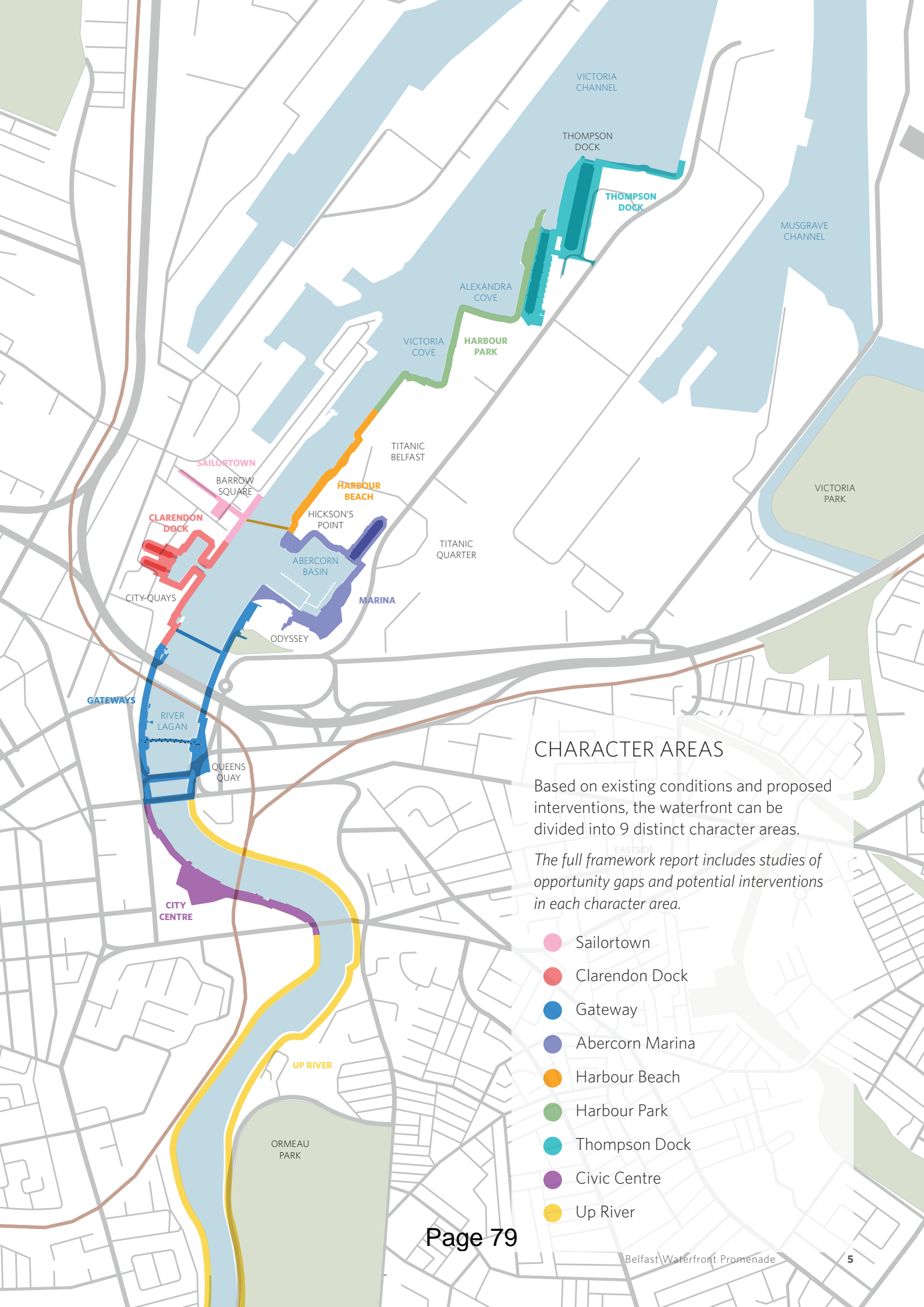
Floating
Boardwalk



Floating
Wetland



Floating
Business



CHARACTER AREAS

Based on existing conditions and proposed interventions, the waterfront can be divided into 9 distinct character areas.

The full framework report includes studies of opportunity gaps and potential interventions in each character area.

- Sailortown
- Clarendon Dock
- Gateway
- Abercorn Marina
- Harbour Beach
- Harbour Park
- Thompson Dock
- Civic Centre
- Up River

Waterfront Parameters

An urban waterfront promenade is more than just the area of public realm. Often narrow, it is shaped by its neighbours: the buildings and the water that border and support it. The Belfast promenade will connect many neighbourhoods, presenting varied challenges and requiring diverse solutions. As such, we consider interventions in the public realm, water's edge, and buildings with equal importance.



A Living Shoreline

Environmental engineered shorelines embrace ecosystem services and create access to the water fostering a sense of connection and responsibility.

Split-level Promenade

A split-level promenade creates shared space for active travel while integrating seating and flood defense.

Green and Blue Infrastructure

A sustainable drainage system with connected soil creates a resilient network of street trees and native planting that filters stormwater, increases habitat, and creates a welcoming environment.

Activated Public Realm

Varied building heights with setbacks create a more comfortable public realm where ground level businesses can spill out.

Conditions Unique to Belfast Waterfront

Opportunities

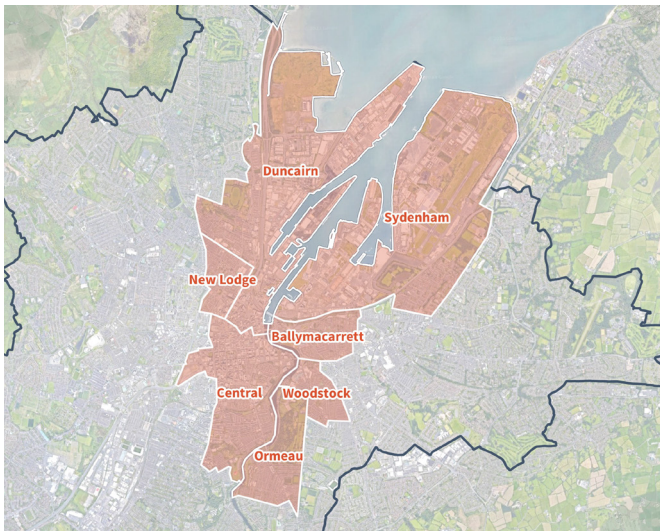
- + Samson and Goliath as roving landmarks in a working harbour
- + Rich maritime history and heritage unique to each neighbourhood
- + Belfast Hills provide a natural backdrop
- + Large scale, continuous waterfront
- + Proximity to city centre

Challenges

- + Loud bridges in need of acoustic barriers
- + Flood risk is increasing which needs soft and hard engineering
- + Excessive river railing disconnects people from the water
- + Hard shoreline decreases ecosystem services
- + Few connections across the water given the length of shoreline

LOCAL IMPACT AREA (LIA)

A preliminary Local Impact Area (LIA) for the promenade has been defined based on ward boundaries adjacent to the waterfront between Ormeau Park and the harbour.



Source: NISRA, Ward Boundaries (2014)

LIA User Groups



**125,500
Workers**

54% of total Belfast workforce within the LIA (2019)



**40,500
Residents**

12% of Belfast population within the LIA (2019)
15,500 of these residents reside in the top 10% most deprived wards in NI



**45,000
Students**

Across Ulster Belfast, QUB and Belfast Met TQ campuses that fall within the LIA (2022)



**1.9m
Visitors**

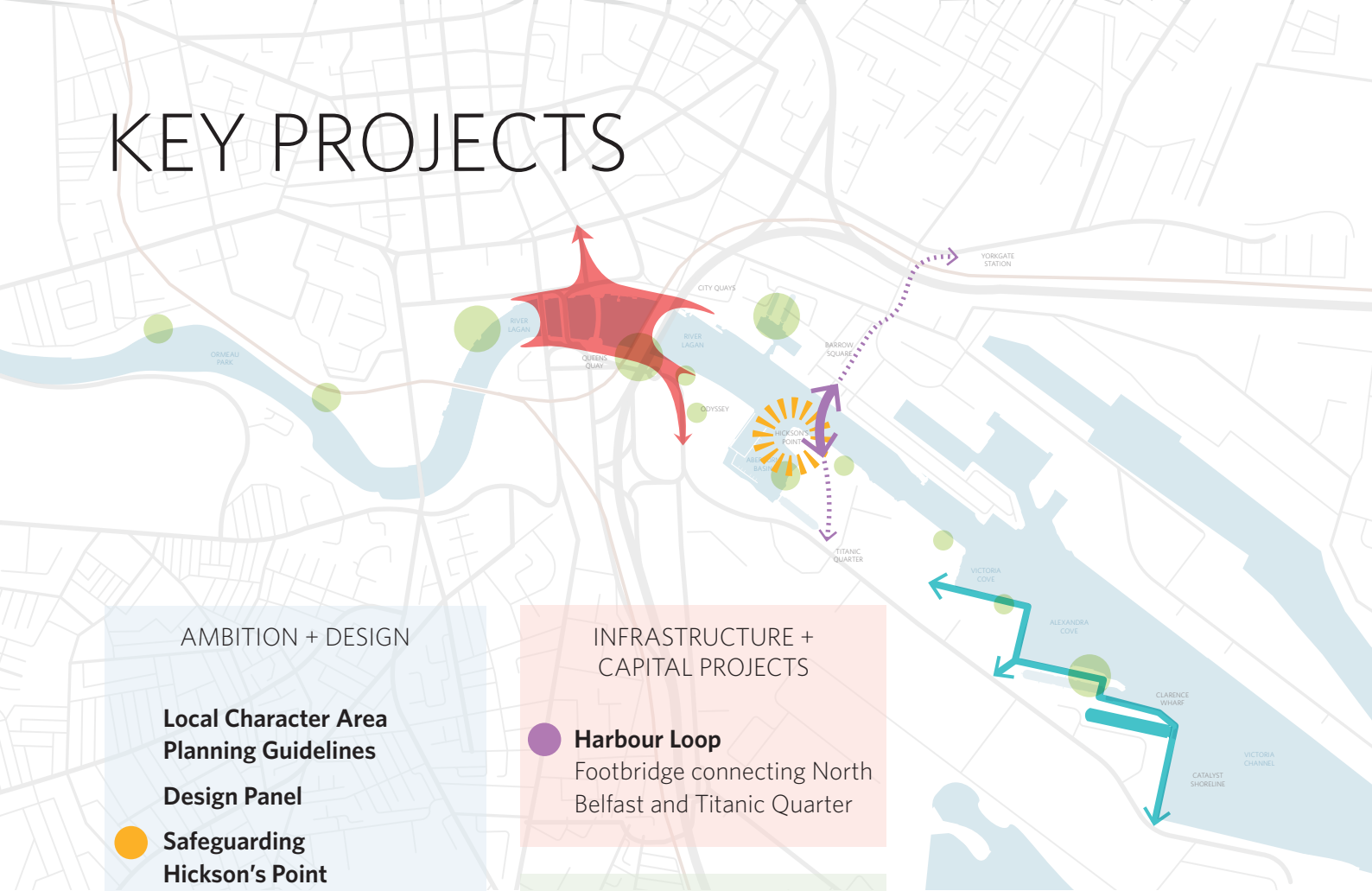
Overnight trips to Belfast (2019)
Plus 3.6m approx. footfall to TQ and Odyssey complex within the LIA (2017)



**4.1m
Travellers**

200,000 Cruise Passengers (2018)
1.5m ferry trips between GB (2021)
2.4m City Airport passengers (2019)

KEY PROJECTS



AMBITION + DESIGN

Local Character Area Planning Guidelines

Design Panel

- **Safeguarding
Hickson's Point**
Future prominence

INFRASTRUCTURE + CAPITAL PROJECTS

- **Harbour Loop**
Footbridge connecting North
Belfast and Titanic Quarter

ACTIVATION + MEANWHILE USE

- **Kickstarting the
Waterfront Vision**
Meanwhile uses and
ecological enrichment

PROMENADE + CONNECTIONS

- **Thompson &
Alexandra Docks**
Heritage, biodiversity and
connectivity
- Gateways**
- Connectivity, amenity and
unlocking investment

Consultant Recommendations

1. *Establish the Waterfront Promenade as a character area in its own right, with its own characteristics and design guidelines*
2. *Pilot a City Design Panel to review proposals along the Promenade*
3. *Strengthen collaboration and project integration under the Waterfront Task Group*

Development Priorities

We have derived key projects based on alignment with stakeholder priorities and community feedback, scale of impact and potential to catalyse wider benefits and public investment, and potential for short term design development and feasibility testing.

- + Infrastructure, strategic planning, and investment opportunities on key sites
- + Phased implementation of promenade interventions, coordinated with planned development along entire waterfront
- + Initial activation and meanwhile use that is community oriented, dispersed, and flexible
- + Design guidelines adopted by planning authorities with expert design panel to provide advice, challenge, and support

Local Character Area Planning Guidelines

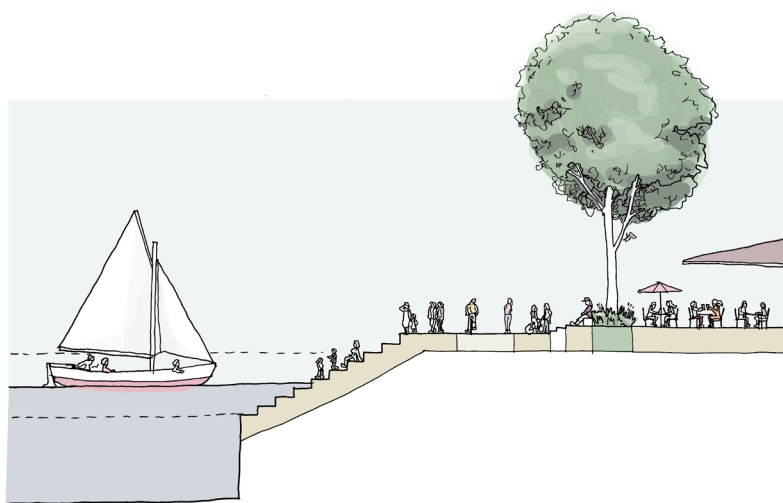
AMBITION + DESIGN

- + Align the Waterfront Promenade with Belfast Local Development Plan Aims and Objectives in order to receive recognition as a Character Area with design guidelines



STRATEGIC AIMS AND OBJECTIVES

Belfast Local Development Plan: 2035 Plan Strategy



Design Panel

AMBITION + DESIGN

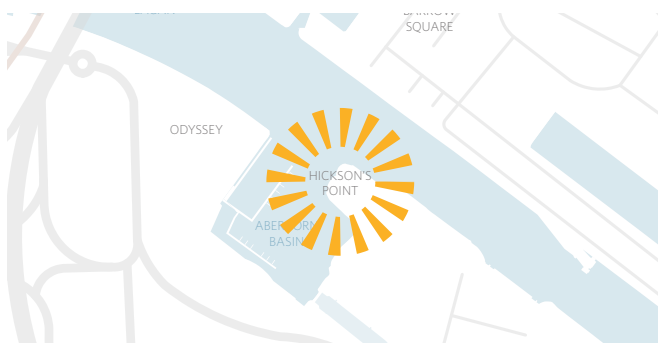
- + Pilot a City Design Panel to review proposals along the Promenade against guidelines and surrounding context

Safeguarding Hickson's Point

AMBITION + DESIGN

The prominence of Hickson's Point and exposure to views from all directions create a place of great opportunity for national significance.

Public space design and potential building functions in this location should emphasize a lively public destination and avoid exclusive use for residential or commercial space.



DESIGN CONCEPT

- + Embrace this prominent point for civic use such as a building of national importance or an iconic public space
- + Potential public realm improvements include stepped access to the water's edge, gathering spaces, and ground level activation

SCOPE AND IMPACTS

- + Strengthening Belfast's attractiveness and lifestyle proposition through new cultural infrastructure, celebrating former slipway site
- + Sydney Opera House effect: Bold aspiration for iconic city-defining asset which substantially improves tourism visitation
- + Public sector addresses key market failure relating to significant site remediation costs, supporting investment at Titanic Quarter

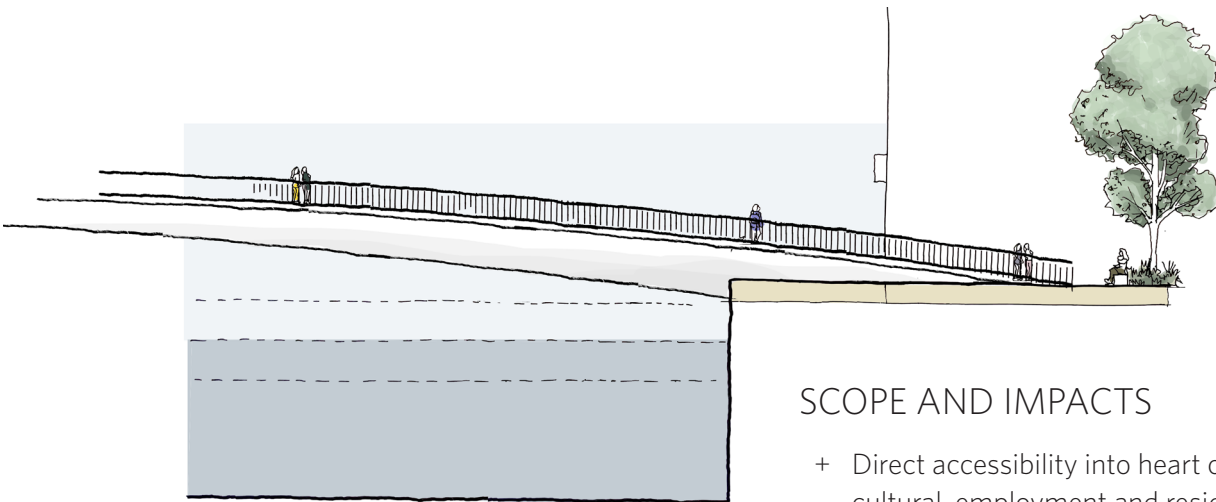
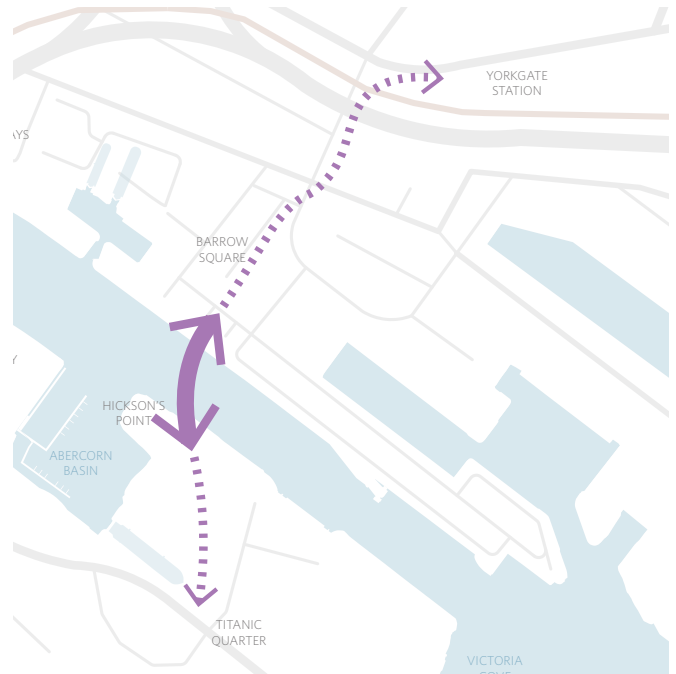
Harbour Loop

INFRASTRUCTURE + CAPITAL PROJECTS

New pedestrian and cyclist bridge directly connecting Titanic Quarter to North Belfast, driving footfall and catalysing investment across the Harbour while enhancing the waterfront experience for all users.

DESIGN CONCEPT

- + New footbridge that ties into the waterfront promenade and connects with the wider transit network
- + Statement swing bridge design to maintain sailboat access to the marina
- + Placemaking on bridge landings on both sides of the river including shelter and restrooms



SCOPE AND IMPACTS

- + Direct accessibility into heart of Titanic Quarter's cultural, employment and residential offering
- + Significant land value benefit to Clarendon Dock, Sailortown, North Belfast and Titanic Quarter
- + Sustainable connectivity with Yorkgate Station and wider active travel potential
- + Extended 'footfall loop' exposing City Quays, Sailortown, TQ and Odyssey to significant new passing trade

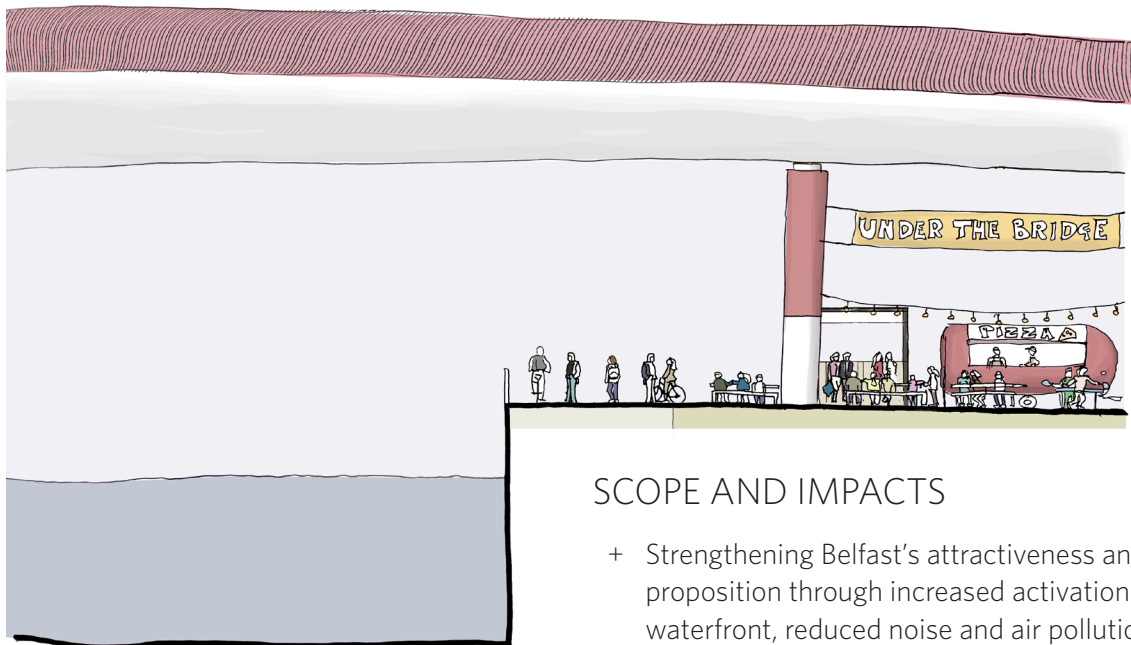
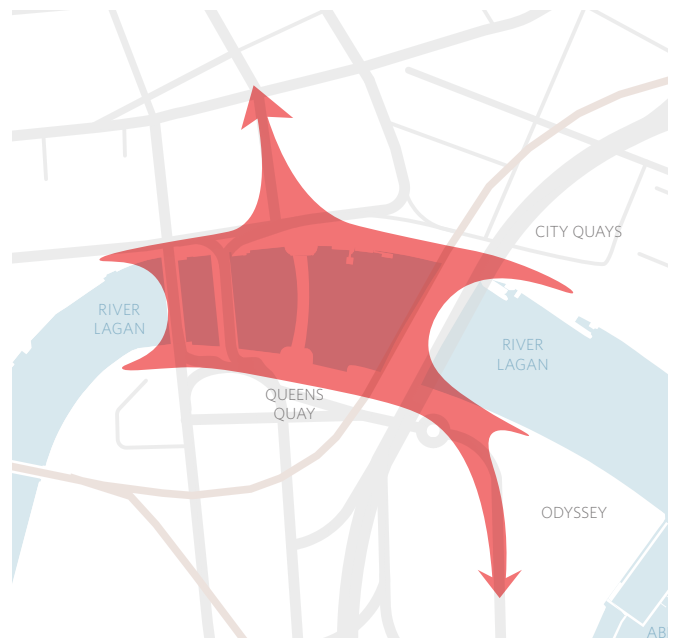
Gateways

PROMENADE + CONNECTIONS

Transforming the gateway to Belfast Harbour, leveraging untapped commercial potential while addressing congestion, noise, pollution and severance to create a series of new riverfront destinations.

DESIGN CONCEPT

- + Activation under motorway through street food market, public events and exhibits, and play park
- + Art and lighting for day and night enjoyment
- + Mitigate water and noise pollution from M3 with SuDS and an acoustic barrier
- + Boat access points for the ferry, water taxis, and small boats to access Belfast City Centre.



SCOPE AND IMPACTS

- + Strengthening Belfast's attractiveness and lifestyle proposition through increased activation the City Centre waterfront, reduced noise and air pollution, improved safety
- + Enabling works to unlock major development sites at Queens Quay, Odyssey Quays and wider City Centre regeneration
- + Improved active travel and public transport access to Harbour and movement across East and West Belfast

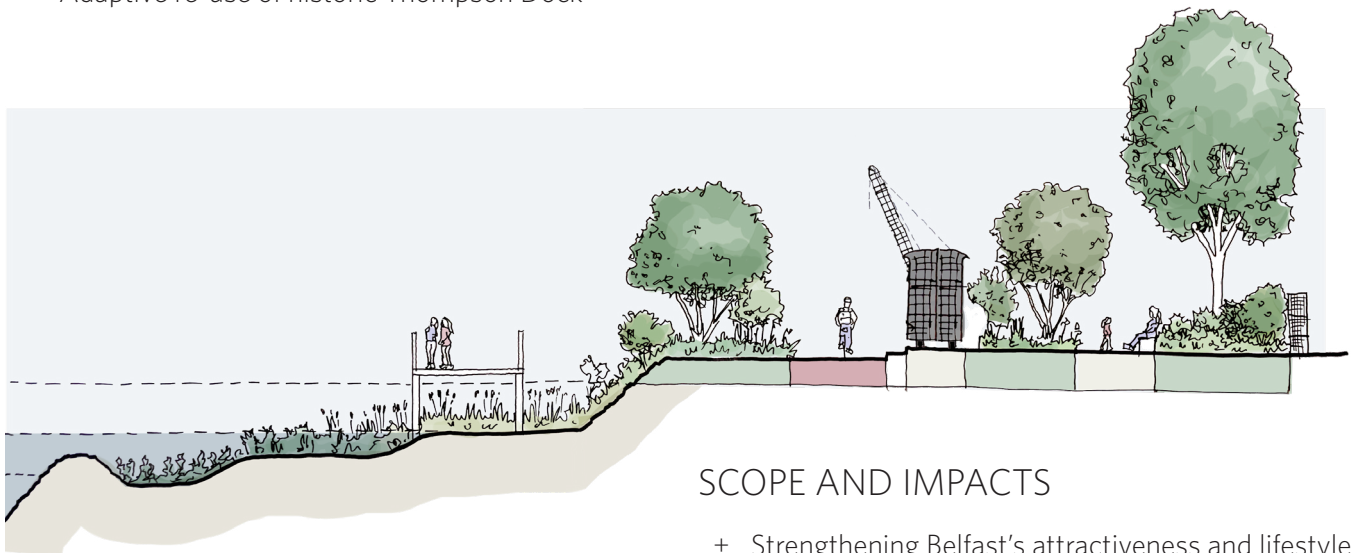
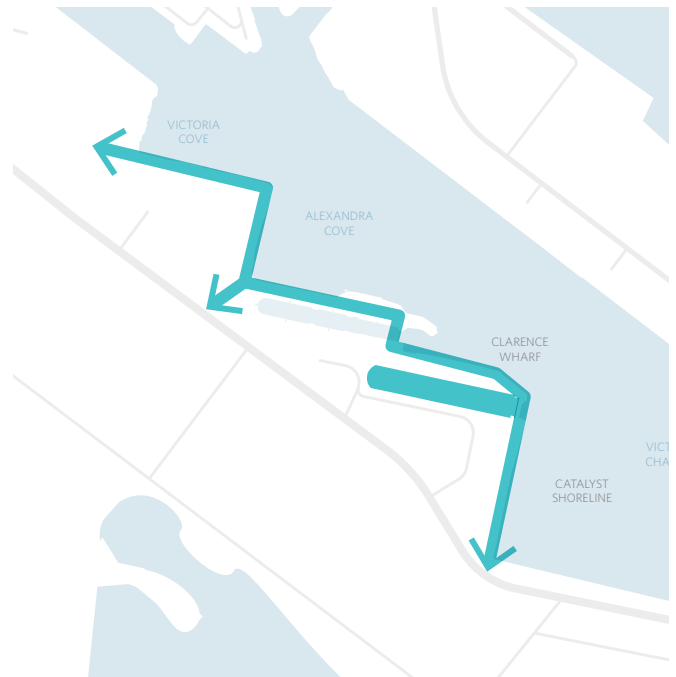
Thompson & Alexandra Docks

PROMENADE + CONNECTIONS

Enhancing harbour heritage, improving marine ecosystem, and strengthening connectivity and wayfinding to establish the Harbour's northern docks as a compelling tourist attraction and cultural destination.

DESIGN CONCEPT

- + Improve existing connection and access along promenade and to Queen's Road
- + Activation of public realm surrounding the docks to support heritage attractions
- + Ecological enhancement along shoreline creating a linear park
- + Adaptive re-use of historic Thompson Dock



SCOPE AND IMPACTS

- + Strengthening Belfast's attractiveness and lifestyle proposition through new cultural infrastructure, celebrating port and heritage and access to restored natural spaces
- + Extending Titanic Belfast experience to support higher tourist volumes and extended length of stay
- + Strengthening case for longer-term TQ residential development east of Queens Road and workspace tenant interest in Catalyst



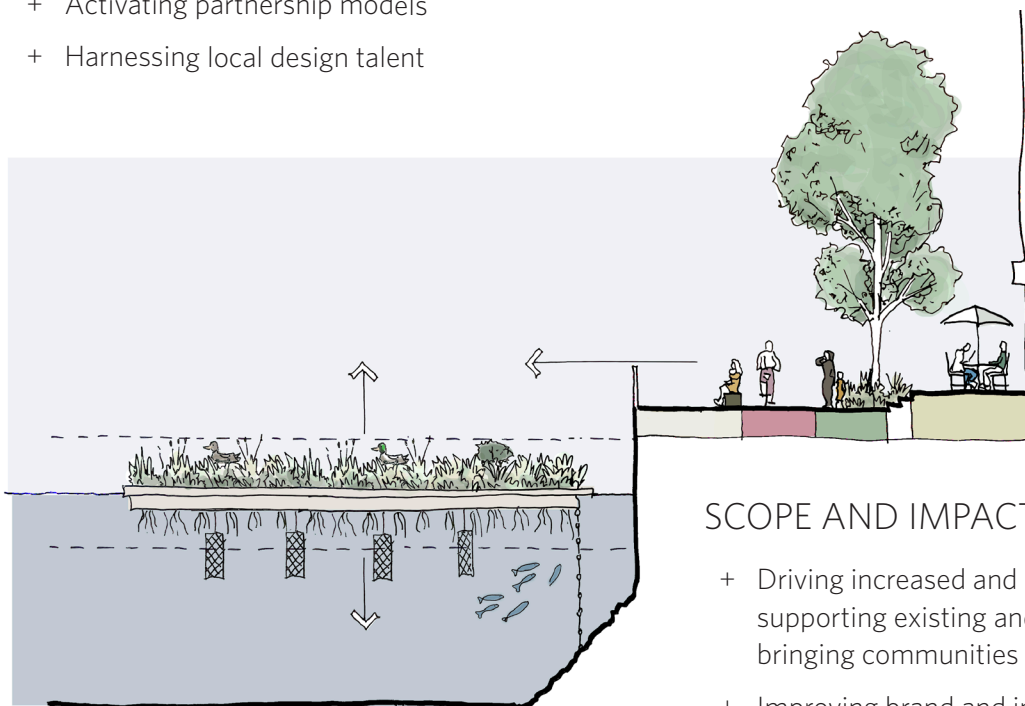
Kickstarting the Waterfront Vision

ACTIVATION + MEANWHILE USE

A programme of quick wins, temporary commercial activations and environmental restoration to encourage locals to embrace and engage with the River Lagan.

DESIGN CONCEPT

- + Pop-up Food+Beverage in areas of future permanent activation
- + Ecological enhancement, including SuDS, shoreline restoration, oyster beds, etc, to begin ecosystem services
- + Exhibits, events, and festivals to celebrate local heritage
- + Dispersed and flexible interventions
- + Activating partnership models
- + Harnessing local design talent



SCOPE AND IMPACTS

- + Driving increased and extended visitation supporting existing and meanwhile businesses, bringing communities back to the river
- + Improving brand and image and demonstrating viability of long-term use
- + Improvements capitalised into land value and final development
- + Testing of design treatments and promenade enhancements within a limited area as a quality benchmark

PROJECT LEAD + DESIGN



ENGINEERING



ECONOMICS



DOCUMENT ISSUE

September 15, 2023

Illustrations and photographs are credited to Schulze+Grassov, unless otherwise noted.



Subject:	Notices of Motion – Annual Update
Date:	17 th September 2024
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> <p>3.2 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> <p>3.3 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

	through a Council strategy that is managed by a Standing Committee through the corporate planning process.
3.4	There are presently 3 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 3 motions which will remain open. Additional information is included at Appendix 1.
3.5	<u>Financial & Resource Implications</u> 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.
3.6	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> There are no equality, good relations or rural needs implications contained in this report.
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 Property and Projects Department. Resource has been assigned by P&P Dept to look at the Historic Belfast Street Signs across the city, including potential funding to support its development and possibly restoring a number of signs on a pilot basis.
279	18/10/2022	City Architect	Cllr Groogan	Issue Raised in Advance (Planning)	Kate Bentley	A workshop on placemaking is being planned at the earliest opportunity and this will consider the City Architect.
374	19/03/2024	Public Local Inquiry for the Dalradian Gold application	Cllr Groogan	Issue Raised in Advance (Planning)	Kate Bentley / Nora Largey	The Public Accounts Committee have indicated that organisations with similar objections should be grouped together. Fermanagh and Omagh District Council (F&ODC) are leading on the instruction of legal advice and expert reports (including one on drinking water). BCC and DCSDC are among the councils who are registering objections in support of F&ODC. A preliminary hearing was held in May and, following several delays, a new timetable for the inquiry is being drafted. A further update will be provided in due course.

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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Subject:	Update on the LDP engagement and communications
Date:	06/09/2024
Reporting Officer:	Dermot O'Kane – Acting Development Planning & Policy Manager
Contact Officer:	Conor Campfield, Acting Principal Planning Officer

Restricted Reports

Is this report restricted?

Yes

☐

No

☒

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

Insert number

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

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Sometime in the future

Never

☐
☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

1.0	Purpose of Report/Summary of Main Issues
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1.1	The first part of the Belfast Local Development Plan (LDP) 2035, the Plan Strategy (PS), was adopted on 2 May 2023 and sets out the strategic and operational policy framework for the plan area across a range of topics.
1.2	The Council has commenced work on the draft Local Policies Plan (LPP) which is the second part of the two-stage LDP process under the provisions of Part 2 of the Planning Act (NI) 2011. The LPP sets out the Council's local policies and site-specific proposals, designations and land use zonings in relation to the development and use of land in its district required to deliver the Council's vision, objectives and strategic policies.
1.3	The purpose of this report is to provide members with an update on the ongoing review and refresh of the LDP Engagement and Communications Strategy, Plan and Action Plan and to provide detail around ongoing and upcoming engagement for the LPP.
2.0	Recommendation
2.1	The Committee is asked to note the update.
3.0	Main Report
	<u>Background</u>
3.1	An Engagement and Communications Strategy for the LDP was originally drafted in 2016 to reflect best practice. This strategy is in line with the Council's Consultation and Engagement Framework published November 2020 and is linked to the Belfast Agenda's vision and outcomes.
3.2	The Local Government Act 2014 and Planning Act 2011 link the community planning and development plan processes, suggesting that the LDP is intended to be "the spatial reflection of the community plan" with the process working in tandem "towards the same vision for the council area and its communities" by setting "the long term social, economic and environmental objectives".
3.3	The LDP team are currently engaging with the Corporate Communications team to produce an updated Engagement and Communications Strategy, Plan and Action Plan for the next stage of the plan development – the LPP.
3.4	The purpose of the update is to ensure that the Council's engagement is appropriate for the purposes of the plan and that the LDP Engagement and Communications Strategy, Plan and Action Plan reflect any changes to Regional Policy, Regulations and emerging best practice.
3.5	There are a number of stakeholders that we are required to engage with including statutory consultees, professional bodies, the development industry and environmental and community groups. It is important that our approach to engagement is appropriate to the needs of each of these groups whilst still fulfilling our statutory requirements.
3.6	Members will be aware the LDP team has commenced engagement with elected members at the Area Working Groups (AWG) which were held in May and June 2024. Further AWG updates have been scheduled and will take place at the end of September.
3.7	Further engagement on the LPP has taken place through the recommencement of the LDP Steering group in June 2024. This group was established to ensure overview and strategic input on behalf of the broader community, as well as from planning and other professionals.

3.8	Partnership Board working groups have been set up for various dates throughout September and further engagement with the Metropolitan Spatial Area Working Group took place 10 th September.
3.9	<p>The LDP teams are currently scheduling topic specific working group engagement events for October/November. Further detail and dates will be provided in due course.</p> <p><u>Financial and Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u> There are no equality or good relations implications arising from this report.</p>
4.0	Appendices - Documents Attached
	Appendix 1 – Local Policies Plan (LPP) engagement events undertaken and upcoming

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Appendix A: Local Policies Plan (LPP) engagement events undertaken and upcoming

Partnership / Working Group / Steering Group	Date of Engagement
PPTO Development Plan Working Group	15 February 2024
South Area Working Group	20 May 2024
West Area Working Group	22 May 2024
North Area Working Group	28 May 2024
East Area Working Group	6 June 2024
LDP Steering Group	14 June 2024
Eastside Partnership Board	6 September 2024
Metropolitan Spatial Area Working Group	10 September 2024
North Belfast Partnership Board	13 September 2024
West Belfast Partnership Board	19 September 2024
South Area Working Group	23 September 2024
East Area Working Group	25 September 2024
North Area Working Group	26 September 2024
Forward Soth Partnership Board	30 September 2024
West Area Working Group	3 October 2024
Topic Specific Working Groups	Dates TBC

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Development Management Report

Committee Application

ADDENDUM REPORT

Application ID: LA04/2023/4215/F		Committee Date: 17th Sept 2024	
Proposal: Proposed 3no. residential apartment blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping.		Location: 141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY	
Referral Route: Referral to the Planning Committee under section 3.8.2 (d) of the Scheme of Delegation			
Recommendation: Approval			
Applicant Name and Address: Sean Mooney Farlstone Developments (Dunmurry) Ltd. and Connswater Homes Ltd. 105 Derrynoose Road Keady Armagh BT60 3EZ		Agent Name and Address: Collins Rolston Architects Ava House 8th Floor, Causeway Tower 9-11 James Street South Belfast BT2 8DN	
Date Valid: 16 th October 2023			
Target Date: 29 th January 2024			
Contact Officer: Ciara Reville, Principal Planning Officer.			
Background: This application was deferred at the Planning Committee of the 27 th June 2024 to allow members of the Committee opportunity to visit the site. The site visit took place on Tuesday 20 th Aug 2024. At the site visit Members discussed with Officers the level of hard standing within the development, available amenity space for residents, bin storage location, possibility of overlooking and boundary planting. This report should be read in conjunction with the original Committee report, appended.			
Recommendation Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and to resolve any environmental health issues resulting from the outstanding consultation response, so long as they are not substantive.			

Development Management Committee Report

Summary

Application ID: LA04/2023/4215/F

Committee Date: 27 June 2024

Proposal: Proposed 3no. residential apartment blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping.

Location: 141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY

Referral Route: Application for more than 12 units with objections

Recommendation: Approval subject to conditions and Section 76 planning agreement

Applicant Name and Address:
Farlstone Developments (Dunmurry) Ltd.
and Connswater Homes Ltd.
105 Derrynoose Road
Keady
Armagh
BT60 3EZ

Agent Name and Address:
Collins Rolston Architects
8th Floor, Causeway Tower
9-11 James Street South
Belfast
BT2 8DN

Executive Summary:

This application relates Lands at 141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY. The application seeks full planning permission for 3no. residential apartment blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping.

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

- Principle of housing in this location
- Housing density
- Affordable housing
- Housing mix
- Adaptable and accessible accommodation
- Design and placemaking
- Public realm
- Impact on heritage assets
- Climate change
- Residential quality and impact on amenity
- Open space
- Access and transport
- Health impacts
- Environmental protection

- Flood risk and drainage
- Waste-water infrastructure
- Section 76 planning agreement

The site is within the settlement limits and un-zoned “white land” within the BUAP and within the draft Belfast Metropolitan Area Plan 2015 (v2004) and within the dBMAP (2014v)

The site is a suitable location for housing; the proposal would make effective use of previously developed land support social housing provision.

The height, scale and massing of the proposed dwellings is considered in keeping with the wider character of the area. The topography of the site is lower than the plots of the adjacent housing and Dunmurry Lane ensuring that the reading of the site from these points two-façade are shown.

The proposal would provide dedicated parking, in the form of parking lay-bays and in-curtilage parking at a rate of one space per unit. This is considered acceptable given the highly sustainable location of the site.

The proposal is for 21 apartments, 100% to be provided as Category 1 social housing. NIHE are supportive of the scheme and the proposed housing mix. It is acknowledged that the proposal does not create a mix of apartment sizes, however this is considered acceptable given the prevailing housing need in the area. The proposal includes 2 wheelchair accessible units (9.5%) out of the overall provision of 21 apartments. It is acknowledged that the percentage of wheelchair accessible apartments falls marginally below the 10% as stipulated in the policy, however it is considered acceptable given the support for the scheme by NIHE.

This proposal provides 240 sq m of communal open space, therefore above the minimum standards. The overall provision of amenity space (including landscaped areas) within the site measures approx. 650 sq m. Officers consider that the proposal provides adequate open space.

The proposal includes the removal of 23 trees from the site to facilitate development, including provision of the vehicular access. It is noted that the previous fall back approval LA04/2019/1423/F also included the removal of these trees to facilitate development. The proposal includes the planting of 32 trees within and along the boundaries of the site, representing a net gain of 9 trees. In the event of approval, full landscaping details should be provided prior to commencement of development.

An updated Noise impact assessment was submitted and BCC Environmental Health have been reconsulted. The consultation response is still outstanding, however it is anticipated that the proposal has potential to comply with ENV1, in terms of noise impact.

Planning Service has received 14 third party objections or letters expressing concerns discussed within report below.

Recommendation

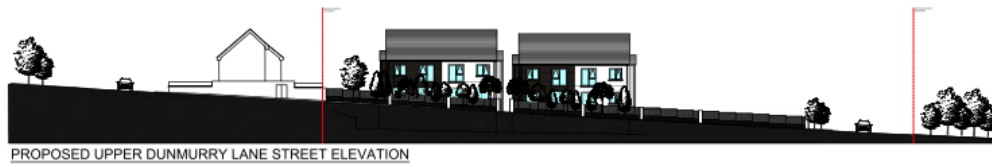
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, resolve the outstanding environmental health issues.

Site Location Plan:



Site sections



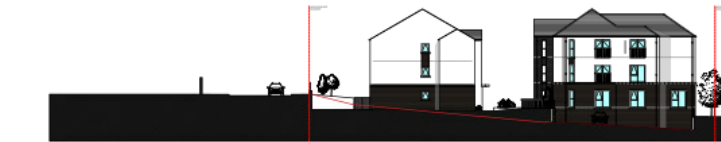
PROPOSED UPPER DUNMURRY LANE STREET ELEVATION



SITE SECTION AA



SITE SECTION BB



SITE SECTION CC



SITE SECTION DD

Blocks 1 & 2 Elevations



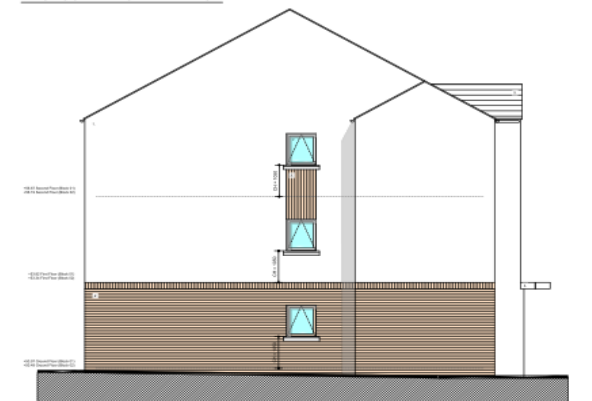
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

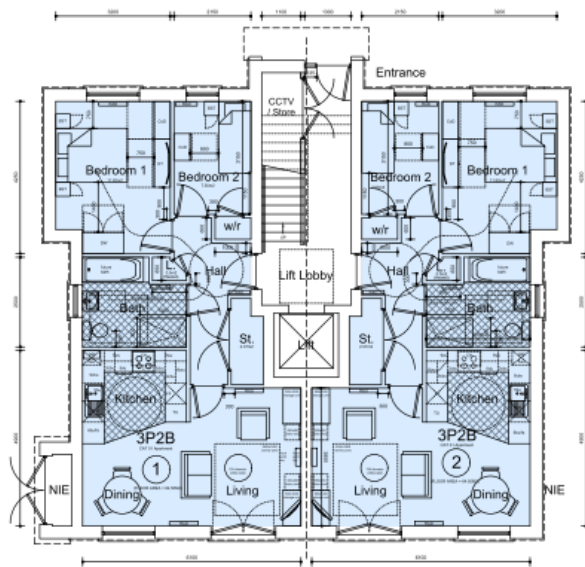


PROPOSED NORTH ELEVATION

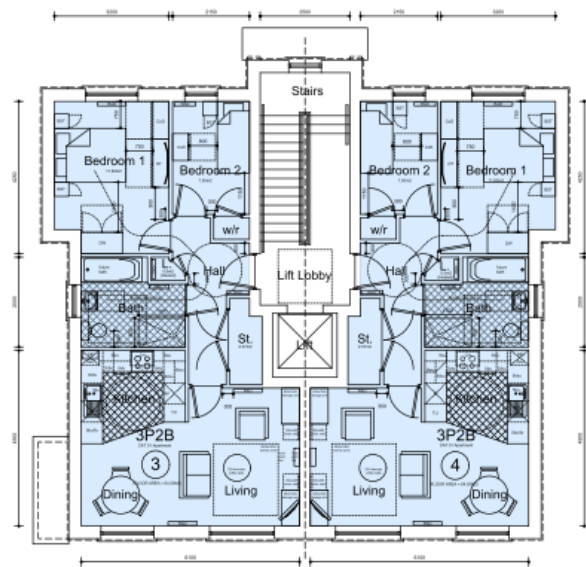


PROPOSED SOUTH ELEVATION

Ground and first floor plans Block 1 & 2

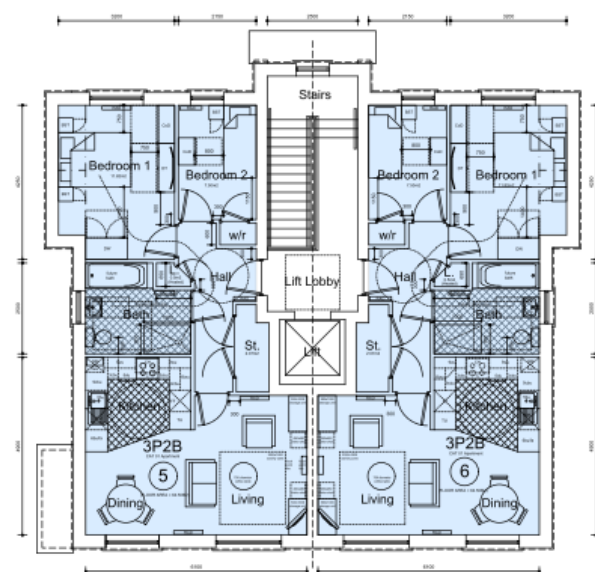


GROUND FLOOR PLAN

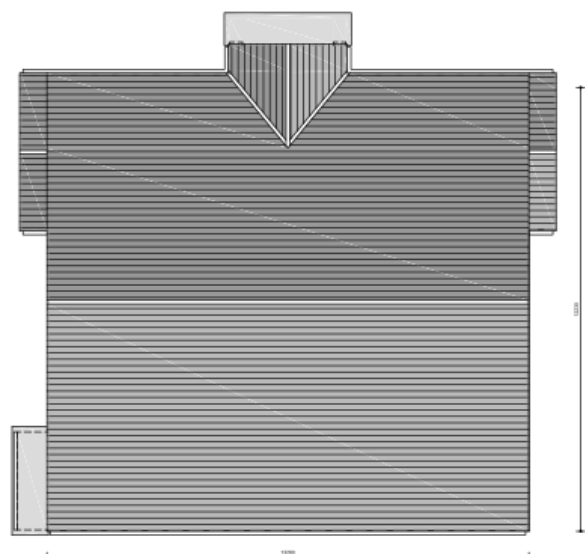


FIRST FLOOR PLAN

Second floor & roof plan Block 1 & 2



SECOND FLOOR PLAN



ROOF PLAN

Proposed front and rear elevation Block 3

PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

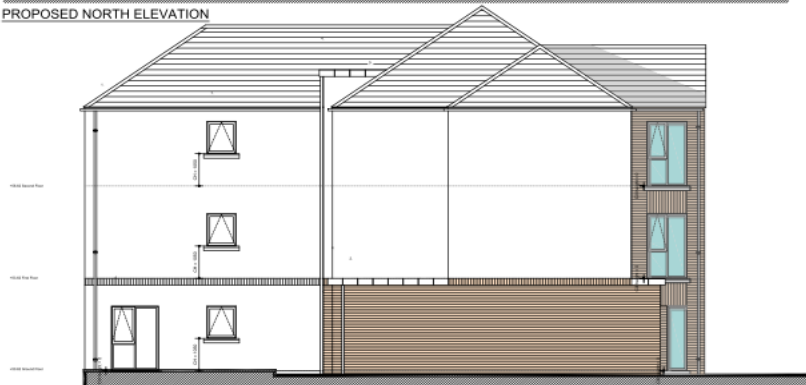


Side elevations Block 3

PROPOSED SOUTH ELEVATION



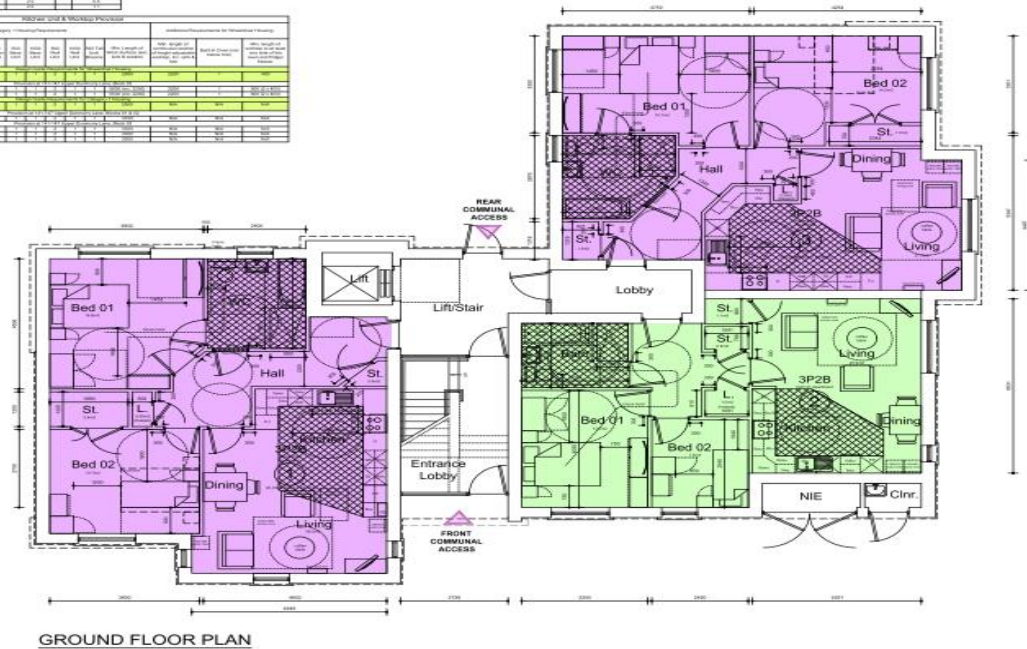
PROPOSED NORTH ELEVATION



Proposed ground floor plan Block 3

Room	Area (sqm)	Area (sqft)	Volume (cu m)	Volume (cu ft)
Bed 01	11.5	124	27.6	974
Bed 02	11.5	124	27.6	974
Hall	4.5	48	10.1	358
Dining	10.5	113	23.2	822
Living	10.5	113	23.2	822
Kitchen	10.5	113	23.2	822
Stair	2.5	27	5.3	189
Entrance Lobby	2.5	27	5.3	189
Lift	2.5	27	5.3	189
Communal	2.5	27	5.3	189
Other	2.5	27	5.3	189
Total	60.0	648	127.0	4521

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Lift	2.5	27	5.3	189
Communal	2.5	27	5.3	189
Other	2.5	27	5.3	189
Total	60.0	648	127.0	4521



GROUND FLOOR PLAN

Proposed first floor plan Block 3



Proposed second floor plan Block 3



1.0 Characteristics of the Site and Area

1.1	The area is characterised by a mixture of uses, the predominant of which is residential housing developments located off Upper Dunmurry Lane. The residential use is characterised by medium density developments. Cloona Park located to the north of the site is defined by two-storey semi-detached dwellings and to the southeast, Brookland Grange and Corrina Park are defined by a mixture of semi-detached and detached dwellings. There are examples of newer development schemes in the area with a mix of house types and apartments. Other facilities on offer nearby include a church, school and the Kilwee light industrial/storage units which lie to the southwest of the site.
1.2	<p>Characteristics of the Site</p> <p>The existing site is occupied by 2 pairs of semi-detached dwellings, the topography of the site results in these premises sitting below the level of Upper Dunmurry Lane and the adjacent housing of Cloona Park. The boundaries are well defined consisting of mixture of mature trees and hedging.</p>
2.0	PLANNING HISTORY
2.1	<p>LA04/2018/2438/PAD – Develop site as social housing scheme with omission of underground car park and reduced on site car parking provision. Site at 141-147 Upper Dunmurry Lane, Dunmurry, Belfast BT17 0EY</p> <p>LA04/2019/1423/F - Proposed redevelopment of land into 20No. private apartments. 141-147 Upper Dunmurry Lane, Belfast, BT17 0EY – Permission granted 22/12/20 (Permission expires 21/12/20)</p>
2.2	
3.0	PLANNING POLICY
	Development Plan – operational policies
3.1	<p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery</p> <p>Policy SP2 – sustainable development</p> <p>Policy SP3 – improving health and wellbeing</p> <p>Policy SP5 – positive placemaking</p> <p>Policy SP6 – environmental resilience</p> <p>Policy SP7 – connectivity</p> <p>Policy SD2 – Settlement Areas</p> <p>Policy HOU1 – Accommodating new homes</p> <p>Policy HOU2 – Windfall housing</p> <p>Policy HOU4 – Density of residential development</p> <p>Policy HOU5 – Affordable housing</p> <p>Policy HOU6 – Housing Mix</p> <p>Policy HOU7 – Adaptable and accessible accommodation</p> <p>Policy DES1 – Principles of urban design</p> <p>Policy RD1 – New residential developments</p> <p>Policy HC1 – Promoting healthy communities</p> <p>Policy TRAN1 – Active travel – walking and cycling</p> <p>Policy TRAN 2 – Creating an accessible environment</p>

	<p>Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy GB1 – Green and blue infrastructure network Policy OS3 - Ancillary open space Policy TRE1 – Trees</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations <i>Belfast Agenda</i> (Community Plan)</p>
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u> DfI Roads – final response awaited. NI Water – Concerns raised about the availability of waste water infrastructure, which are addressed in the main assessment. DfI Rivers – No objection with condition</p>
4.2	<p><u>Non-Statutory Consultees</u> Environmental Health – waiting final response</p>
4.3	<p><u>Representations</u> The application has been advertised in the newspaper and neighbours notified.</p> <p>Fourteen objections (3 comments posted on Planning portal and 11 petition letters) have been received, raising concerns about the following:</p> <ul style="list-style-type: none"> • Landownership – agent confirmed applicant controls all land within the application site. • Overdevelopment of the area • Loss of light • Loss of privacy • Air pollution – caused during the construction phase. • Noise pollution – caused during the construction phase. • Intensification of traffic – deterioration of road, air pollution • Displacement of wildlife – development impacting on habitat

	<ul style="list-style-type: none"> • De-valuation of property – not a planning consideration
5.0	PLANNING ASSESSMENT Main Issues
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of housing in this location • Housing density • Affordable housing • Housing mix • Adaptable and accessible accommodation • Design and placemaking • Public realm • Climate change • Residential quality and impact on amenity • Open space • Access and transport • Health impacts • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Waste management • Section 76 planning agreement • Pre-application Community Consultation
	<u>Development Plan Context</u>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city.</p>

	<p>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>
5.5	<p><u>Operational Policies</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above.</p>
5.6	<p><u>Proposals Maps</u></p> <p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals 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>Belfast Urban Area Plan 2001 – the site is un-zoned “white land”.</p> <p>Belfast Metropolitan Area Plan 2015 (2004) – unzoned white land</p> <p>Belfast Metropolitan Area Plan 2015 (v2014) – unzoned white land</p>
5.7	<p><u>Principle of housing in this location</u></p> <p>Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. The proposal comprises windfall housing and so Policy HOU2 applies. Policy HOU2 states that there is a presumption that new housing should be delivered on previously developed land within the existing urban footprint, such as the application site. Policy HOU2 states that such proposals should satisfy three criteria discussed below:</p> <ol style="list-style-type: none"> <i>The site is suitable for housing</i> – the site is a sustainable location within the Outer City and considered suitable in principle for housing. Moreover, the previous use of the site was for housing and an extant approval for apartments remains on site. <i>The location is accessible and convenient to public transport and walking cycle infrastructure</i> – The site is highly accessible to shops, services, amenities and public transport. <i>Provision is made for any additional infrastructure required as a result of the development</i> – Suitable infrastructure is in place.
5.8	<p>The proposal is for the construction of 21 dwelling units, made up of 100% social housing and aimed at the over 55s. The re-use of a brownfield site to provide additional housing within the city is a sustainable form of development. The</p>

	<p>proposal is considered compliant with Policies HOU1 and HOU2 and the principle of housing in this location is acceptable.</p> <p><u>Housing density</u></p> <p>Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.</p> <p>The proposed is sited on land designated within the Outer City. Policy HOU4 states the average density for Outer city centre should be 25 to 125 dwellings per hectare (ha). The site area is approx. 0.3 ha with 21 dwellings proposed, equating to a density of approx. 70 dwellings per hectare. The proposed density of dwellings proposed complies with the policy.</p> <p><u>Affordable housing</u></p> <p>Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.</p> <p>In this case, the application is seeking to address the requirements of Policy HOU5 by providing all 21 units for social housing. Para 3.2.1 of the 'Affordable Housing' SPG indicates that small scale developments may be acceptable where they address an identified need. It is acknowledged that the proposed development is medium scale, however NIHE have confirmed their support for the scheme and the proposed housing mix.</p> <p><u>Housing mix</u></p> <p>Policy HOU6 applies. It requires that provision should be made for homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of:</p> <ul style="list-style-type: none">a. Up to date analysis of prevailing housing need in the area;b. The location and size of the site;c. Specific characteristics of the development; andd. The creation of balanced and sustainable communities. <p>The proposed housing mix is shown in the table below.</p> <table><tr><th>Accommodation type</th><th>Size per unit (sqm)</th><th>Number of units</th><th>% units</th></tr><tr><td>Accommodation type</td><td>Size per unit (sqm)</td><td>Number of accessible units</td><td>Tenure</td></tr><tr><td>2 bedroom 3 person apartments</td><td>60 - 65</td><td>19</td><td>Social rented</td></tr><tr><td>2 bedroom 3 person wheelchair accessible</td><td>80 - 85</td><td>2</td><td>Social rented</td></tr></table>	Accommodation type	Size per unit (sqm)	Number of units	% units	Accommodation type	Size per unit (sqm)	Number of accessible units	Tenure	2 bedroom 3 person apartments	60 - 65	19	Social rented	2 bedroom 3 person wheelchair accessible	80 - 85	2	Social rented
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5.9																	
5.10																	
5.11																	
5.12																	
5.13																	
5.14																	
5.15	<p>NIHE have supported the social housing provision to meet the specific need for over 55s. Although it is acknowledged that the proposal does not create a mix of apartment sizes, the proposal is considered acceptable given the prevailing</p>																

	<p>housing need in the area. Furthermore, as the proposal relates to Category 1 social housing, the demand / requirement for larger 3 bed units is likely to be low.</p> <p><u>Adaptable and accessible accommodation</u></p>
5.16	<p>Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments of 10 units or more to be wheelchair accessible and provides an additional nine criteria (g) to (o) which these units must meet. The applicant has provided evidence to demonstrate that the proposal is in accordance with criteria (a) to (f). The development will provide parking provision of a firm surface, the entrances to the apartments are sheltered, the living rooms, WCs, kitchens and dining space are provided at entrance level as is the bedrooms and bathrooms each of the main living spaces are provided with an outlook.</p>
5.17	<p>The proposal includes 2 wheelchair accessible units (9.5%) designed in accordance with the space standards of Appendix C of the Plan Strategy and DfC wheelchair housing standards. Criteria (h) stipulates that in-curtilage or designated car parking meets disabled parking standards. The proposal provides car parking at a ratio of one space per dwelling, with 3 spaces dedicated to disabled parking. Criterion (i) states that pathways should be wide enough to accommodate a wheelchair and have a firm surface of gently sloping surface. The development has pathways and public footpaths wide enough to accommodate wheelchairs. All surfaces are level or gently sloping. It is acknowledged that the percentage of wheelchair accessible apartments falls marginally below the 10% as stipulated in the policy, however it is considered acceptable given the support for the scheme by NIHE. Furthermore, it is noted that none of the apartments approved within the established fall back would be wheelchair accessible, in accordance with HOU7.</p>
5.18	<p><u>Design and placemaking</u></p> <p>The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1 and RD1 of the Plan Strategy. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level.</p>
5.19	<p><u>Scale, height and massing:</u></p> <p>Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, (a) to (k). The proposed development comprises three apartment blocks. The height of the blocks is three storey, the topography of the site results in the apartments sitting below the road level and the neighbouring residential plots. When read from the</p>

5.20	<p>road and surrounding public realm, the residential blocks will be seen as two storey, reflective of much of the surrounding area. The blocks are sufficiently spaced, separated by shared amenity areas ensuring that the overall massing of the scheme is acceptable. The scale of the buildings, the massing of the overall build form sits comfortably with the overall character of this area. The proposal satisfies policy DES1.</p>
	<p><u>Residential amenity:</u></p>
5.21	<p>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 meets the key criteria (a) to (h)</p>
5.22	<p>The proposed residential use will not conflict with the surrounding land uses, remaining in conformity with the character of the established residential area. Officers are content that the proposal will not conflict with neighbouring land uses, it being residential in character in a mainly residential area.</p>
5.23	<p>The properties having a two-storey relationship with the adjacent neighbouring properties, due to site topography, the separation distances between the rear of the existing dwellings and the gable of the proposed apartment blocks are 12m and 13.5m therefore above the minimum distance of 10m. The use of the 45-degree angle test shows the proposed apartment blocks sit below this angle therefore the proposal will not significantly impact on day light or overshadowing to the neighbouring properties. The apartments will have small windows to the gable facing the neighbouring properties, these are to serve bathrooms therefore are fitted with obscured glazing. Given it is a non-habitable room with obscure glazing there will be no impact of neighbouring privacy. The separation distance and the vegetation of the boundary between the apartment blocks and neighbouring dwellings prevent significant dominance.</p>
5.24	<p>The policy expects there to be provision for accessibility and convenience to public transport, the site is conveniently located to the Glider route and Dunmurry train halt. The adjacent road and pathways allow for convenience for cycling.</p>
5.25	<p>The proposed properties will have sufficient open space that accords with Planning Guidance, Creating Places, which sets out that, apartments are expected to have a minimum of 10sq/m per unit. The proposal, overall, achieves the recommended amenity space for the proposed dwellings.</p>
5.26	<p>Policy RD1 requires the provision of appropriate open space for units and policy OS3 expected up to 10% of the site to be open space. This proposal provides shared open space for the apartments, guidance indicates the provision should be a minimum of 10sq m per unit. The usable open space provided is circa 240 sq m, therefore above the minimum standards. The overall provision of amenity space (including landscaped areas) within the site measures approx. 650 sq m. Officers consider that the proposal provides adequate open space.</p>

5.27

The policy seeks to create quality and sustainable residential development and to this regard expects dwelling units to meet the space standards as set out in appendix C of the Plan Strategy. The space requirement as per appendix C and the space provided is demonstrated in the table below.

House type	Space standards requirement (sq/m)	Space provided (sq/m)
2 bedroom 3 person apartments	60	65
2 bedroom 3 person wheelchair accessible	80	85

5.28

The policy seeks to ensure that the liveable rooms within a dwelling as access to natural light. The proposal provides living rooms, kitchens and bedrooms with natural light.

Officers are content that the proposal satisfies the requirements of policy RD1.

Trees / Landscaping

The proposal includes the removal of 23 trees from the site to facilitate development, including provision of the vehicular access. It is noted that the previous fall back approval LA04/2019/1423/F also included the removal of these trees to facilitate development. The proposal includes the planting of 32 trees within and along the boundaries of the site, representing a net gain of 9 trees. The proposed landscaping details do not include information in relation to species type, size etc, therefore it is considered that condition should be imposed requiring details to be submitted prior to the commencement of development.

5.30

Climate change

Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. The policy also expects that demolition is kept to a minimum and encourages, where feasible for existing buildings to be included within the development.

5.31

The demolition of the existing dwellings on site is unavoidable, the design, size and orientation of the new apartments prevents the retention and use of these buildings in the design. The applicant has provided details on the various sustainable design features which will be incorporated in the development. These include using the Housing Association Guide requirements of fabric-first approach which seeks energy efficiency through increased insulation. The proposal is acceptable having regard to Policy ENV2.

5.32

Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal is considered to meet to meet criteria (b) in that the proposal incorporates various

5.33	<p>hard and soft landscaping elements including provision of grassed amenity areas and planting of trees.</p> <p>Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The applicant has advised that the introduction of grassed and planted areas will provide SuDs measures, however it considered that the site has potential for additional SuDs measures. Officers recommend that a negative condition is imposed in the event of permission being granted.</p>
5.34	<p><u>Access and transport</u></p>
5.35	<p>The site is a highly accessible location within the city. It is within short walking and cycling distance of shops, services, leisure and employment opportunities. The site has very good public transport links through access to buses and rail. The proposal accords with Policy TRAN1.</p> <p>Policy TRAN2 states that planning permission will be granted for development that is open to the public where it is designed to provide suitable access for all. The proposal provides acceptable vehicle and pedestrian access to the site.</p>
5.36	<p>Policy TRAN6 relates to access to public roads. The policy advises that planning permission will be granted for a development that involves direct access or intensification of an existing access. The proposal results in an intensification of an existing access to Upper Dunmurry Lane. DfI Roads were consulted and offered no objection to the proposal subject to the inclusion of conditions. Officers accept that the proposed access arrangement is satisfactory to meet the needs of the development and will not inconvenience other road users.</p>
5.37	<p>Policy TRAN8 relates to the provision of adequate parking and servicing arrangements for a development. The proposal will have a car parking space at a rate of one space per unit. The development is designed to be used by older members of society it is therefore unlikely that there will be multiple car ownership among the residents. The Travel Plan for accompanying the application is designed to reduce the reliance on the car and support the use of sustainable travel.</p>
5.38	<p>The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN6 and TRAN8.</p> <p><u>Health impacts</u></p> <p>Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high</p>

5.40	<p>quality design and promoting balanced communities and sustainable neighbourhoods.</p> <p>The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages to shops, services and outdoor activities.</p>
5.41	<p><u>Environmental protection</u></p> <p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.</p>
5.42	<p><u>Contaminated land</u></p> <p>Environmental Health (EH) has reviewed the information within the Preliminary Risk Assessment. EH recommends conditions in the event that planning permission is granted. The proposal is therefore considered to accord with Policy ENV1.</p>
5.43	<p><u>Air quality</u></p> <p>EH has reviewed the Air Quality Impact Assessment and the clarification report and find that both sufficiently demonstrate that future occupants of the development will not be exposed to air quality concentrations exceeding UK air quality objectives. EH is also satisfied in relation to potential dust impacts during construction subject to implementation of the proposed dust management measures. The proposal is therefore considered to accord with Policy ENV1.</p>
5.44	<p><u>Noise and vibration</u></p> <p>EH have reviewed the initial Noise impact assessment (NIA), however identified some discrepancies with the submitted noise levels. EH requested clarification from the noise consultants; an updated NIA was submitted and EH were reconsulted. The consultation response is still outstanding, however it is anticipated that the proposal has potential to comply with ENV1, in terms of noise impact.</p>
5.45	<p><u>Flood risk and drainage</u></p> <p>A drainage assessment was submitted with the application in accordance with policy ENV4. DFI Rivers reviewed the DA, advising of no objections however recommended the inclusion of a planning condition for the safe management of out of sewer flooding.</p>
5.46	<p><u>Waste-water infrastructure</u></p>

5.47	<p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has no objection to the proposal the existing wastewater infrastructure is sufficient to meets the requirements of the development.</p> <p><u>Green Travel Measures</u></p> <p>The applicant has indicated, within the submitted travel plan, that public transport travel cards will be issued to the occupants at time of occupation and will be maintained for a period of 3 years. This travel measure will be secured by appropriate planning condition.</p> <p><u>Section 76 planning agreement</u></p> <p>If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable.</p> <ul style="list-style-type: none"> • Social housing – to require the delivery of social housing provision. <p>A draft Section 76 planning agreement has been provided with the application and will be finalised before any planning permission is granted.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p>	<p>Recommendation</p> <p>The proposal would provide 21 new Category 1 Social homes in a highly sustainable location, making effective use of previously developed land. The scale, height, massing and design of the building are considered appropriate to the site's context and there are no detrimental impacts on residential amenity.</p> <p>However, as noted above, there are some concerns in relation to housing mix, wheelchair accessibility, loss of trees, proposed landscaping and SuDS measures. It is considered that the NIHE support for the scheme addresses the concerns in relation to housing mix and wheelchair accessibility. With regard to the loss of trees, the proposal is similar to the fall back planning approval and the proposal provides a net gain in tree numbers. Suggested conditions in relation to landscaping details and SuDS measures alleviate those concerns.</p> <p>On balance, it is considered that the proposal is acceptable and therefore recommended that planning permission is granted.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, including those raised in the final consultation response from BCC Environmental Health, provided that the issues are not substantive.</p>
7.0	DRAFT CONDITIONS

	<p>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.</p> <p>2. No dwelling shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans. Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>3. No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained. Reason: To ensure acceptable parking facilities on the site.</p> <p>4. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>5. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure. Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.</p> <p>6. Pedestrian crossing points including tactile paving shall be provided at all road junctions in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces". Reason: In the interests of pedestrian safety.</p> <p>7. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>8. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.</p>
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	<p>Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.</p> <p>9. The development shall operate in accordance with the approved Travel Plan.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p> <p>10. Prior to the construction of the drainage network, the applicant shall submit a Drainage Assessment, compliant with 4.8 and Appendix E of SPG, to be agreed with the Council which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, in a 1 in 100-year event, including an allowance for climate change (10%) and urban creep (10%). If the Drainage Assessment is being offered for adoption, then further assessment of the drainage network will be made by NIW, and Rivers Directorate will require the inclusion of the authorised 161 Agreement, stamped drawings, and the corresponding Micro Drainage/Causeway Output.</p> <p>Reason – In order to safeguard against surface water flood risk.</p> <p>11. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, has been submitted to and approved in writing by the Council. The scheme shall include a programme for implementation of the works and proposals for future maintenance and management. The development shall not be carried out unless in accordance with the approved SUDS scheme, which shall be retained as such thereafter.</p> <p>Reason: To ensure sustainable drainage of the development. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>12. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.</p> <p>All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council.</p> <p>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</p>
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	<p>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, and to promote sustainable drainage. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.</p> <p>13. 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>
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ADDENDUM REPORT 2	
Application ID: LA04/2023/4162/F	Committee Date: 17 th September 2024
Proposal: Change of use from retail unit to amusement arcade and adult gaming centre.	Location: 51 Rosemary Street Town Parks Belfast Antrim BT1 1QB
Referral Route: Referral to the Planning Committee under section 3.8.2 (d) of the Scheme of Delegation (change of use to amusement arcade)	
Recommendation: Approval	
Applicant Name and Address: Sam Stranaghan EZE Gaming Ltd Ava House 14 Prince Regent Road Belfast BT5 6QR	Agent Name and Address: Sam Stranaghan EZE Gaming Ltd Ava House 14 Prince Regent Road Belfast BT5 6QR
Valid date: 10 th October 2023	
Target date (15 weeks): 23 rd January 2024	
Contact officer: Ciara Reville, Principal Planning Officer	
Background: <ol style="list-style-type: none"> 1. This application was deferred at the 14th May Planning Committee for a Committee site visit. The Committee site visit subsequently took place on 21st May 2024. 2. The application was then deferred at the Planning Committee on 18th June 2024 in order that the planning policy concerns that Elected Members raised at the meeting could be considered in more detail by officers and reported back. It was then planned that the application would be reported to the 13th August 2024 Committee, however, the applicant was unavailable for the meeting and so it was not included on the agenda. 3. This report should be read in conjunction with the original Committee report, appended. Policy concerns raised at the 18th June Committee meeting: <ol style="list-style-type: none"> 4. At the 18th June Committee meeting, a number of planning policy concerns were raised by the Committee. These are assessed in turn below. <i>Impact on the character and appearance of the Conservation Area</i> <ol style="list-style-type: none"> 5. The site is located within the City Centre Conservation Area. 6. 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.

7. Paragraph 7.4.16 of Policy BH2 of the Plan Strategy states: *'New development in conservation areas should respect its context in terms of massing, scale, elevational appearance, materials and quality. The general objective is to be sensitive to the surrounding built heritage and characteristic built form. New development should not compromise key views within, into and out of the conservation area. New development should therefore seek to reinforce character and be determined by the context of the surrounding built form to prevent erosion of character from development considered inappropriate due to scale, massing, form and/or materials.'*
8. Paragraph 6.18 of the Strategic Planning Policy Statement for NI (SPPS) is also applicable. Consistent with Section 104(11) of the Act, it states that: *'In managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise.'*
9. Paragraph 6.19 of the SPPS goes on to state: 'In the interests of preserving or enhancing the character or appearance of a Conservation Area, development proposals should:
 - be sympathetic to the characteristic built form of the area;
 - respect the characteristics of adjoining buildings in the area by way of its scale, form, materials and detailing;
 - not result in environmental problems such as noise, nuisance or disturbance;
 - protect important views within, into and out of the area;
 - protect trees and other landscape features contributing to the character or appearance of the area;
 - conform with the guidance set out in any published Conservation Area design guides; and
 - only consider the demolition of an unlisted building where the planning authority deems that the building makes no material contribution to the character or appearance of the area and subject to appropriate arrangements for the redevelopment of the site.'
10. The site is quite prominent, located on the entry to Rosemary Street from Royal Avenue, as depicted in the photograph overleaf (the site is to the right of the Ulster Bank and currently finished in a purple colour).



11. The proposal is for a change of use of the premises to an adult gaming centre only. No external alterations are proposed. Adult gaming centre shopfronts are by their nature largely screened so as not to publicise the activities inside. Some Members of the Committee expressed concern about the proposal presenting an inactive frontage within the Conservation Area. However, the shopfront would not be completely inactive as there would be the comings and goings of patrons and some activity within the shopfront, such as signage and most likely illumination, similar to the other uses within Rosemary Street.
12. The applicant has provided an image to illustrate the proposed gaming centre, which is reproduced below. The applicant is proposing to refurbish the shopfront, finishing it in either grey (first image, below) or white (second image).





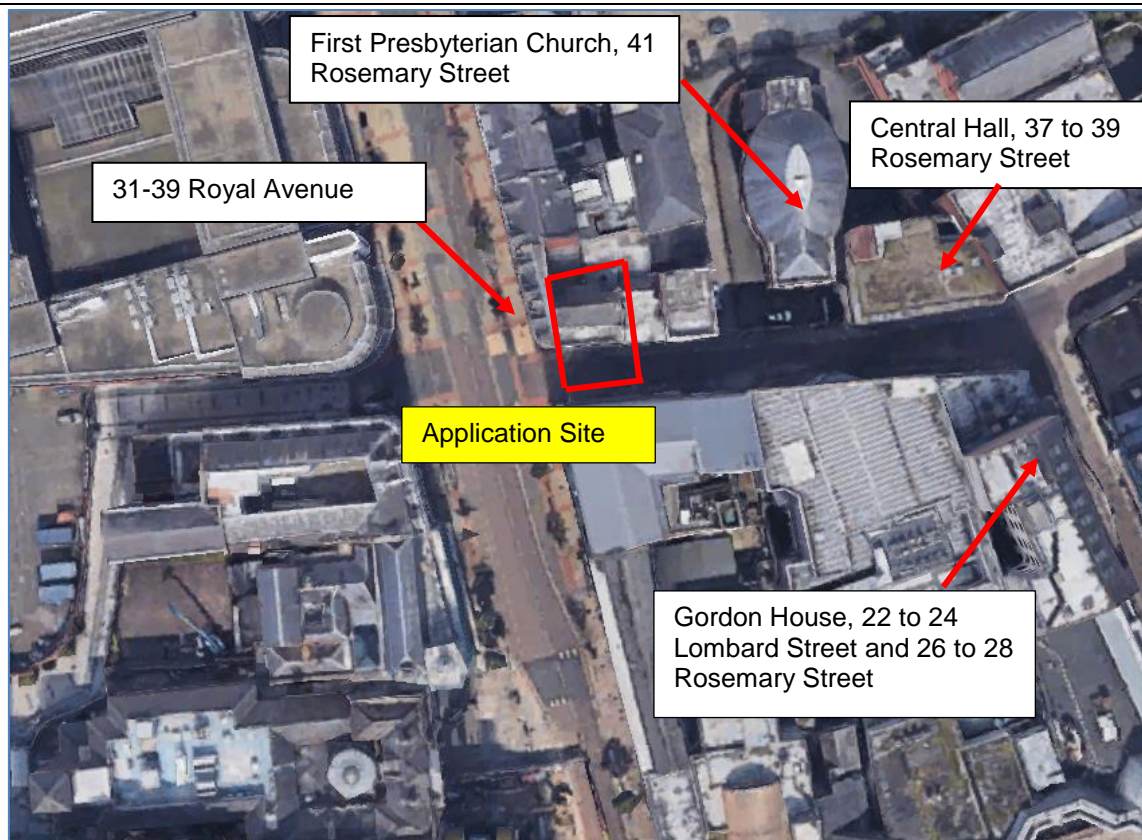
13. Internal conservation advice offers no objection to the proposal: *'The drawings associated with this application would not indicate that any elevational changes are proposed. There is therefore no objection to this proposal from a conservation viewpoint. Comment will be made on any advertisement consent, shopfront applications that come forward in due course.'*

14. In line with para 6.18 and 6.19 of the Act, an opportunity to enhance the conservation area at this location does exist. The advice of officers, as stated in the original committee report, is that as the proposal does not propose any external alterations, it would not adversely impact on the character and appearance of the Conservation Area. Moreover, the refurbishment of the existing shopfront for the proposed new use would represent an enhancement. However, this is a matter judgement for the Committee.

Impact on the setting of Listed Buildings

15. There are a number of Listed Buildings in the vicinity of the site, as shown in the map below, and notably as follows:

- Nos. 31 to 39 Royal Avenue to the west of the site – Grade B2
- First Presbyterian Church, 41 Rosemary Street to the east – Grade A
- Central Hall, 37 to 39 Rosemary Street to the east – Grade B1
- Gordon House, 22 to 24 Lombard Street and 26 to 28 Rosemary Street – Grade B1



16. Section 91(2) of the Act states that: *'In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, a council... must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*
17. Policy BH1 of the Plan Strategy relates to proposals affecting a Listed Building. Policy BH1 states that planning permission will be granted for new development affecting the setting of listed buildings where the following criteria are met:
 - a. *The development is sympathetic to the essential characteristic, scale, height, massing and alignment of the listed building by way of its scale, form, materials and detailing;*
 - b. *The development does not result in the significant loss of key views of the listed building;*
 - c. *The nature of the use proposed respects the character of the setting of the building;*
 - d. *The development does not have a detrimental impact on the setting of the listed building; and;*
 - e. *The development has regard to relevant supplementary planning guidance.*
18. DfC HED has been consulted. It advises that: *'We have no comment to make as HED consider that we have no remit to comment on this application with respect to policy.'* This position is likely because the proposal only involves a change of use of the property and does not include any external alterations to the building.

19. Officers consider that the proposal is acceptable in respect of its impact on the setting of nearby Listed Buildings having regard to HED's advice and the assessment set out in the original Committee report, appended. However, ultimately this is again a matter of judgement for the Committee.

Conflict with Policy SP3 of the Plan Strategy

20. Policy SP3 of the Plan Strategy states that: *'The Council will support development that maximises opportunities to improve health and wellbeing. Development will not be permitted where it will result in significant harm to life, human health or wellbeing.'*
21. Policy SP3 is one of a series of strategic policies that detail *'...the overarching Plan Strategy that embodies the broad principles upon which the LDP is built. The overarching strategic policies are to be used both as a guide to assist developers to deliver the key aims and objectives of the LDP and, along with the more detailed policies, in assessing development proposals to make planning decisions.'* (paragraph 5.0.1 of the Plan Strategy).
22. Policy SP3 is therefore a high-level policy and is not considered directly applicable to a small-scale proposal of this nature, particular given that the policy relates to the objective of 'improving health and wellbeing'. Whereas the proposal is for an adult gaming centre. The justification and amplification section to Policy SP3 refers to the importance of connectivity, the design and layout of new development to promote health and wellbeing and energy efficiency. None of these criteria can be said to be relevant to the proposal in a strategic sense. An assessment of the visual impact of the proposal is dealt with under the previous section of the report in terms of impact on the Conservation Area.
23. It is considered that refusing application on the basis of conflict with Policy SP3 would be unsustainable.

Conflict with the Housing Policy aims at paragraph 7.1.5 of the Plan Strategy

24. Paragraph 7.1.5 sets out the housing policy aims of the Plan Strategy. The overall objective is to ensure that sufficient land is available to meet the city's future housing requirements. The policy aims are reproduced at **Appendix 1**. They include, amongst others, the facilitation of city centre living to grow the residential population of the city centre.
25. Paragraph 7.1.5 is not considered to be directly applicable to the proposal. There is no evidence that the proposal would undermine housing policy. As set out in the original Committee report, the Council's Environmental Health team has advised no objection to the proposal and there are no substantive concerns about impact on amenity, nor that it would prejudice future housing growth in the city centre.
26. It is considered that refusing application on the basis of conflict with paragraph 7.1.5 would be unsustainable.

Recommendation:

27. 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.
28. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise provided that they are not substantive.

Appendix 1 – Paragraph 7.1.5 of the Plan Strategy

Policy aims

- 7.1.5 The residential accommodation policies within the LDP will seek to address current and future residential needs by ensuring sufficient land is made available to meet future housing requirements. The housing policies will therefore aim to:
- Ensure an appropriate supply of land to accommodate the new housing required to grow the population;
 - Promote sustainable housing development within the urban footprint to secure a compact urban form and more sustainable patterns of development;
 - Facilitate city centre living to grow the residential population of the city centre, through the adaption and re-use of vacant and under-utilised land and buildings, particularly as part of mixed use developments;
 - Secure higher density development whilst protecting the quality of the urban environment and established residential environments;
 - Protect the small settlements and rural area from urban development pressures;
 - Manage the supply of housing, including affordable housing, in response to changing housing need;
 - Nurture the development of balanced local communities by achieving an appropriate mix of house types, sizes and tenures;
 - Secure mixed tenure housing developments;
 - Promote regeneration and renewal in areas of social need;
 - Build strong, inclusive and cohesive communities for people from all backgrounds; and
 - Ensure an appropriate supply of housing to provide for those with specialist housing need including specialist residential accommodation and care-related facilities specific accommodation for travellers, shared forms of housing and purpose built student accommodation.

ADDENDUM REPORT 1

Application ID: LA04/2023/4162/F

Committee Date: 18th June 2024

Proposal:

Change of use from retail unit to amusement arcade and adult gaming centre.

Location:

51 Rosemary Street
Town Parks
Belfast
Antrim
BT1 1QB

Referral Route: Referral to the Planning Committee under section 3.8.2 (d) of the Scheme of Delegation

Recommendation: Approval

Applicant Name and Address:

Sam Stranaghan
Ava House
14 Prince Regent Road
Belfast
BT5 6QR

Agent Name and Address:

Sam Stranaghan
Ava House
14 Prince Regent Road
Belfast
BT5 6QR

Background:

This application was deferred at the Planning Committee on Tuesday 14th May 2024 to allow members of the Committee opportunity to visit the site. The site visit took place on Tuesday 21st May 2024. At the site visit Members raised queries regarding the condition of the front façade and roof of the building at first floor level.

The agent has confirmed the front façade of the building will be refurbished as part of the change of use and overall investment into the site, however no physical alterations are to take place. The proposal relates solely to the change of use of the ground floor unit of the site. A condition can be added any permission ensuring refurbishment of the façade.

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

Recommendation

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

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

Development Management Report

Committee Application

Summary	
Application ID: LA04/2023/4162/F	Date of Committee: 14 th May 2024
Proposal: Change of use from retail unit to amusement arcade and adult gaming centre.	Location: 51 Rosemary Street Town Parks Belfast Antrim BT1 1QB
Referral Route: Referral to the Planning Committee under section 3.8.2 (d) of the Scheme of Delegation	
Recommendation:	Approve
Applicant Name and Address: Sam Stranaghan Ava House 14 Prince Regent Road Belfast BT5 6QR	Agent Name and Address: Sam Stranaghan Ava House 14 Prince Regent Road Belfast BT5 6QR
<p>Executive Summary: The proposal is for a Change of Use of ground floor retail unit to amusement arcade and adult gaming centre.</p> <p>The site is located within a terrace building with retail frontage on the ground floor and upper floor which is finished in white render. The surrounding area is of mixed use containing a mix of retail, offices, and a bank adjacent and opposite the site. Building heights vary between two storey and four storey buildings on Rosemary Street, however the adjoining building which fronts on to Royal Avenue is 5 stories in height.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of the change of use • Impact on the character and appearance of the conservation area • Impact on amenity • Proliferation of Amusement Arcades <p>The site is located within the City Centre within the BUAP and draft BMAP. The site is also located within the Primary Retail Core as well as the City Centre Conservation Area within both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015). There are no family dwellings or schools in the immediate area. There is a live application for 12no residential units adjacent the site 31-39 Royal Avenue, this has been considered in the main section of the report.</p> <p>Environmental Health, Historic Environment Division, DFI Roads and the Conservation Team offer no objections. Building Control, which is responsible for amusement licensing, is concerned that the proposal may impact on retail vitality and viability of Belfast City and result in a cumulative impact due to the number of amusement arcades in the surrounding area. There are currently three other amusement / gambling premises within 200 metres in the immediate area.</p> <p>The site is located within the Primary Retail Core within City Centre where main town centre uses such as this are acceptable in principle. There would be no harmful impacts on the character and appearance of the area, amenity or transportation.</p>	

There is no impact on the character and appearance of the conservation area given there are no external alterations proposed.

Two letters of objection have been received in relation to the application. These raised concerns regarding;

1. Clarity of the description
2. Principle of a non-retail use in this location
3. Impact on the character and appearance of the Conservation Area
4. Amenity of the area in terms of noise, litter, and traffic
5. Health and Well-being
6. Impact on character and setting of nearby Listed Buildings
7. Impact on the image and Profile of Belfast City Centre
8. Not supportive to tourism, leisure and cultural development
9. Causes a cluster of these uses in a small area.

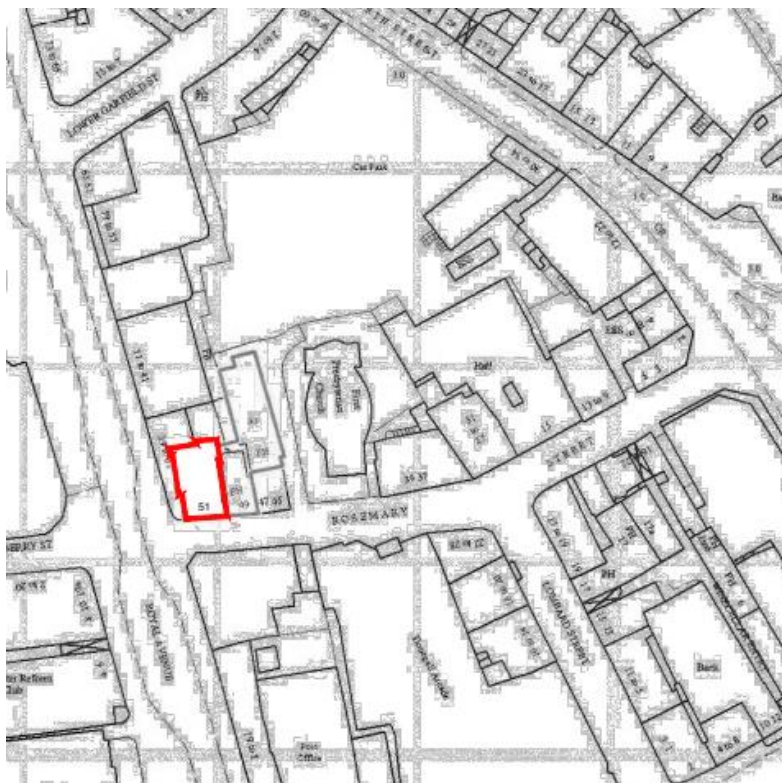
The proposal complies with Plan Strategy Policies SP3 – Improving Health & Wellbeing, RET 1 Establishing a centre hierarchy, RET 5 Primary retail area, Policy ENV 1 – Environmental Quality, BH1 Listed Buildings, BH2 Conservation Areas, TRAN 8 Car Parking and Servicing Arrangements.

Recommendation

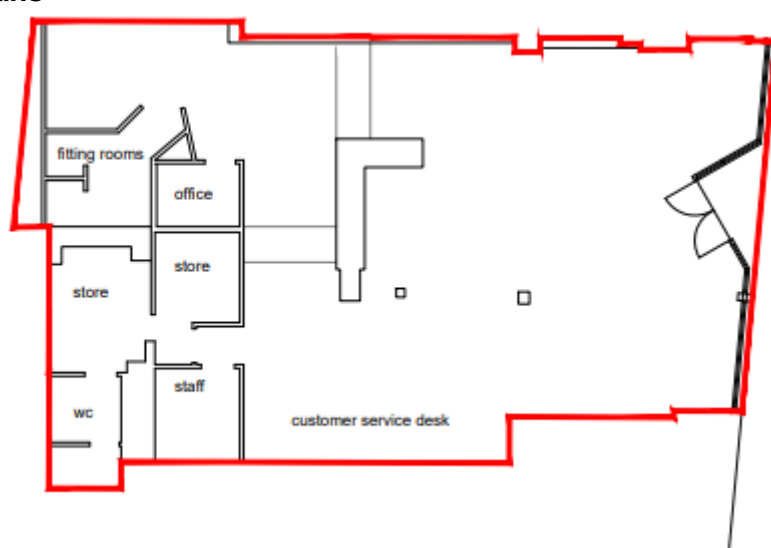
It is recommended that planning permission is granted with delegated authority sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.

Case Officer Report

Site Location Plan



Existing Floor Plans



Proposed Floor Plans



Characteristics of the Site and Area

1.0 Description of Proposed Development

Change of use from retail unit to amusement arcade and adult gaming centre.

2.0 Description of Site

The site is located within a 2 storey terrace building. The ground floor has a glass retail frontage whilst the upper floor is finished in white render. The unit is situated within a row of terrace buildings, the adjoining buildings are finished in red brick and are a mixture of 3 and 4 and a half storeys. The surrounding area is of mixed use containing a mix of retail, offices a bar and a bank opposite.

	The site is located within the Primary Retail Core within the City Centre as defined by and draft BMAP (v2004 and 2014).
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Application site</p> <p>Z/2005/1901/F, 51 Rosemary Street, Town Parks, Belfast, BT01 1QB, New shopfront entrance with change of sashwork colour and provision of air conditioning units., Permission Granted, 25.10.2005</p> <p>Z/2005/1933/A, Ann Summers Ltd, 51 Rosemary Street, Town Parks, Belfast, Northern Ireland, BT01 1QB, Shop sign and projecting sign. Consent Granted. 07.11.2005</p> <p>Surrounding Site History</p> <p>LA04/2021/1222/F, 31-39 Royal Avenue, Belfast, BT1 1FD - Change of use from retail to restaurant at ground floor and 12no. apartments at first to fourth floors (including demolition of internal walls, stairwell, rear return and window openings) and refurbishment works.</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	<p>Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035</p> <p>The following policies in the Plan Strategy are relevant to consideration of the application: SP3 – Improving Health & Wellbeing RET 1 - Establishing a centre hierarchy. RET 5 - Primary retail area BH1 - Listed Buildings BH2 - Conservation Areas Policy - ENV 1 – Environmental Quality TRAN 8 - Car Parking and Servicing Arrangements</p> <p>Development Plan – zoning, designations, and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other material considerations Sensitive Uses Supplementary Planning Guidance BCC Amusement Permit Policy (2013)</p>
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.0	<p>Statutory Consultees Responses</p> <p>DFI Roads- No objection HED- No Objection</p>

6.0	Non Statutory Consultees Responses Environmental Health- No objections Building Control- Objections raised Conservation Officer – No objection
7.0	Representations The application was advertised on the 10 th November 2023 and neighbour notified on 2nd November 2024 and again on 1 st February 2024. Two letters of objection have been received in relation to the application. These raised concerns regarding; <ol style="list-style-type: none"> 1. Clarity of the description 2. Principle of a non-retail use in this location 3. Impact on the character and appearance of the Conservation Area 4. Amenity of the area in terms of noise, litter, and traffic 5. Health and Well-being 6. Impact on character and setting of nearby Listed Buildings 7. Impact on the image and Profile of Belfast City Centre 8. Not supportive to tourism, leisure and cultural development 9. Causes a cluster of these uses in a small area. <p>The description for the proposal reads ‘Change of use from retail unit to amusement arcade and adult gaming centre’. This is considered an appropriate description for the proposed use. The agent has also clarified the meaning of ‘an adult gaming centre’ is intended to define the proposed development as being suitable only for those over the age of 18 within the additional information submitted. The proposal has been since neighbour notified again following this clarification.</p> <p>Issues relating to, the principle of a non-retail use, impact on the character and appearance of the area/conservation area, impact on amenity, health and well-being, impact on listed buildings and potential cluster of the proposed use have all been assessed in the main section of the report.</p> <p>In terms of the impact the proposal has on the image and profile of Belfast City Centre, the proposal must be assessed against relevant planning policy. The image or profile of Belfast City Centre can only be taken into account in terms of relevant policy and the impact the proposal would have on the character and appearance of the area.</p> <p>In relation to the proposal not being supportive to tourism, leisure and cultural development, the proposal is again assessed against relevant policy within the Local Development Plan. The proposal is considered to be acceptable in principle. A single unit for a proposed City Centre use of an amusement Arcade located within the City Centre is not considered to have an impact on the tourism leisure and cultural provision within Belfast.</p> <p>The agent contacted the Council to request additional time to consider and respond to the objections raised above prior to April Committee. No further correspondence has been received from the agent following this request.</p>
9.0	Assessment
9.1	The proposal is considered to be in compliance with the Development Plan.
9.2	Assessment The key issues to be considered are:

	<ul style="list-style-type: none"> • Principle of the change of use • Impact on the character and appearance of the area • Impact on amenity • Proliferation of Amusement Arcades
9.3	<p>Principle of the Change of Use</p> <p>The site is located within the City Centre as defined by both BUAP and draft BMAP and within the Primary retail core within draft BMAP where main town centre uses, including amusement arcades, are acceptable in principle as per Policy RET1 – Establishing a centre hierarchy and the Sensitive Uses SPG.</p>
9.4	<p>The Plan Strategy defines main town centre uses as cultural and community facilities, retail, leisure, entertainment, and business. The proposed use as an amusement arcade and adult gaming centre is considered entertainment and leisure.</p>
9.5	<p>Policy RET1 – Establishing a centre hierarchy states;</p> <p><i>The following network and hierarchy is to be maintained to ensure that proposals for main town centres uses, including retail, are directed to the appropriate level of centre based on size, function and catchment. Such proposals will be considered in the following order of preference:</i></p> <p><i>a. Belfast City Centre primary retail core and frontage (retail applications);</i> <i>b. Belfast City Centre;</i> <i>c. District centres; then</i> <i>d. Local centres.</i></p>
9.6	<p>The site is located within the Belfast City Centre primary retail core but not along a primary retail frontage. The location of the proposed development is therefore located in the first area of preference and considered acceptable in principle.</p>
9.7	<p>The Council's Amusement Permit Policy (2013) is a material consideration. Building Control, which is responsible for issuing licensing permits for amusement arcades, has been consulted on the application.</p>
9.8	<p>Building Control note that there are other amusement arcades operating nearby within walking distance of the application premises. These are:</p> <ul style="list-style-type: none"> • Oasis, 73-75 North Street; • Twilight Zone, 13 North Street; • Funtime, 91 Castle Street; • Oasis, 17-19 Queen Street; and • Oasis, 7-9 Wellington Place.
9.9	<p>Officers advise that the Council's Amusement Permit Policy lists five criteria for assessing site suitability. Of these, the following are particularly relevant to planning:</p>
9.10	<ul style="list-style-type: none"> • Impact on the retail vitality and viability of Belfast City – the Policy seeks to control amusement arcades in the retail core of the City Centre. The Policy also seeks to prevent the breakup of an otherwise continuous shopping frontage. The application site does not form part of a continuous shopping frontage with Ulster bank ATM's in one of the adjacent units to the site. Other units along this section of Rosemary Street are made up of a charity shop, a solicitors Office, cafes, fast food outlet, a bank and Social Club and Church that is set back off Rosemary Street.

9.11	<p>Th Council's Permit Policy indicates that, outside of renewal applications, there is a presumption against granting permits for amusement arcades in the Retail Core unless they are related to a major, retail-led, mixed use development or an upper storey development. This policy is adopted in order to promote retailing and footfall levels, thereby maintaining City Centre vibrancy. It must be considered the unit has been vacant since April 2023 when considering the potential impact on City Centre vibrancy.</p> <p>Whilst The Council's Permit Policy is a material consideration that must be considered, it must also be balanced against relevant Planning policy within the Plan Strategy. As per Policy RET1 Establishing a centre hierarchy The Belfast City Centre Primary Retail Core is the first preference for main town centres uses. Therefore, on balance there is no conflict with this criterion.</p> <ul style="list-style-type: none"> • Cumulative build-up of amusement arcades in a particular location – the Policy seeks to prevent more than one amusement arcade per shopping or commercial frontage and one per shopping centre. The policy goes on to state that under this criterion, 2 or more amusement arcades in adjacent ground-floor units will not be allowed (except for those already existing). There are no other amusement arcades on the same commercial block on Rosemary Street. <p>In relation to this criterion Building Control Officers state 'there is availability nearby within walking proximity of the application site. These include: Oasis, 73-75 North Street; Twilight Zone, 13 North Street; Funtime, 91 Castle Street; Onassis, 17-19 Queen Street; and Oasis, 7-9 Wellington Place. If a permit application is subsequently applied for, Members of the Licensing Committee may more broadly consider the issue of the proliferation of amusement arcade use and the effect of same on the character and amenity of an area.'</p> <p>Two of these units are greater than 5mins walking distance and therefore are not considered to result in proliferation in the nearby area.</p> <p>Due to an amusement arcade being defined as a main town centre use 4no amusement arcades within a 5 minute walk or 200m radius is not considered proliferation.</p>
9.12	<ul style="list-style-type: none"> • Proximity to residential use – There is no residential use currently adjacent to the application site, however there is a live application under consideration - reference LA04/2021/1112/F for '<i>Change of use from retail to restaurant at ground floor and 12no. apartments at first to fourth floors (including demolition of internal walls, stairwell, rear return and window openings) and refurbishment works.</i>' At 31-39 Royal Avenue. <p>Environmental Health have been consulted and offer no objection to the proposal in terms of the impact on amenity of any potential residential units should the application be approved. Environmental Health concluded;</p> <p><i>The windows of the habitable rooms of the residential accommodation proposed at 31-39 Royal Avenue do not face onto the current proposal or its front curtilage on Rosemary Street apart from the windows to the proposed first floor terrace. This terrace is protected by a parapet wall and given the existing high ambient noise levels it is not considered that there will be an adverse impact from noise should both proposals be granted permission by the Planning Service.</i></p>

	<p>The sensitive Uses SPG states ‘there are locations which would not be preferable, such as wholly residential areas.’ It is considered the surrounding area is not wholly residential, rather an area of mixed-use located within the City Centre. Whilst in many cases a proposal for an amusement arcade may not be suitable next to a residential use, in this specific circumstance it is considered on balance acceptable given the city centre location and both sites have different frontages. It is also noted the Planning application for the residential apartments has not yet been granted.</p> <p>Building Control Officers consider the area is not one that is predominantly residential in character.</p> <p>Impact on the Character and Appearance of the Area/Conservation Area.</p>
9.13	The impact of an amusement centre on the amenity and character of an area will usually depend on the location of the premises in relation to other development, its appearance, the type of amusement to be provided, the impact on neighbouring amenity and the hours of operation. Regarding the location, amusement centres are not normally acceptable near residential properties or in close proximity to schools, churches, hospitals or hotels.
9.14	The proposal is not located in close proximity to residential use, schools, hospitals or hotels. There is a Church located on Rosemary Street, however there is a separation distance of 2no units providing a separation between the two units. There is approx. 40m separation distance with the Church being set back from the Rosemary Street, there is not considered to be any significant impact on the Church. Any potential impact on the amenity of the Church can be controlled hours of use that will be obtained through the separate process of applying for an Amusement Permit Policy.
9.15	In a Conservation Area or other area of special architectural or historic interest, amenity value may be higher and here, the major consideration will be the effect of the proposal upon the general character of the area. The proposal does not propose any external alterations that would impact on the character and appearance of the Conservation Area. The Conservation Team have been consulted and offer no objection to the proposal.
9.16	Building Control Service considers that there may be an issue in respect of the proliferation of amusement arcade use at this location, which might impact upon the character and amenity of the area. It is considered that there is not a proliferation of amusement arcades given there are no other Amusement Arcades on Rosemary Street. Building Control have listed 5 other Amusement Arcades, however 2 of these are located greater than a 5 minute walk from the site which are not considered to contribute to proliferation of this area. A total of 4no Amusement Arcades within a 200m radius of the site is not considered to impact on the overall character and appearance of this section of the City Centre.
	Impact on Amenity
9.17	The Sensitive Use SPG states that noise is a consideration for Amusement Arcades. Environmental Health were therefore consulted and took into consideration the proposed use and the concerns raised in the representations.
9.18	Environmental Health considered the potential impact on the proposal in terms of noise, odour, contaminated land, litter and general nuisance and offer no objection to the proposal.
9.19	Adjacent the site is a live application for 12no. apartments at first to fourth floors of 31-39 Royal Avenue. The windows of the habitable rooms do not face onto the current proposal or its front curtilage on Rosemary Street apart from the windows to the proposed first floor

	<p>terrace. This terrace is protected by a parapet wall and given the existing high ambient noise levels it is not considered that there will be an adverse impact from noise should both proposals be granted permission.</p>
9.20	<p>Other Issues</p> <p>DFI Roads were consulted and offered no objection to the proposal. Historic Environment Division were consulted on the potential impact on the Setting of Listed Buildings, and offered no objection to the proposal.</p>
9.21	<p>In conclusion, having regard to the Local Development Plan the proposal is therefore considered to comply with Plan Strategy Policies SP3 – Improving Health & Wellbeing as it will not result in any significant harm to human life, health or wellbeing, Policy RET1 - Establishing a centre hierarchy in that the location is suitable for a main town centre use, RET 5 Primary retail area in that the proposal is not located within a primary retail frontage, Principles of Policy ENV 1 – Environmental Quality, in that the proposal will not result in an unacceptable adverse impact on the environment, BH1 Listed Buildings, BH2 Conservation Areas, TRAN 8 Car Parking and Servicing Arrangements.</p>
10.0	<p>Summary of Recommendation:</p> <p>It is recommended that planning permission be granted. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
11.0	<p>Draft Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Draft Informatives</p> <ol style="list-style-type: none"> 1. 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. 2. AMUSEMENT PERMIT In accordance with the Betting, Gaming, Lotteries and Amusement (Northern Ireland) Order 1985, the applicant must apply to Belfast City Council, Building Control for an application form to apply for an amusement permit.

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ADDENDUM REPORT	
Application Ref: LA04/2023/4153/F	Committee Meeting Date: 17th September 2024
Proposal: Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property.	Location: 44 Ponsonby Avenue, Belfast, BT15 2LS
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request for the application to be reported to the Planning Committee by an Elected Member (Cllr Conor Maskey) and paragraph 3.8.7 (discretion of the Director)	
Recommendation:	Approval with conditions
Applicant Name and Address: Samuel McCammon 184 Newry Road Banbridge BT32 3NB	Agent Name and Address: Samuel McCammon 184 Newry Road Banbridge BT32 3NB
Valid date: 4 th October 2023	
Target date (15 weeks): 17 th January 2024	
Contact officer: Lisa Walshe, Principal Planning Officer	
<p><u>Background</u></p> <p>This addendum report should be read in conjunction with the original report to the 18th June 2024 Committee, appended.</p> <p>This application was deferred for a site visit by the Committee at its 18th June 2024 meeting. The site visit took place on 25th June 2024.</p> <p>At the site visit, it was noted that there was an oil tank situated where the bins were proposed to be located on the submitted plans (Drawing Number 04A). There was also a small outhouse which was not shown on the submitted plans either.</p> <p>The oil tank has since been removed from the site, in anticipation of gas installation in July 2024. The removal of the oil tank has been verified by officers during a site visit. An updated plan (Drawing Number 04B) has been updated to reflect the oil tank removal and inclusion of the outhouse. This updated drawing is provided at Appendix 1.</p> <p>A photograph of the area within the rear yard where the application proposes to store the bins is provided at Appendix 2.</p>	

Bin storage requirements

Requirements for the proposed 5-bedroom HMO:

The Council's Waste Infrastructure SPG sets out the bin requirements for new development (Table 6 of Appendix 2). The weekly bin requirements for a 5-bedroom HMO are 560L (i.e. 100L per bedroom plus 60L per dwelling). The breakdown of this waste requirement is:

- 35% general waste – collected fortnightly
- 55% recycling – collected weekly
- 10% food waste – collected weekly

This is then broken down as follows:

- Black bins – 35% of 560L = 196L x 2 weeks = 392L = 2.18 180L bins = **3 x 180L bins** (rounded up)
- Recycling – 55% of 560L = 308L = 5.6 x 55L bins = **6 x 55L bins rounded up (2 recycling packs)**
- Food waste – 10% of 560L = 56L = 2.4 x 23L bins = **3 x 23L bins rounded up**

In total 8 bins/containers are required (3 x black bins, 2 x recycling packs and 3 x food bins)

Under Table 7 of Appendix 2 of the SPG, each set of 4 containers (bins) requires a minimum storage area of 2.0m x 2.4m which equates to 4.8sqm. In this case, 8 containers are required, therefore, the minimum storage area required for bins is 4.8sqm x 2 = 9.6 sqm.

The proposed bin storage area would reduce the rear yard amenity area by 9.6 sqm from the existing 18 sqm to 8.4 sqm (excluding the small outhouse).

Requirements for the existing 4-bedroom dwelling:

In comparison, the existing use of the property as a 4-bedroom dwelling requires 310L of bin capacity (i.e. 70L per bedroom plus 30L per dwelling). This is broken down as follows:

- Black bins – 35% of 310L = 108.5L x 2 weeks = 217L = 1.2 180L bins = 2 x 180L bins (rounded up)
- Recycling – 55% of 310L = 170.5L = 3.1 x 55L bins = 4 x 55L bins rounded up (2 recycling packs)
- Food waste – 10% of 310L = 31L = 1.3 x 23L bins = 2 x 23L bins rounded up

In total, 6 bins/containers are required (2x black bins, 2 x recycling packs and 2 x food bins).

Under Table 7 of Appendix 2 of the SPG, this equates to a requirement of 2.0 x 1.8m = 3.6 per 3 containers. In this case, 6 containers are required, therefore, the minimum storage area required for bins is 3.6sqm x 2 = 7.2sqm.

As a result, the bin storage area would reduce the rear yard amenity area by 7.2sqm from the existing 18 sqm to 10.8 sqm.

The bin requirements for the proposed HMO would reduce the rear yard amenity area by 2.4 sqm over and above the existing use as a dwelling. This is not considered to be a significant difference.

Other considerations

Regard is also had to the close proximity of the site to Alexandra Park to the north, which is less than a 10-minute walk and includes significant open space and a play park, which occupants of the proposed HMO can avail of.

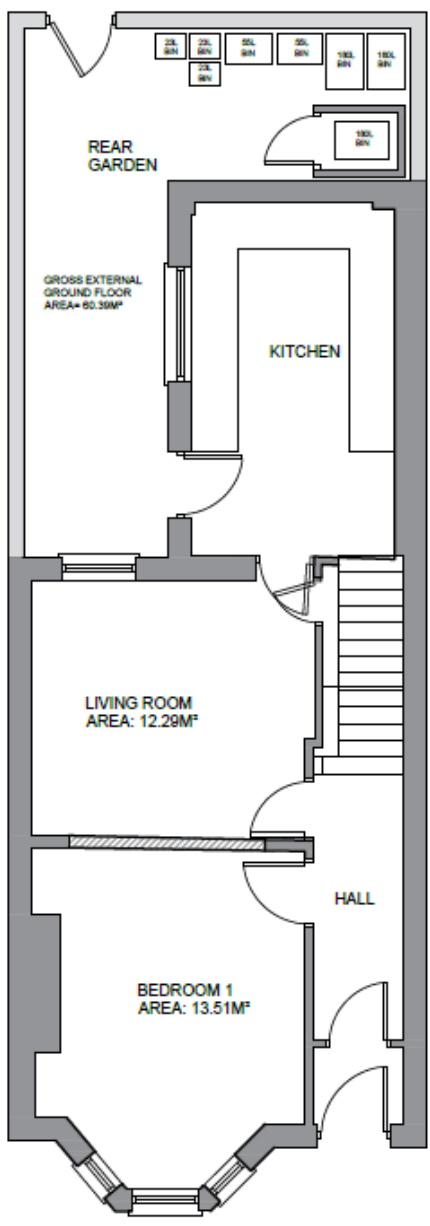
Recommendation

Taking into consideration these factors, it is considered that sufficient amenity space would be in place for occupants of the proposed HMO.

The recommendation remains that planning permission is granted subject to conditions.

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

Appendix 1 – Drawing Number 04B:



Proposed Ground Floor

Appendix 2 – Photograph of rear yard and proposed bin storage area



Development Management Officer Report Committee Application

Addendum	
Application Ref: LA04/2023/4153/F	Committee Meeting Date: 18 th June 2024
Proposal: Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property.	Location: 44 Ponsonby Avenue, Belfast, BT15 2LS
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation – request for the application to be reported to the Planning Committee by an Elected Member (Cllr Conor Maskey) and paragraph 3.8.7 (discretion of the Director)	
Recommendation:	Approval
Applicant Name and Address: Samuel McCammon 184 Newry Road Banbridge BT32 3NB	Agent Name and Address: Samuel McCammon 184 Newry Road Banbridge BT32 3NB
<p>Executive Summary: This application seeks full planning permission for Change of use from dwelling to 6 Bed House in Multiple Occupation (HMO). The site is No. 44 Ponsonby Avenue.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> The principle of an HMO at this location Impact on the character and appearance of the Alexandra Park ATC Impact on residential amenity Traffic, Parking and Access Waste and refuse collection Other matters <p>18 objections have been received with the issues raised addressed within the main report.</p> <p>The application has been called in for the following reasons:</p> <ol style="list-style-type: none"> The application may negatively affect parking and traffic in the street (and surrounding area) and; The application may negatively impact amenity (regarding additional waste disposal units required at the properties) <p>The scheme is compliant with Policy HOU10 in that the 10% threshold for HMO's on Ponsonby Avenue has not yet been reached. Officers consider that the scheme will not be harmful in terms of traffic, parking, impact on amenity of the surrounding area or the Alexandra Park Area of Townscape Character.</p> <p>Recommendation Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>	

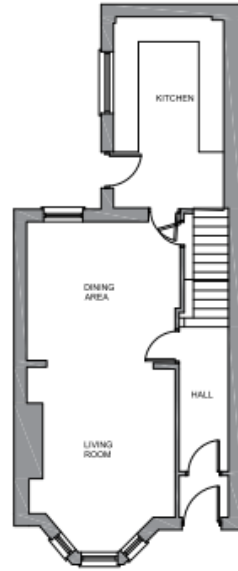
Officer Report

1.0

Drawings

1.1

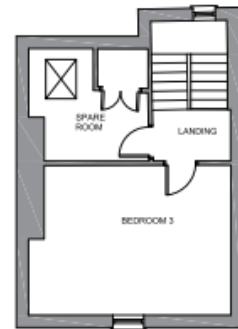
Existing Floor Plans



Existing Ground Floor

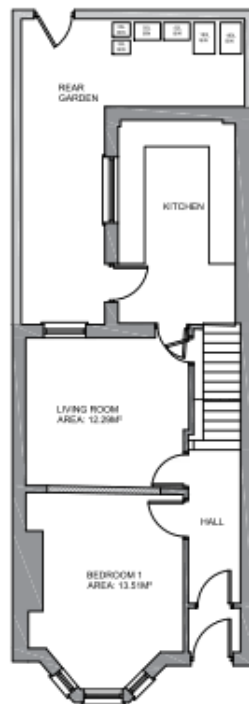
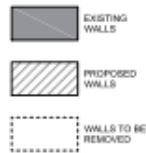


Existing First Floor



Existing Second Floor

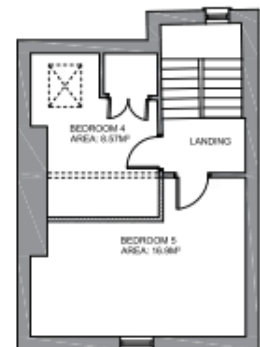
Proposed Floor Plans



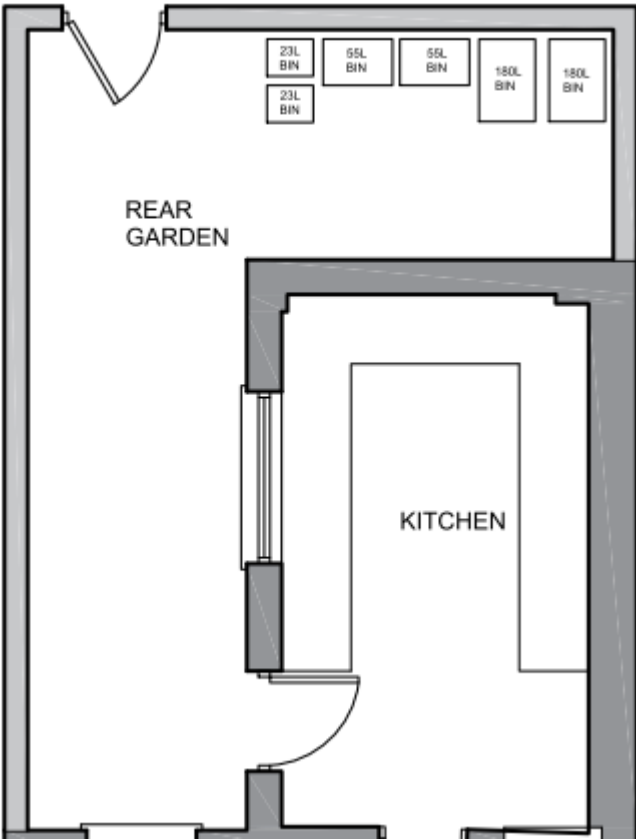
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

	<p>Bin storage and amenity</p>  <p>Please note that no external alterations are proposed and therefore elevations have not been provided.</p>
2.0	Characteristics of the Site and Area
2.1	The application site is located at 44 Ponsonby Avenue in the Newington area of North Belfast.
2.2	The building is a 2.5 storey terraced dwelling finished in red brick with a rendered bay window to the front. There is a small, enclosed amenity space to the front with pedestrian access. There is also a small amenity space to the rear which backs onto an alleyway.
2.3	The site does not fall within any of the existing HMO Policy Areas or Development Nodes; therefore the 10% threshold applies.
2.4	The site is in Draft Belfast Metropolitan Area Plan 2015 - Designation BT 030 Area of Townscape Character: Alexandra Park, Belfast.
3.0	Description of Proposal
3.1	The application is seeking full planning permission for change of use from a dwelling to 5 Bed House in Multiple Occupation. No works to the exterior or elevation of the property.

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	Relevant Planning History There is no relevant planning history.
5.0	Consultations and Representations
5.1	Statutory Consultations DfI Roads – No objections
5.2	Non-Statutory Consultations N/A
5.3	<p>Representations</p> <p>The application has been advertised and neighbours notified. The Council has received 18 objections, issues raised are summarised as follows:</p> <ol style="list-style-type: none"> 1. Parking, traffic, road safety and enforcement 2. Waste and refuse collection 3. Anti-social behaviour/noise 4. Negatively impact on the character of the area 5. Anti-social behaviour <p>Issues 1-5 are covered in the main body of the report. Additional points are considered as follows:</p> <p>6. Precedent for further HMOs in the area - Each application is decided on its own merit. Officers consider that this scheme is compliant with policy considerations.</p> <p>7. Impact on the provision of family homes in the area - This HMO is for 5 bedrooms, the licensing process will determine how many persons the home can accommodate. HMO's can meet high demand for housing and the application site is located close to services and public transport. The policy considerations are dealt with in the main body of the report.</p> <p>8. The dwelling does not have the appropriate fire safety measures This would be an issue for building control and licensing to deal with if the application is approved.</p> <p>9. Loss of a sense of community, high turnover of tenants Planning policy seeks to provide balanced communities through the provision of a mix of housing along streets.</p>

	<p>10. The dwelling is not spacious enough to accommodate an HMO All 5 bedrooms and communal area comply with space standards as set out in pg. 319 of the Belfast LDP 2035.</p> <p>11. The consultation response from BCC Housing Team on LA04/2023/3319/F does not include No. 31 Ponsonby Avenue This issue has been resolved with the housing team. The initial response alluded to No. 37 Ponsonby Avenue, which was a typographical error and should have said No. 31.</p> <p>12. Noise from construction if approved There are no external alterations proposed as part of this scheme.</p> <p>13. Property is not located within an existing tourism cluster This policy (HOU 13) applies to short-term lets and not HMOs.</p> <p>14. Issues with sewerage There are no extra bathrooms proposed to what is existing. The dwelling will be connected to the main sewerage network as all properties on the street are.</p> <p>15. Over-occupation/anti-social behaviour Officers consider that the scheme complies with space standards and provides a suitable number of bedrooms. The HMO licensing scheme is in place to regulate HMOs. An anti-social behaviour plan will therefore be in place, and it is the landlord's responsibility to ensure compliance with licensing requirements. Tenants also have responsibilities to make sure the landlord can carry out their duties.</p> <p>The NIHMO Unit within BCC has developed a guide highlighting ways to tackle antisocial behaviour linked to their properties. The guide provides preventative measures that landlords can take to manage antisocial behaviour, highlights how to demonstrate compliance by record keeping and intervention, and details how to develop an antisocial behaviour plan. The HMO legislation in Northern Ireland has the potential to have a positive impact on the lives of those living in HMOs, the owners of HMOs, and the residents surrounding HMO properties.</p> <p>Some objections allude to noise emanating from the existing property. This would be outside the remit of planning as the dwelling has not received planning permission for an HMO. Any perceived noise coming from existing residents.</p>
6.0	PLANNING ASSESSMENT
6.1	<p>Development Plan Context Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>6.1.1 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>6.1.2 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</p>

	statutory local development plan ("Departmental Development Plan") until the Local Policies Plan is adopted.
6.2	<p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).</p>
6.3	<p>Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
6.4	<p>The site is designated within the limits of Belfast under both Draft and adopted Belfast Metropolitan Area Plan 2015 - Designation BT 001 Development Limit: Belfast City. The site is white land under Belfast Urban Area Plan 2015.</p> <p>Operational Policies</p> <ul style="list-style-type: none"> • HOU10 – Housing Management Areas • BH3 – Areas of Townscape Character • RD1 – New Residential Developments • TRAN8 – Car Parking and Servicing Arrangements
6.5	<p>Key Issues</p> <ul style="list-style-type: none"> • The principle of an HMO at this location • Impact on the character and appearance of the Alexandra Park ATC • Impact on residential amenity • Traffic, Parking and Access • Waste and refuse collection
6.6	<p>The principle of an HMO at this location</p> <p>44 Ponsonby Avenue is not within a Housing Management Area (HMA) or HMO Development node, therefore Policy HOU 10 applies.</p> <p>Policy HOU10 states:</p> <p><i>'Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street.'</i></p> <p>According to the LPS Pointer Address database there are 48 domestic properties on Ponsonby Avenue. Following the methodology outlined above, the HMO Licence Register and Planning records show there are 2 HMOs on the street (Nos. 31 and 57). Taking account of the number of dwelling units within Ponsonby Avenue, two further HMOs would</p>

	<p>be permitted before the 10% threshold would be exceeded. Therefore, the principle of an HMO at this location is acceptable.</p>
6.7	<p>Impact on the character and appearance of the Alexandra Park ATC</p> <p>When considering the prevailing area, the proposed development in terms of scale, layout, design and materials must be in keeping with the site and its surrounding area. The character and appearance of the Alexandra Park ATC in this case would be preserved as the application is for change of use only and no external alterations to the property are proposed.</p> <p>The proposal is compatible with adjacent land uses. It would not harm the amenity of adjacent and nearby properties, including unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight. The policy context is set out in Policies HOU 10, BH3, RD1 & TRAN8 below which further address amenity.</p>
6.8	<p>Impact on residential amenity</p> <p>The proposal complies with the HMO space standards for a 5-bed HMO as set out within Belfast Local Development Plan: 2035, Appendix C, table C3. The kitchen and living room greatly exceed the space standards for a combined kitchen / living room. The proposal would provide a quality and sustainable residential environment.</p> <p>It is considered that there will be no adverse impact on the amenity of adjacent properties and the wider street. The HMO will further require to be licensed with BCC which mitigates amenity concerns by enforcing an anti-social behaviour plan and ensuring the HMO operator runs the property effectively. The property will be served by appropriate refuse storage which will be collected as normal.</p> <p>The property is a 2.5 storey dwelling and is an appropriate size to accommodate an HMO, comfortably providing accommodation for 5 people whilst still meeting the space standards.</p>
6.9	<p>Policy RD1</p> <p>Policy RD1 states that planning permission will be granted for new residential development where it is in accordance with general urban design policies and where it is demonstrated that the proposal:</p> <ul style="list-style-type: none"> a) <i>Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas – it is considered that the proposed use does not conflict with adjacent land uses.</i> The HMO licensing scheme also seeks to ensure that landlords are compliant with regulations, such as the number of occupants and sufficient bin storage. b) <i>Does not unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing, dominance, noise or other disturbance – it is considered that the scheme will not give rise to any of the issues listed in criterion b. Overlooking, loss of light, overshadowing and dominance will not be changing from the current situation. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.</i> c) <i>Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure – the proposal is located 1 minute from the Antrim Road which has several bus stops and has good access to services and amenities. There is sufficient space for cycle parking to the front and rear.</i>

	<ul style="list-style-type: none"> d) <i>Provides appropriate open space</i> – the proposal maintains the current level of open space, and in addition, the area has good access to open space such as the Waterworks and Alexandra Park. e) <i>Keeps hard surfacing to a minimum</i> – no additional hard standing is proposed as part of this application. f) <i>Creates a quality and sustainable residential environment in accordance with the space standards set out in Appendix C</i> – as described, the proposal generally meets the requirements set out in the space standards and provides an appropriate amount of living space for the occupants of the 5 bedrooms. g) <i>Does not contain any units which are wholly in the rear of the property without direct, safe and secure access from the public street</i> – all units have safe and secure access from the front door of the dwelling. h) <i>Ensures that living rooms, kitchens and bedrooms have access to natural light</i> - all habitable rooms in the dwelling have access to natural light.
7.0	<p>Policy RD3</p> <p>Policy RD3 states that planning permission will be granted for conversion or change of use of existing buildings for residential use where all the criteria in policy RD1 and all the additional criteria below are met:</p> <ul style="list-style-type: none"> a) Any units are self-contained - Officers consider that this criterion is met. b) Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste, and is designed to not be visible from the amenity space / public realm - Officers consider that this criterion is met. The property will provide appropriate refuse bins for general waste, recycling and food waste. c) The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling – No subdivision is occurring. d) Conversions above commercial premises do not prejudice the commercial functions of the business - This criterion is not relevant to this application.
7.1	<p>Traffic, Parking and Access</p> <p>Officers acknowledge the objections to parking. Whilst the various policy requirements seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy. Policy TRAN8 ‘Car parking and servicing arrangements’ states: <i>‘Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements’</i>. However, existing Regional Planning Policy and supplementary planning guidance, including the published ‘Parking Standards’, do not incorporate car parking as a requirement for HMO development. Furthermore, the site is in a sustainable location with metro services running alongside the site. In this context adequate provision is provided to meet TRAN8.</p> <p>Notwithstanding the above, the applicant conducted a parking survey to assess parking demand in the area, which DfL Roads were consulted on and have no objection to. Officers consider that the survey is acceptable in that it displays a sufficient level of parking in the vicinity of the site. The parking survey concludes that the scheme will not be detrimental to</p>

7.2	<p>on-street parking in the prevailing area. DfI Roads were consulted with the parking survey and responded to state that they are content with its findings. Objectors raised concerns regarding parking enforcement. The PSNI and DFI would be responsible for enforcing the Highways Act and parking regulations.</p> <p>Waste and Refuse Collection</p> <p>Objectors have alluded to previous issues with bin lorries getting down Ponsonby Avenue.</p> <p>Policy RD3 criterion B applies, it states that adequate refuse storage space must be provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.</p> <p>The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI set out typical weekly waste arisings for different types of development including HMOs. For an HMO, the typical weekly waste arising is 100L per bedroom plus 60L per dwelling. For the proposed 5-bed HMO this would equate to the typical production of 560L of waste per week. The total waste production is broken down into the following types of waste: 1. 35% general waste (collected fortnightly), 2. 55% recycling and 3. 10% food waste (both 2. and 3. collected weekly).</p> <p>The Council's Waste Management Unit has advised that the following waste containers would be required to serve the proposed HMO in line with the SPG and the Local Government Waste Storage Guide for NI.</p> <ol style="list-style-type: none"> 1. Black bins – 3 x black bins (3 x 180L) – sufficient for 2 weeks of general waste 2. Recycling – 2 x recycling packs (6 x 55L) – collected weekly 3. Food waste – 3 x food bins (3 x 23L) – collected weekly <p>Officers consider that this policy is complied with. The yard to the rear will continue to host the bins as before. The disposal of rubbish is the responsibility of tenants and the landlord.</p> <p>The requirement for black bins is only marginally above 2 which may be deemed acceptable, however there is sufficient space should 3 be required. The rear amenity space of the property is 19.38 sqm. The provision of 3 sets of bins would leave approximately 16.9sq m for amenity provision. The premises will therefore be served by the correct amount for a 5-bed HMO as set out in the Supplementary Planning Guidance whilst maintaining sufficient amenity space. Bin storage is also a licensing requirement and the Council's website states that <i>"during the period of the licence the licensee shall ensure that sufficient bins or other suitable receptacles are provided that are adequate for the requirements of each household occupying the HMO for the storage of refuse and litter pending their disposal in accordance with the Local Government Waste Storage Guide for Northern Ireland"</i>.</p>
8.0	Recommendation
8.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
8.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise provided that they are not substantive.

ANNEX	
Date Valid	17/10/2023
Date First Advertised	27/10/2023
Date Last Advertised	27/10/2023
Details of Neighbour Notification (all addresses) 36 Ponsonby Avenue 40 Ponsonby Avenue 42 Ponsonby Avenue 46 Ponsonby Avenue 47 Ponsonby Avenue 49 Ponsonby Avenue 51 Ponsonby Avenue 53 Ponsonby Avenue 55 Ponsonby Avenue 57 Ponsonby Avenue 43 Newington Avenue 45 Newington Avenue 47 Newington Avenue 58 Newington Avenue 60 Newington Avenue 62 Newington Avenue 64 Newington Avenue 66 Newington Avenue 68 Newington Avenue 70 Newington Avenue 72 Newington Avenue	

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 th September 2024	
Application ID: LA04/2024/1086/F	
Proposal: Variation to the wording of Condition 4 of Outline Planning Approval Z/1990/0127, to allow for the sale of bulky and non-bulky goods for a charity shop	Location: Unit 1, Connswater Retail Park, Belfast, BT5 5DL
Referral Route: Major development (Section 54 application to vary a permission for Major development).	
Recommendation: Approval	
Applicant Name and Address: Connswater RP Unlimited c/o 20 May Street Belfast BT1 4NL	Agent Name and Address: Thomas Ellison TSA Planning 20 May Street Belfast BT1 4NL
Date Valid:	24 th June 2024
Target Date:	20th January 2025
Contact Officer:	Lisa Walshe, Principal Planner (Development Management)
<p>Executive Summary:</p> <p>Planning approval Z/1990/0127 was granted on 9th October 1991 for '<i>Extension to Connswater Centre to include retailing, retail warehousing, business park, housing & car parking.</i>'</p> <p>This application seeks to vary Condition 4 of planning permission Z/1990/0127 under Section 54 of the Planning Act (Northern Ireland) 2011. Condition 4 currently restricts sales on the type of goods that are allowed to be sold to "bulky goods".</p> <p>To note, Condition 4 of planning permission Z/1990/0127 was previously varied under planning permission Z/2010/0974/F to permit the sale of convenience goods from Unit 1 for 'Pound World', which was the previous occupant of the premises.</p> <p>The varying of Condition 4 of planning permission Z/1990/0127 seeks to amend the type of goods that are permitted to be sold from Unit 1 to include the sale of "bulky" <u>and</u> "non-bulky goods". This is to facilitate the occupation of Unit 1 Connswater Retail Park by Cancer Research UK in their new format store. The variation of the Condition to include "bulky" and "non-bulky goods" would relate only to Unit 1, with all other units remaining as approved.</p>	

Whilst the proposal is contrary to retail policy and the sequential test which seeks to direct retail development to the City Centre and other centres first, the proposal is considered acceptable because of the unique circumstances of the occupier, which is a charitable organisation and to facilitate their new format store.

Having regard to the Development Plan and other material considerations, and in the planning balance, the proposed development is considered acceptable.

Recommendation

It is recommended that planning permission is granted subject to conditions.

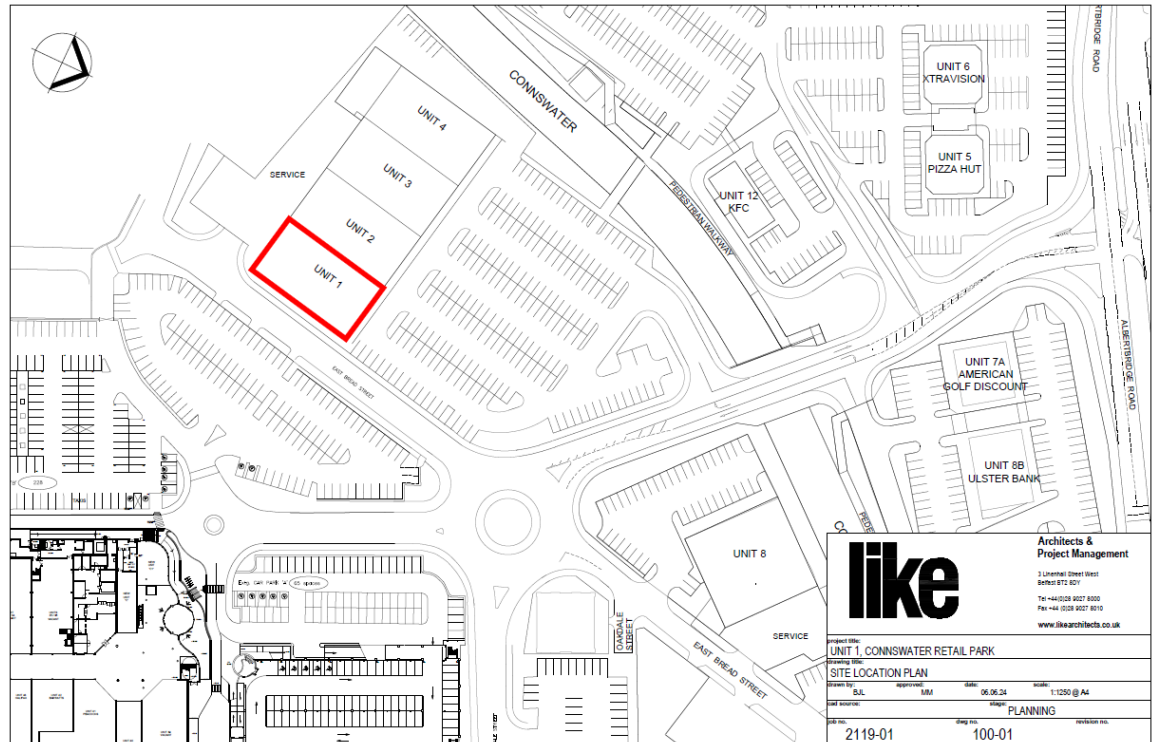
Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters which may arise, provided that they are not substantive.

Officer Report

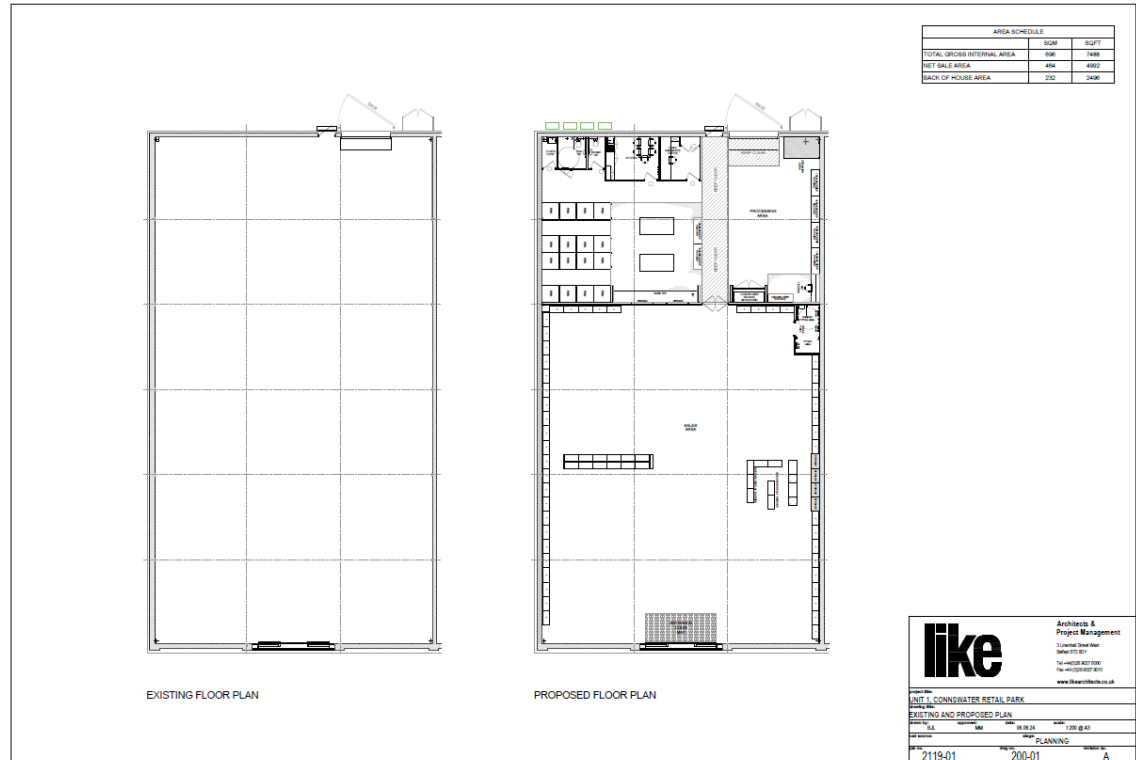
1.0

Drawings

Site Location Plan:



Existing and Proposed Floor Plans:



2.0	Characteristics of the Site and Area
2.1	The site is located at Connswater Shopping Centre and relates to Unit 1 of the retail park. The application site, Unit 1, is located to the north-west of Connswater Retail Park, directly northeast of East Bread Street.
2.2	The site consists of a large single storey building with four retail units, finished in white render to the bottom and white cladding to the top. The Unit was originally occupied by 'Lazer Electronics' as a "bulky goods" retailer and then occupied by discount retailer 'Pound World' 2011-2018. The Unit was re-cladded to match the immediately adjacent 'Lidl' supermarket finish in 2019 and was then most recently occupied by 'House Proud Furniture' in 2020.
2.3	The building fronts onto a shared car park with 'Lidl', with access also shared and taken from Connswater Link.
3.0	Description of Proposal
3.1	The proposal is a Section 54 application to vary Condition 4 of reference Z/1990/0127 to allow for the sale of "bulky" and "non-bulky goods".
3.2	Condition 4 currently restricts sales from the retail warehousing to a) DIY materials, products and equipment, b) Garden materials, plant and equipment, c) Furniture and soft furnishing, carpets and floor coverings and electrical goods and d) Such other items as may be determined in writing by the Planning Service as generally falling within the category of "bulky goods".
3.3	To note, Condition 4 of planning permission Z/1990/0127 was previously varied under planning permission Z/2010/0974/F to permit the sale of "convenience and comparison" goods from the Unit for Pound World, introducing 5no. floorspace conditions for a range of different type of goods.
3.4	The proposed variation of Condition 4 of reference Z/1990/0127 is to accommodate the occupation at Unit 1 Connswater Retail Park by Cancer Research UK in their new format store. The variation of the Condition to include "bulky" and "non-bulky goods" would relate only to Unit 1 with all other units remaining restricted for bulky goods sales as approved.
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 ("Departmental Development Plan") 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 Material Considerations Belfast Agenda

	Relevant Planning History
4.5	Application Number: Z/1990/0127 Decision: Permission Granted Decision Date: 9 October 1991. Proposal: Extension to Connswater Centre to include retailing, retail warehousing, business park, housing & car parking
4.6	Application Number: Z/2010/0974/F Decision: Permission Granted Decision Date: 11 March 2011. Proposal: Extension to Unit 1 Connswater Retail Park, relocation of the existing entrance and variation of condition 5 of planning approval Z/1990/0127 under Article 28 of the Planning (NI) Order 1991 to allow for the sale of convenience and comparison goods.
5.0	Consultations and Representations
5.1	Statutory Consultations None Required.
5.2	Non-Statutory Consultations Planning Service Plans and Policy team – No response required. DfI Roads – No objection.
5.3	Representations The application was advertised on 5 th July 2024 and neighbour notified on the 24 th June 2024. No representations have been received.
6.0	PLANNING ASSESSMENT
	<u>Development Plan Context</u>
6.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.3	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted
6.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:
6.5	Policy RET1 Establishing a centre hierarchy Policy RET2 Out of centre development Policy RET3 District centres, local centres and city corridors Policy TRAN1 Active travel Policy TRAN2 Creating an accessible environment Policy TRAN4 Travel Plan Policy TRAN6 Access to public roads

	Policy TRAN8 Car parking and service arrangements
6.6	<p>Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) 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>Retail impact</u></p>
6.7	The main issue in the consideration of this application is the retail sequential test which seeks to direct new retail development to existing centres first.
6.8	<p>Condition 4 of permission Z/1990/0127 states:</p> <p>“The floorspace comprised in the retail warehousing shall be used only for the retail sale and ancillary storage of the items listed below and for no other purpose, including any other purpose in Class 1 of the Schedule of the Planning (Use Classes) Order (NI) 1989.</p> <ul style="list-style-type: none"> (a) DIY materials, products and equipment. (b) Garden materials, products and equipment. (c) Furniture and soft furnishings, carpets and floor coverings and electrical goods. (d) Such other items as may be determined in writing by The Planning Service as generally falling within the category of “bulky goods.” <p>Reason: To control the nature, range and scale of the commercial activity to be carried out at this location.”</p>
6.9	<p>The proposed amended wording of Condition 4 is:</p> <p>“The floorspace comprised in the retail warehousing shall be used only for the retailing sale and ancillary storage of the items listed hereunder, and for no other purpose, including any other purpose in Class A1 of the Schedule to the Planning (Use Classes) Order (NI) 2015.</p> <ul style="list-style-type: none"> a) DIY materials, products and equipment. b) Garden materials, plant and equipment. c) Furniture and soft furnishing, carpets and floor coverings and electrical goods. d) Goods that are offered for sale by charitable organisation for the purpose of raising funds for that charity; and e) Such other items as may be determined in writing by the Planning Service as generally falling within the category of “bulky goods”
6.10	<p>The variation of Condition 4 is to amend the type of goods that are permitted to be sold from Unit 1 to include “bulky” <u>and</u> charity sales “non-bulky goods”. This is to accommodate the occupation at Unit 1 Connswater Retail Park by Cancer Research UK in their new format store, which includes both “bulky” and “non-bulky” goods sales. This variation would relate only to Unit 1 with all other units remaining as approved.</p>

6.11	It is noted that there was planning approval to vary the Condition to allow for the sale of “convenience and comparison” goods at Unit 1 under Z/2010/0974/F. This permission was enacted under the use of the Unit by ‘Pound World’ 2011-2018, the previous occupier of the application site. The use remained as Class A1 of the Schedule to the Planning (Use Classes) Order (NI) 2015.
6.12	The proposal would support the relocation of Cancer Research UK from the adjacent Retail Park (outside District Centre). Policies RET1 (Establishing a centre hierarchy) and RET2 (Out of centre Development) of the Plan Strategy apply. Policy RET2 states that the sequential approach directs development to the town centre before considering an edge of centre site and that preference will be given to edge of centre land before considering an out of centre site.
6.13	<p>The applicant has provided the following locational justification for the proposal.</p> <ul style="list-style-type: none"> • This specific location provides the desired free car parking and convenience for customers purchasing and the public donating to the store. • The size of the unit is necessary to facilitate the new format charity store. • The proposed site provides appropriate service yard facilities for stock storage and management. • Connswater Shopping Centre is the closest District Centre to the site. • This will be the first superstore in Belfast able to accept and trade larger, bulkier furniture items, offering greater choice to Cancer Research UK customers and donors.
6.14	In terms of the sequential test, the applicant states that dBMAP identifies a local centre on Kings Road (Kings Square). There are two units available at this location but both units are too small to meet the needs of the business.
6.15	Some units identified as “Shopping/Commercial Area” in dBMAP are currently available to let, however, due to the applicant’s specific requirements regarding car parking and unit size, none of these locations are suitable for the proposed business model of ‘superstore’.
6.16	The application proposes a 60% maximum non-bulky, and 40% bulky split on goods to be sold at this store. Whilst this exceeds the recommendation set out in Policy RET 4 (70% bulky), the goods that will be offered for sale by the charitable organisation are for the purpose of raising funds for that charity.
6.17	Whilst the proposal does not accord with Policies RET1 and RET2 of the Plan Strategy, given the unique locational requirements of the intended occupier, which is a charitable organisation, the proposal is considered acceptable in the planning balance.
6.18	<p>It is considered necessary to restrict the occupier to Cancer Research UK because of the unique requirements of the occupier.</p> <p><u>Access and parking</u></p>
6.19	It is considered that sufficient car parking is provided within the existing parking to the front and rear of the site. The variation of Condition 4 does not conflict with car parking provisions within Parking Standards. The access arrangements are considered to remain suitable. There is no objection from DfI Roads.

	<u>Other issues</u>
6.20	There are no proposed external design changes; any signage proposals would be subject to a separate advertisement consent application.
	<u>Creation of a new permission</u>
6.21	The variation of Condition will create a new standalone planning permission and it will be necessary to repeat the conditions on the original permission.
7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, and in the planning balance, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters which may arise, provided that they are not substantive.
DRAFT CONDITIONS:	
<p>1. Unit 1 shall not be operated other than by Cancer Research UK (Charity Number).</p> <p>Reason: The sale of non-bulky goods in this location has only been permitted because of the unique circumstances of the applicant, a charity which is operating a new charitable format shop.</p> <p>2. Unit 1 shall not be used other than for the retail sale and ancillary storage of the items listed hereunder, and for no other purpose, including any other purpose in Class A1 of the Schedule to the Planning (Use Classes) Order (NI) 2015.</p> <p>a) DIY materials, products and equipment. b) Garden materials, plant and equipment. c) Furniture and soft furnishing, carpets and floor coverings and electrical goods. d) Goods that are offered for sale by charitable organisation for the purpose of raising funds for that charity; and e) Such other items as may be determined in writing by the Planning Service as generally falling within the category of “bulky goods”</p> <p>Reason: To restrict the nature of retail goods to be sold from the premises in view of the town centre first approach to retail development.</p> <p>3. Of the net floorspace hereby approved within Unit 1, no more than 60% (278 sqm) shall be used for the sale and display of “non-bulky comparison goods”.</p> <p>Reason: To enable the Planning Authority to retain control over the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the continued vitality and viability of existing centres.</p>	

DRAFT CONDITIONS:

1. Unit 1 shall not be operated other than by Cancer Research UK (Charity Number).

Reason: The sale of non-bulky goods in this location has only been permitted because of the unique circumstances of the applicant, a charity which is operating a new charitable format shop.

2. Unit 1 shall not be used other than for the retail sale and ancillary storage of the items listed hereunder, and for no other purpose, including any other purpose in Class A1 of the Schedule to the Planning (Use Classes) Order (NI) 2015.

- a) DIY materials, products and equipment.
- b) Garden materials, plant and equipment.
- c) Furniture and soft furnishing, carpets and floor coverings and electrical goods.
- d) Goods that are offered for sale by charitable organisation for the purpose of raising funds for that charity; and
- e) Such other items as may be determined in writing by the Planning Service as generally falling within the category of “bulky goods”

Reason: To restrict the nature of retail goods to be sold from the premises in view of the town centre first approach to retail development.

3. Of the net floorspace hereby approved within Unit 1, no more than 60% (278 sqm) shall be used for the sale and display of "non-bulky comparison goods".

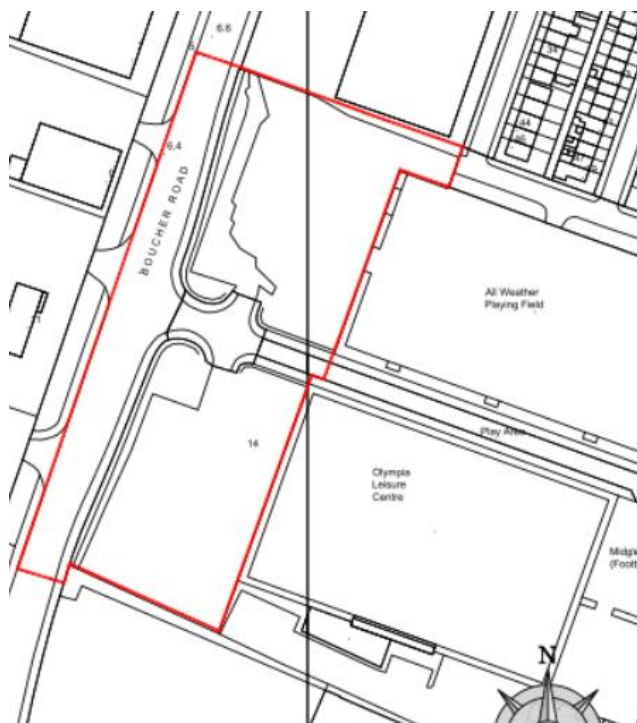
Reason: To enable the Planning Authority to retain control over the nature, range and scale of retailing activity to be carried out at this location so as not to prejudice the continued vitality and viability of existing centres.

Committee Report

Development Management Report	
Application ID: LA04/2023/3879/F	Date of Committee: 17 th September 2024
Proposal: Vary of condition 11 of LA04/2021/2815/F to extend opening hours.	Location: Vacant lands at access road to Olympia Leisure Centre – directly opposite and approx. 70m east of, Nos 9-15 Boucher Road, Belfast.
Referral Route: Major application: variation of condition to previous major application.	
Recommendation: Approval	
Applicant Name and Address: Lidl Northern Ireland Nutts Corner Dundrod Road Crumlin BT29 4SR	Agent Name and Address: Dermot Monaghan MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ
Date Valid: 31 st August 2023	
Target Date: 28 th March 2024	
Contact Officer: Ciara Reville, Principal Planning Officer.	
Executive Summary: <p>The application seeks planning permission for a variation of condition 11 of LA04/2021/2815/F to extend opening hours for an additional hour on a Saturday, from Saturday 08:00-21:00hrs to Saturday 08:00-22:00hrs.</p> <p>The key issue relevant to consideration of the application is:</p> <ul style="list-style-type: none"> Any issues that may arise from the amendment of a previous condition recommended by environmental health that was imposed for the protection of residential amenity against adverse noise. <p>Recommendation Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the variation of condition should be approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise so long as they are not substantive.</p>	

Case Officer Report

Site Location Plan and Site Layout



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The application seeks planning permission for a variation of condition 11 of LA04/2021/2815/F to extend opening hours.

2.2 Condition 11 of LA04/2021/2815/F states:

No Customers shall be served or remain in the hereby approved supermarket outside the following hours:

Monday to Friday 07:00-23:00 hrs

Saturday 08:00-21:00hrs

Sunday 13:00- 18:00hrs

Reason: Protection of residential amenity against adverse noise.

The application requests to extended permitted opening hours by 1 hour on Saturdays:

Monday to Friday 07:00-23:00 hrs

Saturday 08:00-22:00hrs

Sunday 13:00- 18:00hrs

2.0 Description of Site

2.1 The application site is located along the east side of Boucher Road. The area is predominantly characterised by a mix of uses, mostly commercial/retail uses. Windsor Park football stadium, Olympia Leisure Centre and associated playing fields are located to the immediate east. Existing residential development is located to the north-east of the site. Commercial uses are located to the north, south and to the other side of Boucher Road to the west.

Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2021/2815/F - Erection of Discount supermarket, drive through cafe, landscaping, car parking, and associated site works. Approved 29/03/2023
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. DBMAP (both v2004 and v2014 versions) is a material consideration. The weight to be afforded to dBMAP is a matter of judgement for the decision maker. Given its advanced stage in the Development Plan process, it is considered that dBMAP (v2014) carries significant weight.
4.3	Belfast Local Development Plan Draft Plan Strategy 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 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	Policy RET 1 – Establishing a centre hierarchy. Policy RET 2 – Out of centre development. Policy DES 1 – Principles of urban design.
5.0	Statutory Consultees Responses None
6.0	Non Statutory Consultees Responses Environmental Health- Content with recommended condition.
7.0	Representations
7.1	The application was advertised on the 29th September 2023 and neighbour notified on the 20 th September 2023.
7.2	No objections were received.
9.0	Assessment
9.1	It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.
9.2	Principle of development

	<p>The principle of development has already been established through the previous approved application LA04/2021/2815/F. Therefore, RET1 AND RET2 have already been complied with.</p>
9.3	<p>Impact on residential amenity against adverse noise</p> <p>The proposed variation of condition is to allow the supermarket to open for an extra hour from 21:00 to 22:00 on a Saturday. Given the previous condition suggested by Environmental Health, they were reconsulted on this application. Environmental Health responded with no objection with an amended condition. Therefore, it is considered that the proposed extra opening hour would have no further impact from what is already approved on residential amenity. The proposal is therefore compliant with Policy DES 1.</p>
9.4	<p>Given that this variation of condition is to a previously approved major application, the applicant can rely on the pre-application community consultation that was submitted alongside application LA04/2021/2815/F.</p>
9.5	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p>
10.0	<p>Summary of Recommendation:</p>
10.1	<p>Approval. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions.</p>
11.0	<p>DRAFT Conditions:</p> <ol style="list-style-type: none"> 1. This planning permission has effect from the date of this decision. Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011. 2. 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 all external finishes. Reason: In the interests of the character and appearance of the area. 3. The gross retail floor space of the store hereby approved shall not exceed 2,223sqm. Reason: To safeguard the vitality and viability of the City Centre and other Centres within the catchment. 4. The net floor space of the retail store hereby approved shall not exceed 1,425sqm. Reason: To safeguard the vitality and viability of the City Centre and other Centres within the catchment. 5. Of the net retail floor space of the retail unit hereby approved, not more than 1,140 square metres shall be used for the sale and display of the items listed here under

and for no other purpose, including any other purpose in Class A1 of the Planning (Use Classes) Order (Northern Ireland) 2015

- (a) food non-alcoholic beverages, alcoholic drink;
- (b) tobacco, newspapers, magazines, confectionery; (c) stationary and paper goods;
- (d) toilet requisites and cosmetics;
- (e) household cleaning materials; and
- (f) other retail goods as may be determined in writing by the Council as generally falling within the category of 'convenience goods' or as generally being appropriate to the trading in these premises.

Reason: To control the nature, range and scale of the retail activities to be carded out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

6. No internal operations, including the construction of or extension to mezzanine floors, increasing the floor space available for retail use or subdivision to form additional units shall be carried out without the prior written consent of the Council.

Reason: To control the nature, range and scale of the retail activities to be carried out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

7. Of the net retail floor space not more than 285 square metres of the sales area shall be used only for the retail sale of comparison goods and for no other purpose.

Reason: To control the nature, range and scale of the retail activities to be carded out at this location in order to protect the vitality and viability of town centres and other centres within the catchment.

8. All hard and soft landscaping works shall be carried out in accordance with the approved details as set out in Drawing No. 10B – Landscape Proposal (in planning application LA04/2021/2815/F). The landscaping works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

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

9. Deliveries to or service collections from the hereby approved development shall only be permitted between the hours of 07:00-23:00hrs Monday to Friday; between the hours of 08:00-23:00hrs on a Saturday and between the hours of 10:00-22:00hrs on a Sunday.

Reason: Protection of residential amenity against adverse noise.

10. No customers shall be served or remain in the hereby approved supermarket outside the following hours:

Monday to Friday 07:00 - 23:00 hrs
Saturday 08:00 - 22:00 hrs
Sunday 13:00 - 18:00 hrs

Reason: Protection of residential amenity against adverse noise.

11. No customers shall be served in the hereby approved drive through café outside the hours of 08:00 – 23:00hrs.

Reason: Protection of residential amenity against adverse noise.

12. Prior to installation of any plant and equipment at the hereby approved supermarket, details of all plant and specification of all plant and equipment along with an accompanying final assessment by an acoustic consultant shall be submitted to and agreed in writing by the Council. The assessment shall demonstrate that the cumulative operation of all chosen on site plant will not arise in adverse impact at nearby sensitive receptors, particularly at night. The development shall be carried out in accordance with the agreed details.

Reason: Protection of residential amenity against adverse noise.

13. The rating level (dBLAr,T) from the combined operation of all plant and equipment at the hereby permitted development shall not exceed the representative daytime and night time background noise level (dBLA90,T) at the closest residential receptors when measured and determined in line with BS4142:2019.

Reason: Protection of residential amenity against adverse noise.

14. Prior to operation of the hereby approved supermarket, an acoustic timber fence to a height of 2m and of a mass no less than 15kg/m² shall be erected to the plant compound as shown on Drawing No. 02E - 'Proposed site plan – site finishes' and on Drawing No. 13 - 'Acoustic Fence Construction Details' (in planning application LA04/2021/2815/F). The acoustic fence shall be retained in accordance with this specification at all times.

Reason: Protection of residential amenity against adverse noise.

15. Prior to operation of the hereby approved supermarket, a 2m high parapet screen shall be erected around the rooftop plant and equipment as shown on Drawing No. 08a - 'Proposed Lidl elevations –A1', Rev F (in planning application LA04/2021/2815/F). The parapet screening shall be retained thereafter in accordance with this specification.

Reason: Protection of residential amenity against adverse noise.

16. Prior to commencement of operation of the hereby approved drive-through café, a proprietary kitchen extraction and odour abatement system shall be installed. This shall comprise an extraction canopy, fan and grease filtration as well as the additional odour abatement measures outlined in the Irwin Carr Odour and Air Quality Letter dated 21st January 2022 (in planning application LA04/2021/2815/F), namely: fine filtration followed by a UV Ozone system to achieve a high level of odour control in line with relevant industry good practice guidance for commercial kitchen exhaust systems.

17. Prior to the operation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the RSK Ireland Ltd report entitled 'Lidl Northern Ireland GmbH, Updated Remediation Strategy, Lands at Boucher Road, Belfast, 603086-R2(01), February 2022' (in planning application LA04/2021/2815/F) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified human health 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:

a) A minimum 1000mm capping layer has been emplaced in the area shown in Figure 3 of the Remediation Strategy, formed from material that is demonstrably suitable for use (commercial).

b) Gas protection measures commensurate with the site's Characteristic Situation 2 classification have been provided to the development, comprising:

- A cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab which is well reinforced to control cracking and has minimal penetrations.

- A gas resistant membrane which meets all requirements of Table 7 of BS 8485:2015+A1:2019.

Gas protection measures must be verified in line with the requirements of CIRIA C735.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health. Reason: protection of amenity against adverse odour impact.

18. If during the carrying out of the development new contamination or risks to the water environment are 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 or environmental 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 and protection of environmental receptors to ensure the site is suitable for use.

19. No development should take place on-site until details of the method of sewage disposal have been submitted to and agreed in writing by the Council. The development shall be carried out in accordance with the agreed details.

Reason: To ensure protection of the aquatic environment.

	<p>20. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing Nos.02E & 03C (in planning application LA04/2021/2815/F) prior to the operation of any other works or other development hereby permitted.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>21. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted becomes operational and such splays shall be retained and kept clear thereafter.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>22. Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>23. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with Drawing Nos. 02E & 03C (in planning application LA04/2021/2815/F). Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking, servicing and traffic circulation within the site.</p> <p>24. The development hereby permitted shall not become operational until cycle parking facilities have been provided in accordance with Drawing Nos. 02E & 03C (in planning application LA04/2021/2815/F).</p> <p>Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.</p> <p>25. The development hereby permitted shall not operate unless in accordance with the Service Management Plan.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p>
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ANNEX	
Date Valid	31 st August 2023
Date First Advertised	29 th September 2023
Date Last Advertised	29 th September 2023
Date of Last Neighbour Notification	20 th September 2023
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site location Plan	
Approved Drawing Numbers in Planning Application LA04/2021/2815/F 01, 02E, 03C, 05A, 06, 07, 08A, 09A, 10B, 11, 12A, 13 and 14.	

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17th September 2024	
Application ID: LA04/2024/0470/F	
Proposal: Development of a community garden for sustainable food growth and education purposes	Location: Lower Botanical Gardens, Belfast, BT7 1LP
Recommendation: Approval	Referral Route: BCC application
Applicant Name and Address: Mr Alan John Wardle Belfast City Council Room 217 Belfast City Hall Belfast BT1 5GS	Agent Name and Address: Mr Alan John Wardle Belfast City Council Room 217 Belfast City Hall Belfast BT1 5GS
Date Valid: 15 th March 2024	
Target Date: 30 th August 2024	
Contact Officer: Ciara Reville, Principal Planning Officer.	
Executive Summary: <p>The application seeks full planning permission to develop a community garden for sustainable food growth and education purposes.</p> <p>The key issues for the assessment of the application include:</p> <ul style="list-style-type: none"> • Principle of development • Impact on amenity • Impact on existing trees and vegetation • Impact on Historic Assets • Health and wellbeing • Community Cohesion <p>The application site is located on the lower part of Botanic Gardens. Botanic Gardens is classed as a Grade A Historic Park/Garden.</p> <p>Within the development the following is proposed;</p> <ol style="list-style-type: none"> 1. 30ft Recycled Shipping Container x2 2. Decked Ramp 3. Solar Panels 4. Wheelchair accessible drive-in bed 5. Planting beds 6. Hexagonal crazy paved area – recycled paving/brick/tile 7. Seating made from cable reels 8. Polytunnel (6m in width, 3m in height and 14m in length) 9. Standing work Bench 10. Open demonstration area 11. Accessible composting toilets x2 	

The proposal is approximately 1626 square meters and will have a 1 metre high hedge along the boundary.

The proposal is considered to comply with the SPPS, Policies LC1, Lc1C, HC1 CI1 and SP4 of the Belfast Local Development Plan Strategy 2035 and Section 91(2) of the Planning Act (Northern Ireland) 2011.

No third-party representations have been received.

Recommendation

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

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

Officer Report

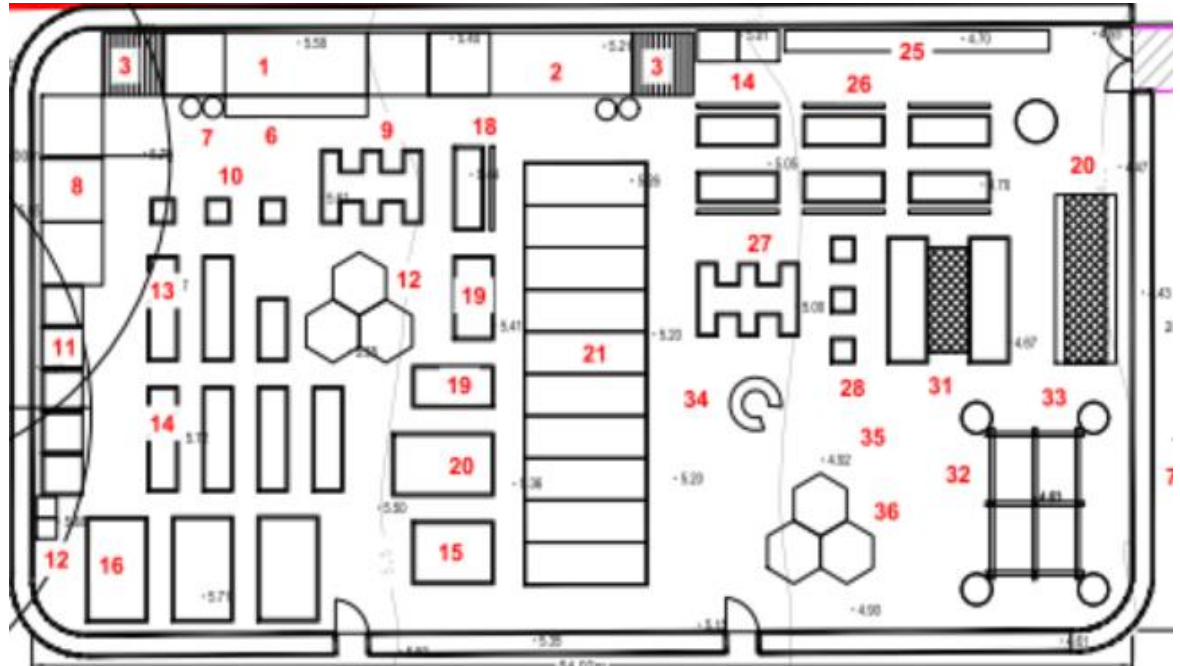
1.0 Drawings

1.2

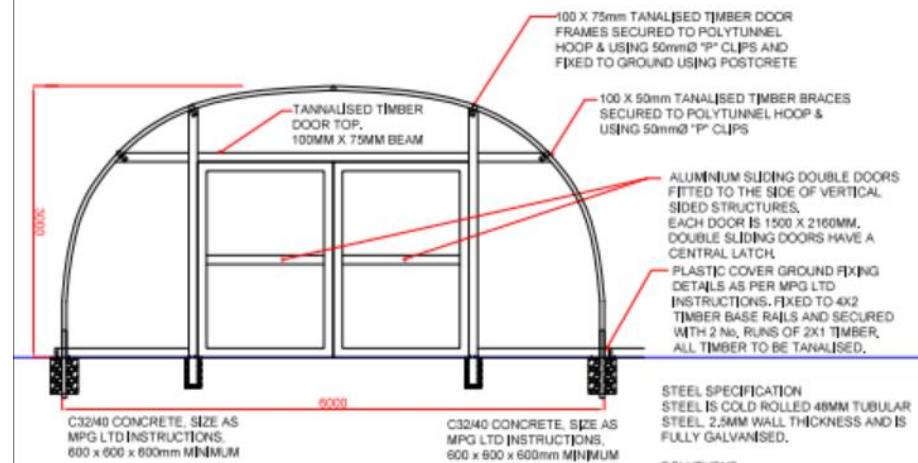


1.3

1. 30R RECYCLED CONTAINER: 10T TOOL SHED, 20R PACKING, DRYING STORAGE.
2. 30R RECYCLED CONTAINER: 10T OFFICE, 20R TEABREAK ROOM.
3. DECKED RAMP
4. SOLAR PANELS ON TOP OF CONSTAINERS
5. ESPALIER FRUIT TREES
6. STACKED BARRELS WATER HARVEST
7. 1m HEDGE
8. 8 ROOFED AGGREGATE STORAGE
9. WHEELCHAIR ACCESSIBLE BED 5x3.5m WITH 1m CUTOUTS
10. 1x1x1m TREE BOX
11. COVERED COMPOSTING SYSTEM
12. BOKASHI BINS
13. 1.5x5x0.9m BED
14. 1.5x5x0.675m BED
15. 3x4x0.45m BED
16. 3x5x0.45m BED
17. HEXAGONAL CRAZY PAVED AREA
18. 1.5x4x0.9m BED/BENCH
19. 2x4x0.45m BED
20. 1x6x0.25 SAND BED FOR HARDENING CROPS
21. 20x6m POLYTUNNEL WITH GUTTERS
22. IBC CONTAINERS FEEDING GRAVITY SYSTEM FOR POLYTUNNEL BEDS
23. SUGGESTED POLYTUNNEL LAYOUT BEDS EITHER SIDE, BEDS CENTRALLY, POTTING BENCHES, 2 WORK BENCHES
24. ACCESSIBLE COMPOSTING TOILETS x 2
25. VERTICAL GROWING DISPLAY / ESPALIER FRUIT TREES
26. 1.5x4x0.9 BED/BENCH
27. WHEELCHAIR ACCESSIBLE BED 5x3.5m WITH 1m CUTOUTS
28. 1.2x1.2x1.2m BOX BED
29. WILDFLOWER CIRCLES
30. 3x12m ARCHWAY PLANTED WITH CLIMBERS
31. SQUASH BEDS 2x6x0.45m WITH HOOPED FRAME
32. PERGOLA WITH MECHANISED CANVAS ROOF, TRELLIS WITH CLIMBERS
33. CORNER GROWING BEDS LINKED TO TRELLIS
34. CIRCULAR GROWING BED MADE WITH RECYCLED CATTLE FEEDER & CORRUGATED TIN
35. OPEN DEMONSTRATION AREA
36. HEXAGONAL CRAZY PAVED AREA



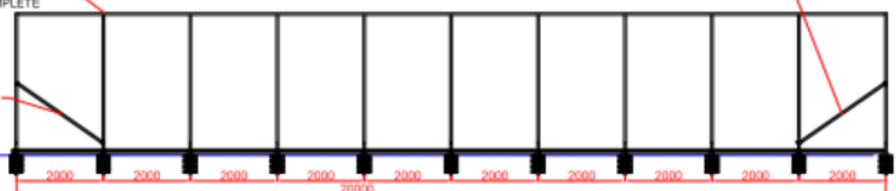
1.4



50mmØ RIDGE SECURED TO
POLYTUNNEL HOOPS USING
SIZE "D" KEE-CLAMP 24WAY
THROUGH FITTINGS COMPLETE
WITH GRUB SCREWS

50mmØ DIAGONAL BRACES WITH
FLATTENED END SECURED TO
POLYTUNNEL HOOPS USING
50mmØ "Q" CLIPS

50mmØ DIAGONAL BRACES WITH
FLATTENED END SECURED TO
POLYTUNNEL HOOPS USING
50mmØ "Q" CLIPS



2.0	Characteristics of the Site and Area
2.1	The site is located within the grounds of Botanic Gardens, the lawns within the garden hosts several memorials to the history, people and events associated with the city. The application site is classed as a Grade A Historic Park/Garden.
2.2	Botanic Gardens is a designated LLPA, meaning this area is of great amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development.
2.3	The application site is located in lower Botanic Gardens to the rear of the PEC, adjacent to the Stranmillis embankment and on grassland previously used as informal parkland.
3.0	Description of Proposal
3.1	The application is seeking planning permission to develop a community garden for sustainable food growth and education purposes.
3.2	The proposed garden will serve the community by providing an inclusive area for all, it will include two recycled shipping containers, a poly tunnel for fruit and vegetable growth, planting beds, wheelchair accessible drive-in planting beds, a demonstration area, standing work benches, solar panels to promote renewable energy, covered composting system, compostable toilets, recycled seating and paving area. The boundary of the proposed garden will be a 1-meter-high hedge. The overall size of the community garden will be 1,626m ²
3.3	The community garden will help create opportunities for recreation, exercise, therapy and health. The proposal is designed to cater for people with a range of mobility needs and to ensure everyone can get involved. The introduction of food growth will positively impact attendees, as it will educate people on how to grow and maintain their own fruits and vegetables at home.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Policies Developer Contribution Framework (BCC) Belfast Agenda Creating Places (DfI)
4.5	Relevant Planning History No planning history is relevant to the proposal.

5.0	Consultations and Representations
5.1	<p>Non-Statutory Consultations</p> <p>Belfast City Council Trees – No objection, subject to conditions.</p> <p>NIEA – No comment</p>
5.2	<p>Representations</p> <p>The application was advertised in the local press on the Friday 16th June 2024 and neighbour notified. To date no representations have been received.</p>
6.0	PLANNING ASSESSMENT
	Development Plan Context
6.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.3	The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.
6.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.6	<p>Relevant Planning Policies</p> <p>The following policies in the Plan Strategy are relevant to consideration of the application:</p>
6.7	<p>LC1 – Landscapes</p> <p>Lc1C – LLPAs</p> <p>HC1 – Promoting Healthy Communities</p> <p>SP4 – Community Cohesion and Good Relations</p> <p>CI1 – Community Infrastructures</p> <p>TRAN8 - Car parking and Servicing Arrangements</p>

6.8

The key issues are in assessing the application are:

- Principle of development
- Impact on amenity
- Impact on existing trees and vegetation
- Impact on Historic Assets
- Health and wellbeing
- Community Cohesion
- Accessibility

Principle of Development

The site is located within a Local Landscape Policy Area (LLPA). The proposal is therefore assessed against LC1.

Policy LC1 (Landscape) seeks to protect and, where appropriate, restore or improve the quality and amenity of the surrounding landscape of new developments. The council have adopted a precautionary approach in assessing development proposals in any **designated** landscape. The council give careful consideration to the following criteria when assessing these types of applications;

- A. The protection and enhancement of the landscape and visual character of the area;
- B. The protection of built (architectural and archaeological), nature and cultural features, their views, and settings;
- C. The sensitivity of the landscape and its capacity to accommodate development (including cumulatively) without adversely impacting on the landscape character and visual amenity; and
- D. Mitigation measures, including the retention and protection of existing trees and other vegetation and planting of new trees and vegetation.

It also states within policy LC1 that planning permission will only be granted where it is of an appropriate design and scale for the locality and that the following criteria is met;

- E. The siting of the proposal is sympathetic to the special character of the area;
- F. It respects or conserves built heritage features of importance to the character and appearance of the landscape;
- G. There is no adverse impact on natural heritage and biodiversity; and
- H. The proposal respects, 1. Local architectural styles and patterns; Traditional boundaries details, by retaining features such as hedges, walls, trees, and gates; 3. Local materials, design, and colour.

The council have assessed the proposed scheme and consider it complies with criteria A-H set out within Policy LC1.

The proposed community garden is located on the lower part of Botanic Gardens. This area is a designated Local Landscape Policy Area (LLPA). These consist of those features and areas within, and adjoining settlements considered to be of greatest amenity value, landscape quality or local significance and therefore worthy of protection from undesirable or damaging development.

	<p>Policy LC1C is also relevant and states that in addition to complying with the requirements set out in LC1, development proposals that have significant adverse impact on the amenity, character, environmental quality, or natural, built and cultural heritage features of LLPAs will not be supported. The community garden is of good design and does not cause any adverse impact to Botanic Gardens or the surrounding area.</p> <p>The Belfast LDP policies for landscapes aim to protect and enhance the quality of the environment, including the scenic and amenity value, and to preserve the unique landscape setting of Belfast. In this regard, all development should ensure that the quality of the landscape is protected and/ or enhanced. The council consider that the proposal will enhance this area of the Botanic Garden.</p> <p>Impact on amenity</p> <p>The proposal is for the development of a community garden for sustainable food growth and educational purposes. By reason of its scale, massing and design, it is appropriate to the appearance of the existing land and will not detract from the character of the area. The proposal will not harm the amenity of adjacent and nearby land by way of noise, general disturbance or visual dominance.</p> <p>Impact on existing trees and vegetation</p> <p>The application site has several trees that may be impacted by this development. BCC Trees Officer has confirmed that the proposal will not impact in the loss of any mature trees or landscaping features which offer high amenity value. Subject to conditions ensuring the landscape buffer along the Sandhurst Drive boundary is protected the Trees Officer offers no objection to the proposal.</p> <p>Impact on historic assets</p> <p>Botanic Gardens is classed as Grade A Historic Park/Garden, meaning it is vital that the character and appearance of the area is protected. The council will therefore be granting the community garden with a 3-year temporary permission to ensure that the gardens character and appearance is preserved.</p> <p>Health and wellbeing</p> <p>The council seek to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed, and managed in ways to improve health and promote healthy lifestyles. Policy HC1 (Promoting Healthy Communities) aligns with the Belfast Agenda, which places an emphasis on healthy lifestyles, physical and emotional wellbeing, reducing health inequalities and better services for those who suffer poor health.</p> <p>Policy HC1 states planning permission will be granted for proposals that help to sustain and improve neighbourhoods in all parts of the city. The community garden will be used to bring communities together by way of its accessible design, inclusive demonstrations, and educational studies, therefore complying with Policy HC1.</p> <p>Community cohesion</p> <p>Good relations are a key factor in improving the quality of everyone in a city. Belfast has been historically known for high levels of neighbourhood segregation. The introduction of the community garden will positively impact citizens within Belfast, as it will offer an inclusive space for everyone. Policy SP4 (Community cohesion and good relations) seeks to support development that maximises opportunities to build strong cohesive communities, and that makes a positive contribution to good relations. The introduction of the community garden will allow different communities to attend classes, demonstrations and events in the garden which will promote good relations and community cohesion between neighbourhoods.</p>
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	<p>The council seek to ensure that all new developments aid the needs of the community. Policy CI1 (Community infrastructures) seeks to protect and provide development opportunities for community, health, leisure, nurseries and educational facilities based on local need in line with the projected population growth. The proposal will provide an outdoor community facility which the council believe will meet the needs of the surrounding community and neighbourhoods.</p> <p>Accessibility</p> <p>The site is highly accessible and benefits from the transport links along Stranmillis Road and Stranmillis Embankment, therefore the council consider the proposal has met policy TRAN8 (Car parking and servicing arrangements) of the Belfast Local Development Plan. The closest car park to Botanic Gardens is the “Embankment Car Park” and is approximately a 5-minute walk to Botanic Gardens. This will ensure that people travelling using private modes of transport have an accessible location to park their vehicle.</p>
7.0	Summary and Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	The proposal is considered to comply with the SPPS, Policies LC1, Lc1C, HC1 CI1 and SP4 of the Belfast Local Development Plan Strategy 2035 and Section 91(2) of the Planning Act (Northern Ireland) 2011, Therefore deeming the proposal acceptable.
7.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise including representations which may occur during the statutory advertisement period and up until the point of the issuing of the decision.
<p>DRAFT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Once commenced the development must be removed and the land restored on or before 3 years. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council. Reason: In the interests of visual amenity. 3. Prior to any work commencing all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site. 	

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

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

Reason: To avoid compaction within the RPA.

DRAFT INFORMATIVES:

1. This decision relates to the following approved drawing numbers: 01,02,03,05 and 06 (24/04/24 and 12/08/24)

ANNEX	
Date Valid	17/05/2024
Date First Advertised	14/06/2024
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses)	

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Development Management Officer Report Committee Application

Summary	
Application Ref: LA04/2024/1084/F	Committee Meeting Date: 17th September 2024
Proposal: 2 no. (35m width x 16m height) ball stop fences. 1.2m height perimeter fencing with 2 no. gate access points. 2 no. (10m width x 4m depth) dugouts + hardstanding path and associated site works.	Location: Henry Jones Playing Fields, Church Road, Belfast, BT6 9SB
Referral Route: Section 3.8.5 (c) of the Scheme of Delegation. Application made by the Council.	
Recommendation:	Approval
Applicant Name and Address: Michael Small 4 th Floor Cecil Ward Building, 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address: Michael Small 4 th Floor Cecil Ward Building, 4-10 Linenhall Street Belfast BT2 8BP
Date Valid:	11 th June 2024
Target Date:	24 th September 2024
Contact Officer:	Lisa Walshe, Principal Planning Officer
<p>Executive Summary</p> <p>The application seeks planning permission for proposed 2 no. (35m width x 16m height) ball stop fences, 1.2m height perimeter fencing with 2 no. gate access points, 2 no. (10m width x 4m depth) dugouts, hardstanding path and associated site works.</p> <p>The site is located at Henry Jones Playing Fields, Church Road, Belfast which is a Council site with sports pitches and associated parking. There are a number of trees throughout the site and around the site periphery. The site is located within an Area of High Scenic Value and an Area of Constraint on Mineral Developments designated in dBMAP.</p> <p>The key issues relevant to consideration of the application are:</p> <ul style="list-style-type: none"> • Impact on amenity • Impact on the character and appearance of the area • Other considerations <p>There have been no objections from consultees.</p> <p>One objection has been received. This objection is addressed within the main report and is summarised below:</p> <ul style="list-style-type: none"> • Concerns of littering • Impact on trees 	

- Parking and traffic movements
- Anti-Social Behaviour

Recommendation

Having regard to the development plan and other material considerations, the proposal is acceptable.

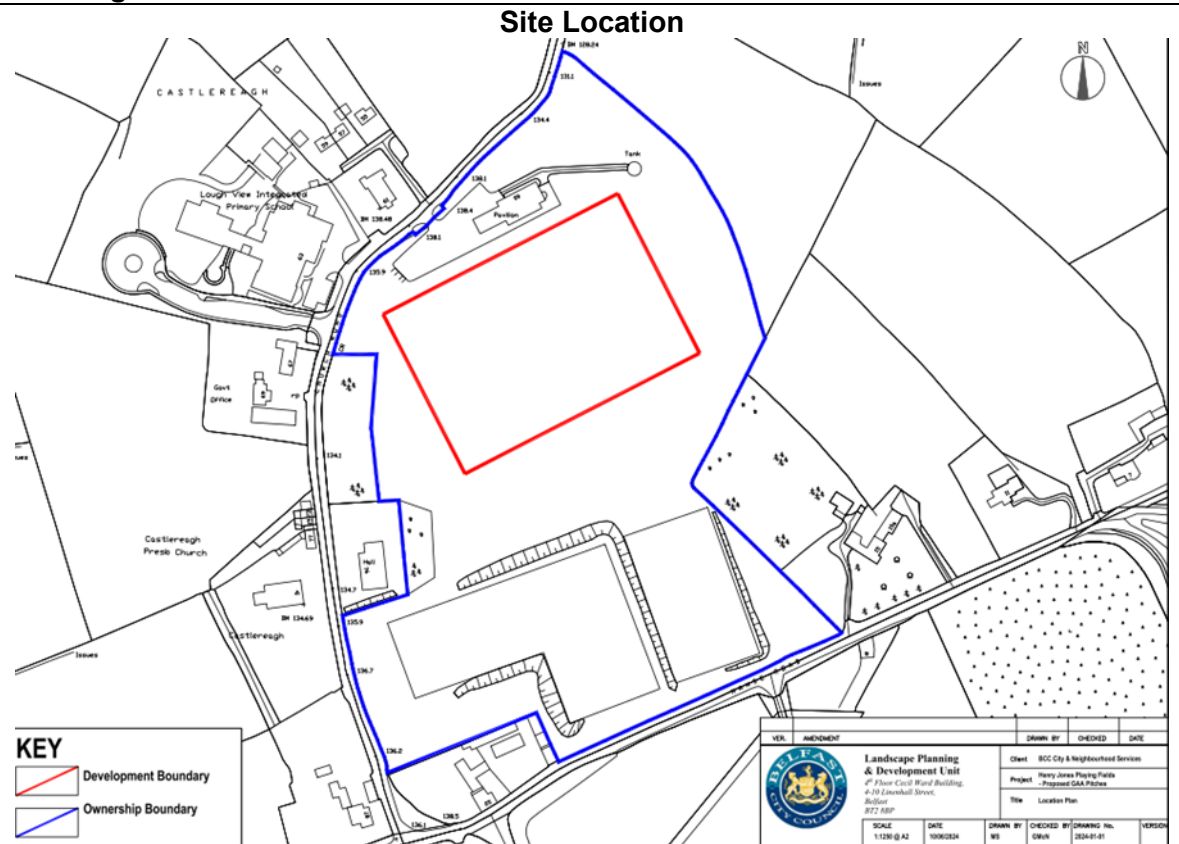
It is recommended that planning permission is approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the approval reasons and deal with any other issues that arise, provided that they are not substantive.

Case Officer Report

1.0

Drawings

1.1



2.0	Characteristics of the Site and Area
2.1	The site is located at Henry Jones Playing Fields, Church Road, Belfast which is a Council owned site with a pavilion, sports pitches, and associated parking. There are a number of trees throughout the site and around the site periphery. The site is located within an Area of High Scenic Value and an Area of Constraint on Mineral Developments designated in dBMAP. To the North of the site is Lough View Integrated Primary and Nursery School. To the West of the site is Castlereagh Presbyterian Church, which is a Grade B+ Listed Building.
3.0	Description of Proposal
3.1	The application seeks full planning permission for proposed 2 no. (35m width x 16m height) ball stop fences, 1.2m height perimeter fencing with 2 no. gate access points, 2 no. (10m width x 4m depth) dugouts, hardstanding path and associated site works.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.1.1	Policies in the Plan Strategy relevant to the application include the following: <ul style="list-style-type: none"> • Policy HC1 – Promoting Healthy Communities • Policy CI1 – Community Infrastructure • Policy DCI3 – Other Proposed Development in the Countryside • Policy TRE1 – Trees • Policy BH1 – Listed Buildings
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	Relevant Planning History There is no relevant site history.
5.0	Consultations and Representations
5.1	Statutory Consultations. DFI Roads – No Objection Historic Environment Division (HED) – No Objection
5.2	Non-Statutory Consultations None required.
5.3	Representations The Council has received 1 objection letter which is summarised below.

	<ol style="list-style-type: none"> 1. Concerns of potential littering – <i>This is not a material planning consideration and the Council are unable to withhold permission on this basis. This is a site management issue for BCC Parks Department.</i> 2. Impact on trees – <i>the Council is proposing to retain all trees on site and officers consider there will be no adverse impact. A condition is recommended to ensure retention.</i> 3. Parking and Traffic Movements - <i>DfI Roads offer no objection.</i> 4. Anti-Social Behaviour – <i>anti-social behaviour is a matter that should be raised with the PSNI by those concerned.</i>
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.1.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.1.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.1.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan ("Departmental Development Plan") until the Local Policies Plan is adopted.
6.1.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in section 4.0 of this report. The Plan Strategy replaces the operational policies previously provided by the Departmental Planning Policy Statements (PPSs). Those policies no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).
6.1.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.1.6	The site is located within an Area of High Scenic Value and an Area of Constraint on Mineral Developments within dBMAP (v2004), and an Area of High Scenic Value -

<p>6.2</p> <p>6.2.1</p> <p>6.3</p> <p>6.4</p> <p>6.5</p> <p>6.6</p>	<p>Designation COU 8/06 and an Area of Constraint on Mineral Developments - Designation COU 8/08 within dBMAP (v2014).</p> <p>Key Issues</p> <p>The key issues to be considered in this application are:</p> <ul style="list-style-type: none"> • Impact on Listed Building • Impact on amenity • Impact on the character and appearance of the area • Other Considerations <p>Impact on Listed Building: The proposal site is located in the consultation zone of Grade B+ Listed Building, Castlereagh Presbyterian Church. Historic Environment Division (HED) was consulted and had no objection to the proposal.</p> <p>Impact on Amenity: The proposed ball stop fencing and netting is not located close to any neighbouring dwellings for any loss of light or overshadowing to occur. DfI Roads was consulted in relation to parking and traffic movements with the proposal. They had no objection to the proposal.</p> <p>Character and Appearance of the Area: The proposed ball stop net and 1.2m spectator fencing is considered appropriate for the use of the playing pitch it will border. The use of slim steel posts with the net means is considered sympathetic to the existing site and surrounding area. Public views of the ballstop and spectator fencing would largely be limited to near distance views from Church Road to the north of playing field. It is considered that existing trees around the site periphery would also filter views of the structures and on balance, the proposal would not result in unacceptable detrimental visual impacts.</p> <p>Other Considerations The proposal would not cause any loss of existing trees and an appropriate condition is recommended to ensure the protection of existing trees.</p>
<p>8</p>	<p>Recommendation</p>
<p>8.1</p> <p>8.2</p>	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the approval reason and deal with any other issues that arise, provided that they are not substantive.</p>
<p>DRAFT CONDITIONS:</p> <p>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.</p> <p>2. The existing trees of the site shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal. Compensatory planting shall be completed in accordance with the agreed arrangements and retained as such thereafter.</p>	

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity.

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Development Management Report

Summary	
Committee Date: 17 th September 2024	
Application ID: LA04/2024/0681/F	
Proposal: Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, PV array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road.	Location: Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College, Belfast.
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and Section 76 planning agreement	
Applicant Name and Address: Watkin Jones Group PLC and Lacuna Developments 3 Llys Y Bont Parc Menai Bangor LL57 4BN	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Date Valid	18 th April 2024
Target Date	14 th November 2024
Contact Officer	Lisa Walshe, Principal Planning Officer
Executive Summary: <p>This application relates to lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College. The application seeks full planning permission for the erection of a 5-9 storey Purpose Built Managed Student Accommodation (PBMSA) with additional use of accommodation outside term time comprising 4 blocks of accommodation with up to 35,850sqm of gross external floorspace. The proposed scheme would include 1,007 units with a mix of cluster rooms and studios. There will be an associated café, communal facilities including landscaped courtyards, internal bin stores and cycle stores, PV array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road.</p> <p>The application follows a detailed Pre-Application Discussion (PAD) process.</p>	

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

- Principle of PBMSA in this location
- Design and placemaking
- Impact on heritage assets
- Impact on amenity
- Climate change
- Open space
- Access and transport
- Health impacts
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Natural heritage
- Waste management
- Section 76 planning agreement
- Pre-Application Community Consultation

The site is a sustainable location, with ease of access to/from Belfast City Centre via established walking, cycling and public transport connections. The application is supported by satisfactory evidence of need for the proposal.

The proposed building is considered to be of a high-quality design, appropriate to its location that will regenerate the land and be delivered as part of Phase 3 of the Titanic Quarter Development Framework (TQDF).

No objections have been received from statutory or non-statutory consultees.

One letter of support has been received.

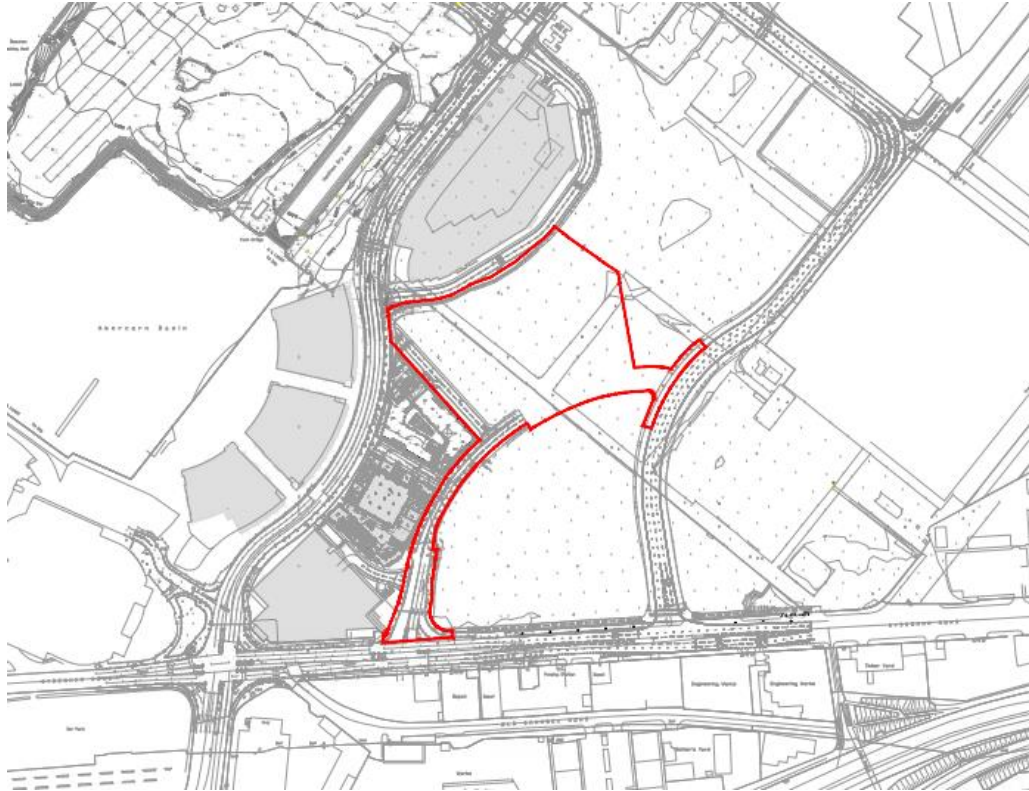
Recommendation

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

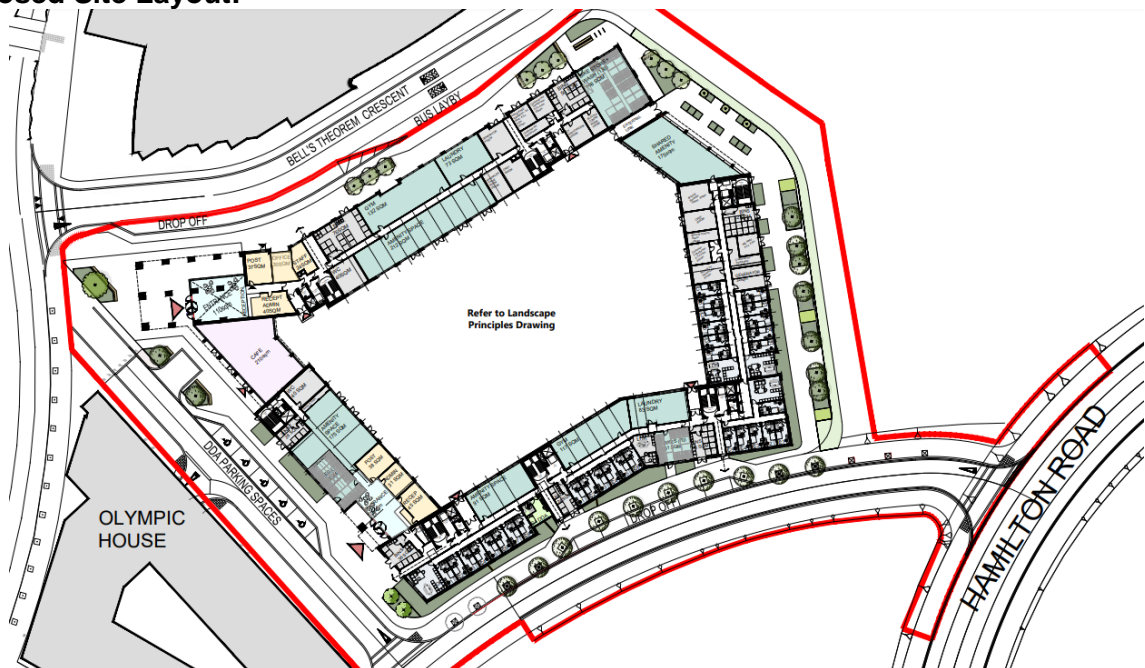
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, provided that the issues are not substantive.

DRAWINGS AND IMAGERY

Site Location Plan:

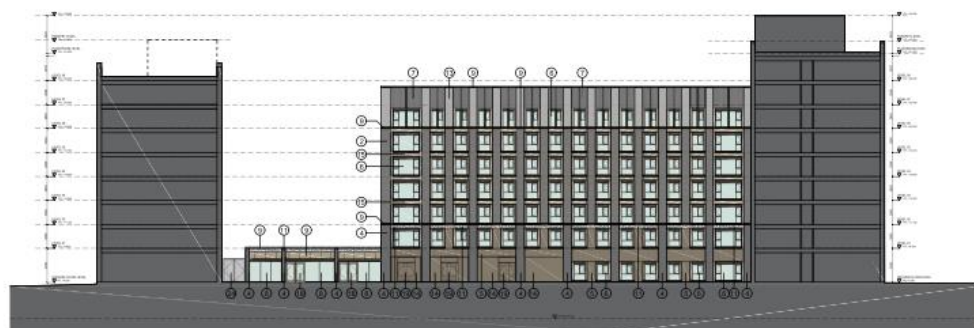


Proposed Site Layout:




Architectural elevation drawing of the Edificio de la Universidad de Zaragoza, showing three blocks (A, B, and C) with various window patterns and structural details. A small inset shows a section view labeled "ELEVATION ED1A".

[illegible][illegible]



CGIs:



1.0	Characteristics of the Site and Area
1.1	This application relates to lands between Belfast Metropolitan College (to the north), Olympic House (to the south-west) and to the east of Queen's Road within Titanic Quarter.
1.2	The site is approximately 2 hectares (ha) in size and relatively flat. It is characterised by hardstanding and bounded by 2-metre-high palisade fencing to the north, south and east. The site is currently accessed from Sydenham Road/Titanic Boulevard and Bell's Theorem Crescent using existing and operational road infrastructure. It has been cleared of ship building related activity to enable the formation of development parcels and infrastructure as part of Phase 3 of the Titanic Quarter Development Framework (TQDF).
1.3	Olympic House was recently constructed and intended for Class B1(c): Research and Development. There is a current application (LA04/2024/1385/F) to seek permission to also permit Class B1(a): Offices which remains under consideration. In addition to the adjacent Belfast Metropolitan College, there are wider uses in the area such as residential at the Arc and the upcoming 'Loft Lines' development as well as hotels, offices and the Odyssey complex. The lands to the immediate north are vacant beyond which is a car park.
1.4	See below for context of the site with adjacent buildings and uses.
	<p>Titanic Quarter provides a social, safe, sustainable, and vibrant home for its residents to live, work and play. The project is part of an ongoing regeneration project that goes beyond functionality; a place that enhances the wellbeing of the people who live, work, visit and stay here, and a sustainable and safe environment for future generations.</p> <p>Site Context</p> <ol style="list-style-type: none"> 1. Belfast Metro Titanic Campus 2. Olympic House 3. Public Record Office of Northern Ireland (PRONI) 4. Cais Gateway 5. Odyssey Pavilion (incl. WS Science and Discovery Centre) and SSE Arena 6. Premier Inn Hotel 7. ARC residential complex 8. Hamilton Dock and SS Normadic 9. Hamilton Dock Hotel/Apart Hotel (committed) 10. Loft Lines (under construction) 11. Block 12 mixed use scheme (committed) 12. Titanic Belfast 13. Titanic Shipways 14. Titanic House / Titanic Hotel 15. H&W Shipyard  <p>Description of Proposed Development</p>
1.5	The application seeks full planning permission for the erection of a 5-9 storey Purpose Built Managed Student Accommodation (PBMSA) with additional use of accommodation outside term time comprising 4 blocks of accommodation with up to 35,850sqm of gross external floorspace. The proposal would include 1,007 units with a mix of cluster rooms and studios. There will be an associated café, communal facilities including landscaped courtyards, internal bin stores and cycle stores, PV array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road. The proposed material treatments of the building include a palette of buff, brown and red brick and self-colour render.
1.6	The application follows a detailed Pre-Application Discussion (PAD) process.

2.0	RELEVANT PLANNING HISTORY
2.1	Z/2009/1603/F – there is a previous planning permission on the site for the erection of a Financial Services Campus building comprising 55,740 sqm gross floorspace of Class B1(a) office and Class A2 financial, professional and other services, together with other mixed ground floor and mezzanine uses (comprising retail (Class A1), community and cultural uses (Class D1), restaurants, bars and cafes (sui generis) - totalling 5,937 sqm gross), basement and deck car parking (583no. spaces), access road, landscaping and ancillary infrastructural works. Permission granted on 17 th November 2010.
2.2	LA04/2024/0534/CLOPUD – application seeking to establish the lawfulness of the erection of the Financial Services Campus building comprising 55,740 sq m gross floorspace of Class B1(a) office and Class A2 financial, professional and other services, together with other mixed ground floor and mezzanine uses (comprising retail (Class A1), community and cultural uses (Class D1), restaurants, bars and cafes (sui generis) – totalling 5,937 sq m gross), basement and deck car parking (583no. spaces), access road, landscaping and ancillary infrastructural works. Currently under consideration.
3.0	PLANNING POLICY
3.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy HOU12 – Purpose Built Managed Student Accommodation (PBMSA)</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy DES3 – Tall buildings Policy RD1 – New residential developments Policy BH1 – Listed Buildings Policy BH5 – Archaeology</p> <p>Policy TRAN1 – Active travel – walking and cycling Policy TRAN2 – Creating an accessible environment Policy TRAN4 – Travel plan Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy TRAN9 – Parking standards within areas of parking restraint</p> <p>Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change</p>

	<p>Policy ENV3 – Adapting to environmental change</p> <p>Policy ENV4 – Flood Risk</p> <p>Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy HC1 – Promoting healthy communities</p> <p>Policy GB1 – Green and blue infrastructure network</p> <p>Policy OS3 – Ancillary open space</p> <p>Policy TRE1 – Trees</p> <p>Policy NH1 – Protection of natural heritage resources</p>
3.2	<p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design</p> <p>Tall Buildings</p> <p>Masterplanning approach for Major developments</p> <p>Sustainable Urban Drainage Systems</p> <p>Transportation</p> <p>Planning and Flood Risk</p> <p>Residential Design</p>
3.3	<p>Development Plan – zoning, designations and proposals maps</p> <p>Belfast Urban Area Plan (2001) BUAP</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2004)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
3.4	<p>Regional Planning Policy</p> <p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.5	<p>Other Material Considerations</p> <p>Purpose Built Managed Student Accommodation in Belfast (June 2016)</p> <p>Belfast: A Framework for student housing and purpose-built student accommodation</p> <p>Developer Contribution Framework (2020)</p> <p>Belfast Agenda (Community Plan)</p>
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – No objection subject to conditions.</p> <p>DfC HED – No objection subject to conditions.</p> <p>DfI Rivers – No objection.</p> <p>DAERA – No objection subject to conditions</p> <p>NI Water – No objection.</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p>Planning Service Urban Design Officer – No objection.</p> <p>Environmental Health – No objection subject to conditions.</p> <p>BCC Landscape and Development – No objection.</p>

	<p>BCC Economic Development Unit – Recommends an employability and skills developer contribution for the construction phase.</p> <p>Shared Environmental Services (SES) – No objection.</p> <p>Belfast City Airport – No objection subject to conditions.</p> <p>Tree Officer, Belfast City Council – No objection subject to conditions.</p> <p>Waste Management, Belfast City Council – No objection.</p> <p>Development Plan Housing Team – Content</p> <p><u>Representations</u></p>
4.3	The application has been advertised in the newspaper and neighbours notified.
4.4	One letter of support has been received and no objections. The letter refers to the planning permission for the Financial Campus (Z/2009/1603/F) and that there is a current application for a Certificate of Lawfulness a (LA04/2024/0534/CLOPUD) which provides details of commencement of the development and seeks confirmation that it would be lawful to build out the scheme. The application remains under consideration.
5.0	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of PBMSA in this location • Design and placemaking • Impact on heritage assets • Impact on amenity • Climate change • Open space • Access and transport • Health impacts • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Natural heritage • Waste management • Section 76 planning agreement • Pre-Application Community Consultation <p>Development Plan Context</p>
5.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Polices</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.</p> <p><u>Proposals Maps</u></p>
5.6	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	Belfast Urban Area Plan 2001 – the site is un-zoned “white land” within the Development Limit.
5.8	Draft Belfast Metropolitan Area Plan 2015 (2004 & 2014) – the plan identifies Titanic Quarter for mixed use development (zoning BHA01) and attaches a series of Key Site requirements. Residential development is identified as a permissible use within both versions of dBMAP.
5.9	Titanic Quarter Development Framework (2008, 2010) (TQDF) – The site is located within Phase 3 of the TQDF. This framework was as one of the draft BMAP Key Site Requirements. Residential development is also identified as a permissible use.
	<u>Principle of PBMSA in this location</u>
5.10	The site is located within the urban development limit in the BUAP 2001 and both versions of dBMAP 2015. Policy SD2 of the Plan Strategy states that the regeneration of Titanic Quarter has helped establish the harbour estate as a major tourist destination and has introduced a more diverse range of uses, including office accommodation, apartments, retail, and education facilities. The proposal is consistent with this strategic policy.
5.11	Policy HOU12 of the Plan Strategy relates to proposals for PBMSA and lists a number of criteria that proposals should meet, as discussed below.

5.12

Accessibility:

In locational terms, criterion a. requires that PBMSA proposals are easily accessible to higher education institution campuses by sustainable transport modes and not within established residential areas. The site is located approximately 0.16km from the City Centre boundary and within walking and cycling distance of the Queens University and Ulster University campuses (see **Table 1**, below). The site is immediately adjacent to the Titanic Quarter campus of Belfast Metropolitan College.

Campus	Method of Travel					
	Walking (4.8km/hr)		Cycling (16km/hr)		Public Transport	
	Distance (m)	Time (mins)	Distance (m)	Time (mins)	Distance (m)	Time (mins)
BMC	35	>1	35	>1	/	0
UU	1920	24	2080	7.8	/	19
QUB	3520	44	4320	12-16.2 ²	/	22-24

Source: - RPS TAF – see TAF for full details

Table 1: Proximity of site to higher education institution campuses

5.13

The site benefits from good access to public transport services, including the Glider route into Queens Island and various bus services. The site is a 10 minutes walk from the nearest railway station. There are also good cycle links with the City Centre. Estimated travel times by public transport are provided in **Table 2** below.

Campus	Method of Travel / Distance / Time - Public Transport		
	Public Transport (includes 5minute interchange penalty - DfI Guidance)		
	Distance (m)*	Time (mins)	Notes
BMC	-	0	N/A
UU	-	19	Glider to May Street (7minutes) + 5 minute interchange penalty + Metro to York Street (7minutes)
QUB	-	24	Glider to May Street (7minutes) + 5 minute interchange penalty + Metro to QUB (12minutes)
	-	24	Walk to train halt (10minutes) + Train to Botanic (6minutes) + Walk to QUB (6minutes)

Table 2: Proximity of site to public transport services

5.14

A Sustainable Transport Fund of £150,000 is proposed as part of this scheme. The applicant proposed that in the first instance the fund would be used in conjunction with Translink. Translink has written to the Council to state that ‘£150,000 to fund the enhancement/provision of public transport measures to serve the development. Enhancements could include additional bus stops and/or enhanced services. The allocation of funds will be agreed prior to occupation and shall be utilised as per agreed terms until expended in full’. However, the final allocation of the fund will need to be agreed by the Council in collaboration with DfI, prior to occupation, to ensure the fund is used to appropriately mitigate the impacts of the proposed development and the needs of the students.

5.15

In addition, there is a proposed Belfast Bikes fund of £25,175 which will be used to provide Belfast Bikes membership to residents of the scheme until the fund is exhausted. A green travel plan is proposed to further encourage sustainable modes of transport.

5.16	<p>Having regard to these factors, the proposal is considered to satisfy the accessibility requirements of criterion a.</p> <p><i>Development not within an Established Residential Area:</i></p>
5.17	<p>In addition, criterion a. of Policy HOU12 requires that new PBMSA development is not within an established residential area. Appendix B of the Plan Strategy states that an Established Residential Area is ‘...normally taken to mean residential neighbourhoods dominated by a recognisable form of housing styles with associated private amenity space or gardens. These areas may include buildings in commercial, retail or leisure services use, usually clustered together and proportionate in scale to the size of the neighbourhood being served.’</p>
5.18	<p>The site is located within Titanic Quarter which is a mixed-use regeneration area. At present, the only residential development in the area is the Arc Apartments. The “Loft Lines” residential scheme is currently under construction and will add an additional 778 homes to the area. Titanic Quarter is a destination for people to live, work, study and play and is not dominated by a recognisable form of housing styles and does not meet the definition of an Established Residential Area in the Plan Strategy. Criterion a. is therefore satisfied.</p> <p><i>Scale of the development:</i></p>
5.19	<p>Criterion b. specifies that PBMSA proposals should consist of a minimum of 200 occupants. The proposal is for 1,007 bedrooms with a mix of studios and clusters, therefore satisfying this criterion.</p> <p><i>Need for additional PBMSA:</i></p>
5.20	<p>Criteria e. requires that proposals meet an identified need for the type of accommodation proposed, demonstrated through a statement of student housing need. The application is supported by a “Statement of Student Need”. The statement states that in 2021/22 there were 46,165 full-time students enrolled in higher education institutions in Northern Ireland. In Belfast, the higher education institutions are Queens University (QUB), Ulster University, Stranmillis University College and St. Mary’s University College. In addition, Belfast Met is the largest Further and Higher Education College in Northern Ireland and its largest, flagship campus is immediately adjacent the application site.</p>
5.21	<p>QUB and Ulster University gave a joint presentation to the Council’s City Growth and Regeneration Committee (CGRC) in December 2022. The Committee was advised that the city required a further 6,000 rooms for students by 2028/30. In addition, there was a growing demand for PBMSA over private rental sector accommodation and insufficient rooms either in the planning process or being constructed to address the shortfall.</p>
5.22	<p>In reality, in light of the emerging trend of PBMSA accommodation being increasingly favoured over traditional house shares, the increase in the number of international students choosing to study in Belfast and the projected increase in NI school leavers seeking university places by 2030, the scale of need for student beds is likely to continue to grow beyond the presently projected 6,000 beds.</p>

5.23

The Statement of Student Need confirms that since the most recent expression of need by the two main Belfast Universities, Queens University Belfast (QUB) and Ulster University (UU) for 6,000 more student beds by 2028-2030, only a total of 2,232 bed spaces have either become operational or construction has commenced on the respective scheme since this date.

5.24

The Council's Plans and Policy Team have been consulted on the issue of need. It has confirmed that following the CGRC meeting in 2022, 917 additional bed spaces have become operational. A further 2,055 spaces are under construction across 5 schemes whilst there are a further 551 beds which have been approved but have not commenced. And there are currently live planning applications for 3,018 spaces which are under consideration.

The supply figures are summarised in **Table 3** below.

Future Supply of PBMSA Developments

Under Construction			
Project Name	Address	Beds	Turley April 2024
Athena House	Little York St, Great George's St & Nelson St	774	774
Bradbury Place	30-44 Bradbury Place	156	156
	48-52 York Street	307	307
123 York Street Extension	8-12 Little Patrick Street	94	* Included above
	140 Donegall Street	724	724
Total Under construction		2,055	1,961

Approved (Not started)			
Sinclair House	89-101 Royal Avenue	30	-
	118-122 Royal Avenue	21	-
Catholic Chaplaincy	28-38 Elmwood Avenue	41	41
QUB Dublin Road	14 Dublin Road, Belfast, BT2 7HN	459	459
Total Not started		551	500

Pending PBMSA Planning Applications

Reference	Address	Beds
LA04/2022/1284/F	Library Street and Little Donegall Street	862
LA04/2023/2922/F	Site bounded by Glenalpin Street, Wellwood Street and Norwood Street, Belfast	354
LA04/2023/3030/F	41-49 Dublin Road and 3-5 Ventry Street, Belfast, BT2 7HD	201
LA04/2024/0664/F	Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street	594
LA04/2024/0681/F	Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College	1,007
Total pending		3,018

Table 3: Supply figures for PBMSA accommodation in Belfast

5.25

Since the tables above were provided by the Plans and Policy team, a further planning application has been received at Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast under reference LA04/2024/1138/F for 895 rooms. This remains under consideration.

5.26	The Plans and Policy team advises that <i>'the need for 3,400 spaces expressed by the universities in 2022, will therefore have been largely met by the existing supply should all of the approved PBMSA developments be implemented, although this excludes the two additional sites that QUB have already acquired to meet their requirements directly. Should the need of 6,000 units also quoted by the universities at the same meeting be taken as the stated requirement, capacity for up to 2,900 additional bed spaces may remain.'</i>
5.27	The response goes on to state that even if all consented and pipeline student beds were built out, <i>'the likely ratio of PBMSA bed spaces to full time students is likely to remain broadly comparable with other similar university cities'</i> .
5.28	Having regard to these factors, it is considered that a need for the proposal is established and that criterion e. is satisfied. <i>Economic development:</i>
5.29	The Council's Economic Development Unit notes that the estimated construction cost of the development is £80 million. It is expected that approx. 142 construction jobs will be created during construction with approximately 30 jobs on operation. The Economic Development Unit advises that an Employability and Skills Developer Contribution is required for the construction period and this should be secured by a Section 76 planning agreement. <i>Purpose Built Managed Student Accommodation in Belfast SPG:</i>
5.30	In the absence of specific planning policy at the time, in 2016 the Council published PBMSA Supplementary Planning Guidance to support the consideration of such planning applications. Updated SPG is currently the subject of public consultation and does not currently have determining weight.
5.31	The 2016 SPG is material and sets out similar requirements to Policy HOU12 and other relevant policies in the Plan Strategy, covering areas such as accessibility, controlling development in established residential areas, open space, space standards, parking, waste and recycling. The Plan Strategy is the statutory Development Plan and carries greater weight than the 2016 SPG. Nevertheless, for the reasons set out in this report, it is considered that the proposal is consistent with the objectives of the guidance.
5.32	Having regard to the factors discussed above, the principle of PBMSA development in this location is considered acceptable.
5.33	The application also seeks additional use of the accommodation by further or higher education institutions outside term time. This is consistent with other PBMSA permissions across the city and would ensure that effective use is made of the building outside term and is considered acceptable.
	<u>Design and placemaking</u>
5.34	The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1, DES2 and DES3 of the Plan Strategy. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development, while Policy DES3 relates to the assessment and siting of tall buildings.

5.35	The application follows a Pre-Application Discussion (PAD) process when issues relating to scale, height, massing and architectural treatment were discussed in detail.
5.36	The proposal generally accords with the parameters set out in the TQ Development Framework which was approved in 2008 and later amended in 2010. This framework covered the wider TQ area with the site being identified in the TQ Phase III Concept Masterplan in a perimeter block form with the southern edge labelled an 'urban wall' where height would be concentrated (see plan extract below alongside comparison with the proposed scheme).
5.37	<p>The heights shown in the masterplan ranged from 38.0m on the northern side stepping up to around 51.0m mid-block and 56.0m along its southern edge. While the current proposal does not include the north-south public thoroughfare through the perimeter block as was originally envisaged (see comparison below), it is considered that the proposal generally accords with the concept set out in the TQ Development Framework through the retention of its perimeter block form, its central courtyard and general heights, with upper height concentrated along the southern edge.</p> <div data-bbox="336 799 1445 1220" data-label="Image"> </div> <p>Extract from masterplan alongside proposed layout</p> <p><i>Scale, height and massing:</i></p>
5.38	The proposed massing follows a number of key design principles established by the Financial Services Campus (FSC) planning permission (Z/2009/1603/F).
5.39	The proposal comprises a total of five blocks. Block A (8 storeys) aligns with the northern edge of the site fronting Bell's Theorem Crescent and opposite the Belfast Met. Blocks B (5 storeys), C1 (7 storeys), C2 (9 storeys) and D (7 storeys) collectively make up the 'U' shaped form that align the western, southern and eastern edges of the site. Heights associated with the site ranged from 38.0m on the northern side stepping up to around 51m mid-block and 56m along its southern edge
5.40	Existing surrounding buildings vary from 3 to 7 storeys. The maximum height of the proposal is approximately 35m, whilst the lowest is approximately 27m. The proposed building heights range from 5 to 9 storeys with the taller 9 storey element at the southeast corner with wings stepping down either side to 7 and 5 storeys, maximising sunlight/daylight conditions for both future residents and to the central courtyard while helping to visually break up massing across the site.

5.41	The Council's Senior Urban Design Officer (SUDO) notes that the: <i>'shifting built form further to the east has resulted in a wider internal courtyard (communal area) and improves the situation in relation to sunlight/daylight levels, which is welcomed. The redefined eastern building edge now aligns with the eastern edge of the Belfast Met to the north thereby representing a continuation of the same view corridor to Titanic House, which is also welcomed. It is considered that the distribution of height and massing across the site is contextually appropriate, maximises the sites orientation in relation to sunlight/daylight levels and helps to improve the legibility of the scheme by placing emphasis on key elevations and entrances'</i> .
5.42	The SUDO has no concerns about the scale, height and massing of the proposed building, stating that <i>'It is considered that the distribution of height and massing across the site is contextually appropriate, maximises the sites orientation in relation to sunlight/daylight levels and helps to improve the legibility of the scheme by placing emphasis on key elevations and entrances.'</i>
5.43	It is considered that the scale and massing of the building are appropriate to the site and surrounding buildings. <i>Architectural treatment:</i>
5.44	The proposed material treatments include a palette of buff, brown, red brick and self-colour render. This approach to the materials was informed by a tonal study of the existing built fabric in the locality of the site with external street facing facades benefitting from punch hole window arrangements in a combination of buff, brown and red brick with each defined by meaningful vertical recesses.
5.45	Multiple façade types across both the external street facing and courtyard facing elevation are proposed which help define and emphasise particular blocks, introducing a degree of individuality and character. The SUDO advises that the <i>'establishment of multiple façade types across both the external street facing and courtyard facing elevations is welcomed. These types which include a mix of punch hole, vertical recess and grouped window variations, will help to strengthen the layout of the scheme by defining and emphasising particular blocks, introducing a degree of individuality and character to differing blocks while adding visual interest to avoid a common approach throughout... Due consideration has also been given to the visibility of internal courtyard elevations as perceived from surrounding streets in those views presented by gaps/breaks in blocks'</i> . <i>Active frontage:</i>
5.46	There is a range of both primary and secondary active frontages along the external street facing edges and along the internal courtyard facing edges, as illustrated in the drawing below. Primary uses include a student lounge, co-working study area and gym and fitness suite. These uses ensure animation and activity at different points along each of the elevations of the building whilst also ensuring natural/passive surveillance. Bin storage areas are internalised within the building and parking is limited to lay-by spaces only. The proposed building would be activated on both its west and south frontages with a large open plan amenity area at ground floor.



Plan showing primary and secondary active frontages

Public realm:

- 5.47 The proposed scheme is designed around a high-quality landscaped courtyard with shaded areas identified to the south-west of the courtyard for physical activity. There will be areas for rest and sitting, being able to take advantage of south facing orientation. A sense of arrival is achieved to the Queens Road elevation via a hard and soft landscaped entrance plaza and a second entrance to the building's southern elevation is framed by quality public realm. The landscape design responds to the heritage within the wider Titanic Quarter area with protected views maintained to the West towards Hamilton Dock and the East towards Titanic House. Paving, street lighting and tree planting is proposed which will provide a sense of community and place.
- 5.48 A Masterplanning Statement has been provided. It notes that the proposed development is part of the wider masterplan area of Titanic Quarter. The proposal has been designed to align with the design principles set out in the approved Development Framework (amended 2010) for Titanic Quarter. Public realm improvements are included within the application which will comprise an entrance plaza, landscaped public realm and boundaries, and extension of Titanic Boulevard creating new connections to Hamilton Road. These are in line with the wider design principles of the Development Framework and the Maritime Mile Toolkit. It is considered that the proposal is consistent with the masterplan for the broader TQ and that the proposal accords with Policy DES3.
- 5.49 In summary, the proposal is considered acceptable having regard to Policies DES1, DES2, DES3 and relevant provisions of the SPPS.
- Impact on the heritage assets**
- 5.50 The administration and drawing office block (Harland & Wolff), which is a Grade B2 Listed Building (marked as 4 on the image below, is located in close proximity to the development to the north. Scheduled monuments including Hamilton Graving Dock (marked as 2), Titanic and Olympic slipways (marked as 1) and "Samson" and "Goliath Cranes" (marked as 3) are located within 500m of the development site.



Aerial image showing the location of heritage assets close to the site

5.51 DfC HED (Historic Buildings and Monuments) offers no objection to the proposal in terms of potential impact on historic buildings and archaeology. Given the appropriateness of the scale, form and design of the building, it is considered that the setting of this and these Listed Buildings, Scheduled Monuments and other heritage assets would not be harmed.

5.52 It is considered that the proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.

Impact on amenity

Space standards:

5.53 Criterion c. of Policy HOU12 requires PBMSA proposals to provide a quality residential environment for students in accordance with the space standards for HMOs set out in Appendix C of the Plan Strategy. The proposed bedrooms would exceed the relevant space standards as set out in the table below. Criterion c. is therefore satisfied.

Room type	Appendix C standard	Proposed
Standard bedroom	6.5 sqm	13.5 sqm
Studio	13 sqm	16sqm and 18sqm
Accessible studio	13 sqm	24.5 sqm

Space standards for the proposed bedrooms

Open space and amenity space:

5.54 The proposal includes a high-quality landscaped courtyard measuring approximately 4,092sqm in size which will include recreational spaces, seating areas and outdoor gym equipment. This amount of open space would exceed the 10% open space requirement of Policy OS3 as discussed later in the report.

5.55	In terms of amenity space provision, Block A provides a total of 5.22sqm per bed (1.22sqm internal and 4sqm external). Blocks B, C and D provide a total of 5.25sqm per bed (1.25sqm internal and 4sqm external).
5.56	<p>The external amenity areas would equate to an average of 4sqm per bedroom. <i>Creating Places</i>, published in 2000, recommends that private communal open space should range from 10 sqm to around 30 sqm, however, this applies to apartment or flat developments, or 1 and 2-bedroom houses on small urban infill sites, and is not directly applicable to PBMSA development. In any event, Policy OS3 (open space) carries greater weight as part of the statutory Local Development Plan and is satisfied. In addition, the scheme would provide internal amenity areas such as lounges, which would support the residential living environment. The overall external and internal amenity space would range between an average of 5.22 sqm and 5.25 sqm per bedroom. This level of private amenity space provision exceeds many other PBMSA schemes in Belfast and is acceptable.</p> <p><i>Daylight and sunlight to bedrooms:</i></p>
5.57	<p>A Daylight/Sunlight Assessment was carried out to ascertain whether the proposed development would offer acceptable daylight/sunlight amenity for prospective residents. The results for daylight conclude that daylight amenity provided within the student bedrooms is considered to be excellent. For sunlight, the sunlight amenity provided within the bedrooms is considered to be in line with expectation for a large-scale PBMSA scheme. The courtyard area offers residents excellent sunlit outdoor amenity, providing additional outdoor shared amenity space to be enjoyed by residents that extends beyond their rooms. The distribution of massing and stepped approach across the site which places the taller 9 storey element at the SE corner with wings stepping down either side to 7 and 5 storeys, maximises sunlight/daylight conditions for both future residents and to the central courtyard. Having regard to these factors sunlight and daylight to bedrooms are considered acceptable.</p> <p><i>Impact on neighbour amenity:</i></p>
5.58	The closest residential building to the development is the Arc Apartments, located approximately 40m to the west of the site. There would be no harmful overlooking from the student accommodation scheme due to a sufficient separate distance between the two.
5.59	In relation to loss of sunlight and daylight, the application is accompanied by a Daylight and Sunlight Impact on Neighbouring Properties Report. It considers the impact on neighbouring properties and specifically the Arc Apartments being the nearest residential receptor. The assessment concludes that in relation to sunlight, there to be 75 windows within Arc Apartments that face within 90° due south of the site relevant for sunlight assessment. It concludes that the Arc Apartments will demonstrate 100% BRE compliance and fully adhere with the daylight and sunlight assessments set out in the BRE guidelines.
5.60	Taking these factors into account, it is considered that the proposal would not have an unacceptable impact in terms of daylight and sunlight on neighbouring properties.

	<i>Management plan:</i>
5.61	A draft management plan has been provided with the application and a final student management plan will be secured through the Section 76 planning agreement. This will deal with, amongst other matters, anti-social behaviour, helping to mitigate potential impacts on neighbours, satisfying criterion d. of Policy HOU12.
5.62	In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.
	<u>Climate change</u>
5.63	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposed building is targeting BREEAM Excellent rating, which is considered to satisfy both policies. Specific measures include specification of water efficient fittings and provision of leak detection device to reduce water consumption. The development is intended to be car-free (aside from disabled parking), helping to reduce reliance on the private car and therefore reducing emissions associated with private car travel.
5.64	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The application proposes SuDS features including underground storage and landscape features such as rain gardens between raised planters and biodiversity areas to provide enhanced amenity benefits and pollutant removal. There is also shallow cellular storage structure and oversized pipes to limit surface water.
5.65	Conditions are recommended that require the building to be constructed to BREEAM Excellent standard and incorporation of the proposed SuDS measures.
	<u>Open space</u>
5.66	Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.
5.67	The proposal includes an external high-quality landscaped courtyard (approximately 4,092sqm in size) which is approximately 20% of the site area, therefore exceeding the 10% minimum requirement. The scheme also includes internal amenity areas. The requirements of Policy OS3 are met.

	<p><u>Access and transport</u></p> <p><i>Network Capacity:</i></p>
5.68	<p>There is an existing Titanic Quarter Transport Masterplan (known as STMP) for Queens Island which was adopted 2008 and amended in 2010. A new Queen's Island Transport Plan (QITP) for Queen's Island (including Titanic Quarter) has been under development for the past 4 years by Belfast Harbour and Titanic Quarter Ltd in consultation with DfI Roads and Belfast Planning Service. It will update the area's transport strategy with a renewed focus on sustainable transport measures. The new QITP will provide updated modelling of actual traffic movements into and out of Queens Island having regard to existing and committed developments and will propose a range of green transport measures to further promote sustainable travel in the interests of reducing the pressure on the road network as well as have positive benefits for the environment. The QITP will include new revised proposals for hard transport infrastructure to support the development of Queens Island.</p>
5.69	<p>The QITP has been subject to public consultation and its overall conclusions and status are the subject of current discussions with DfI. The QITP will be presented to the Committee in due course for notation. Work on the QITP has been presented to City Growth & Regeneration Committee (CGRC) in June 2023 for information.</p>
5.70	<p>The modelling associated with the QITP demonstrates that the predicted trips which formed the baseline of the original Transport Master Plan (prior to development coming forward) were significantly over-estimated when considered against actual trips associated with operational development. At the time of the "Loft Lines" application (LA04/2021/2280/F), significant up-to-date modelling for the area known as Phase 1 of the QITP within which the subject site sits, was submitted to DfI Roads and assessed with the assistance of their consultant, AMEY. The modelling and trip levels for "Loft Lines" were demonstrated to be of a level that could be accommodated by the existing road network, a position accepted by DfI Roads.</p>
5.71	<p>Since the approval and commencement of "Loft Lines", a reduced scheme for the Hamilton Dock Hotel was submitted and approved under LA04/2023/3442/F, which is currently being implemented. Another application of note is an application to extend the ECIT building on Queen's Road (LA04/2024/0393/F) which remains under consideration.</p>
5.72	<p>The proposal is calculated to generate 101 daily trips and the applicant states that the reduction in scale of the Hamilton Dock Hotel has resulted in 131 less trips than the previous approval, thereby creating capacity for the proposal aside from any wider assessment being undertaken as part of the QITP. This position has been considered by DfI Roads in conjunction with consideration of accessibility and parking, as well as proposed green travel measures which are set out below. DfI Roads have noted that the Council should '<i>consider the timescales associated with, and the combined impact of future developments on the need for roads infrastructure under the current transport master plan and, subject to agreement, the proposed new transport master plan</i>'. Officers advise that the emerging QITP will address these issues.</p> <p><i>Accessibility and parking:</i></p>
5.73	<p>As mentioned, the site is an accessible location within walking and cycling distance of the City Centre and its shops, services and leisure offerings. The site is also accessible to the Queens University, Ulster University and Met campuses by foot, bicycle or public</p>

5.74	transport. Public transport services are provided within 50m of the entrance to the site (Glider) and the rail halt is located approximately 8-10 minutes walk from the site. The proposed bicycle parking includes 310 secure cycle parking spaces within the building and 20 external cycle spaces. 5 car parking spaces for persons with a disability are provided on-street within a new layby. In addition to the 5no spaces, "Blue Badge" concessions are available for people with mobility issues. Satisfactory parking provision is therefore in place for disabled car users.
5.75	Regard is also had to the high level of parking control by the Harbour police, which was also material to the consideration of the planning application for the "Loft Lines" residential scheme.
5.76	Whilst no dedicated on-site parking is proposed (other than a small number of disabled parking spaces within a new layby), this is considered acceptable in view of the sustainable location of the site, the applicant's commitment to green travel measures (discussed below), provision of secure sheltered bicycle parking, and local management of parking issues.
5.77	The proposed development has been designed in accordance with all current standards in relation to providing suitable access for all. Level access is provided throughout the development internally and externally with lift access to all upper floor residential units. The building will be constructed to meet all other regulatory and statutory requirements in terms of accessibility and will meet all DDA requirements.
5.78	<p><i>Green travel measures:</i></p> <p>The nearby "Loft Lines" residential planning permission brings forward a raft of significant green travel measures including travel cards, bike vouchers, car club membership, Belfast Bikes membership and a contribution of £400k towards Translink to assist in developing the public transport available in the locality.</p>
5.79	<p>The applicant proposes the following green travel measures:</p> <ul style="list-style-type: none"> • Cycle Parking (highest ratio of bikes per student bed) of 310no. internally (including provision of accessible cycle parking spaces) and 20no. externally • Cycle repair facility on site; • Cycle wash down facility on site; • A Green Travel Fund of £25,175; • Membership of Belfast Bikes on the basis of a maximum of one free annual membership per student until the agreed Green Travel Fund has been expended; • Establishment of a Bicycle User Group; • A Sustainable Transport Fund of £150,000 (the detailed use of which is to be controlled through the Section 76 planning agreement in consultation with DfI Roads) • E-bike / Cycle Charging Points (internally within cycle storage area) • A robust travel plan which includes provision of a notice board, appointment of Travel Plan Coordinator, a welcome pack provided with each tenancy agreement and an undertaking to communicate to perspective residents from their initial enquiry, and continually re-enforce that the site is a Car Free Development

5.80	The applicant proposed that in the first instance the fund would be used in conjunction with Translink. Translink has written to the Council to state that ' <i>£150,000 to fund the enhancement/provision of public transport measures to serve the development. Enhancements could include additional bus stops and/or enhanced services. The allocation of funds will be agreed prior to occupation and shall be utilised as per agreed terms until expended in full</i> '. However, the final allocation of the fund will need to be agreed by the Council in collaboration with DfI, prior to occupation, to ensure the fund is used to appropriately mitigate the impacts of the proposed development and the needs of the students.
5.81	All proposed green travel measures will need to be secured via a Section 76 Planning Agreement or planning condition.
5.82	DfI Roads has indicated that it is ' <i>satisfied that the development proposal is unlikely to generate significant additional private vehicle trips. Therefore, DfI are willing to accept the principle of development in this specific case</i> ' subject to agreement on green travel measures, the Travel Plan and appropriate Section 76 provisions'. They have indicated that they are content in principle with the green travel measures as detailed above.
5.83	The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS.
	<u>Health impacts</u>
5.84	Policy HC1 seeks to ensure that all new development maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.85	The site is very accessible and provides excellent opportunities for active travel, including walking and cycling, through excellent linkages with the City Centre and its shops, services and amenities. Active travel will be further encouraged through the proposed green travel measures.
5.86	Excellent levels of open space/amenity space are proposed in the form of an extensive landscaped central 4,092 sqm courtyard for residents. The site is located in close proximity to other high quality public open spaces including the Maritime Mile, Titanic Slipways, Hamilton Dock and Abercorn Basin.
5.87	The proposal includes a gym, which would support the physical and mental wellbeing of occupants of the development.
5.88	In terms of place making, the proposed building is considered to be of a high-quality design which would provide a pleasant living environment for students with good levels of amenity space, and well as enhancing the character and appearance of the area.
5.89	The proposal is considered to satisfy the requirements of Policy HC1.

	<p><u>Environmental protection</u></p>
5.90	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, lighting, odour and noise.</p> <p><u>Contaminated land</u></p>
5.91	<p>The contaminated land reports provided with the application conclude that remediation is required. Environmental Health therefore requests that conditions are attached to the decision notice. The proposal accords with Policy ENV1.</p> <p><u>Air quality</u></p>
5.92	<p>The application is accompanied by an Air Quality Impact Assessment, Transport Assessment Form and a Climate Change Statement which concludes that estimated transport emissions, as a result of the proposed development, are likely to have a negligible impact on nitrogen dioxide and particulate matter concentrations in the local area. The Air Quality Impact Assessment states that '<i>full details are not known at this stage of the exact heating system</i>'; moreover, provided drawings indicate a range of plant rooms and two generators to be installed. Environmental Health therefore advises a condition that an updated Air Quality Assessment is to be submitted if any centralised combustion sources are proposed. Subject to this condition, it is considered that the proposal accords with Policy ENV1.</p>
5.93	<p>During construction phase, the potential effects of dust emissions have been considered and has been concluded as 'low-medium'. However, with the implementation of the mitigation measures proposed within the Air Quality Impact Assessment, there should be no significant adverse dust effects arising from the construction phase of the proposed development. Accordingly, to ensure that there will be no significant adverse dust effects arising from the construction phase of the proposed development, the dust management measures detailed within chapter 7 of the RPS Air Quality Assessment will be included and implemented as part of a final Construction Environmental Management Plan (CEMP).</p> <p><u>Noise and vibration</u></p>
5.94	<p>In relation to noise, Environmental Health notes that the proposal is located in a mixed residential and commercial area, the robust management of student behaviour at large scale purpose-built student accommodation schemes is critical to the integration and success of these large schemes as well essential to protect the residential amenity of existing residents of the area. It advises conditions in relation to structural sound reduction mitigation, plant and equipment and deliveries and servicing.</p>
5.95	<p>Environmental Health also advises that a student management plan is required – a draft student management plan has been provided with the application and a final version will be required to be submitted, approved and implemented through a Section 76 planning agreement.</p>

5.91	<p>To ensure that there will be no significant adverse noise impact arising from the construction phase of the proposed development, the noise control measures and proposals detailed within chapter 8.6 of the Outline Construction Environmental Management Plan (oCEMP) will be included and implemented as part of a final Construction Environmental Management Plan (CEMP).</p> <p><u>Lighting</u></p>
5.92	<p>A Lighting Impact Assessment and technical addendum have been submitted, they conclude that vertical lux overspill from the lighting scheme will meet the pre and post curfew maximum limits recommended, this will be secured via condition.</p> <p><u>Odour</u></p>
5.93	<p>In relation to odour, an Odour Impact Assessment and technical addendum have been submitted which relate to the proposed café use and PBMSA. Environmental Health are content subject to recommended conditions.</p>
5.94	<p>The proposal is considered to accord with Policy ENV1.</p> <p><u>Flood risk and drainage</u></p>
5.95	<p>Flood Maps (NI) shows no fluvial flooding at the site. The tidal flood maps on Flood Map (NI) show that the site is partly affected by tidal flooding. DfI Rivers has reviewed the Drainage Assessment, accepts its logic and has no reason to disagree with its conclusions. Accordingly, it offers no objection to the proposal. The proposal satisfies Policy ENV5.</p> <p><u>Waste-water infrastructure</u></p>
5.96	<p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has been consulted and has no objections, stating that after discussions with the drainage consultant and senior Titanic Quarter management, it can recommend approval of this proposal on the grounds of like for like development. In these regards, the proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.</p> <p><u>Natural heritage</u></p>
5.97	<p>Policy NH1 relates to the protection of natural heritage resources.</p>
5.98	<p>The site is previously developed brownfield land and currently vacant of buildings and structures. The site is not located within the boundary of any statutory or non-statutory designated sites or sites of national or local nature conservation. However, the site is immediately adjacent and hydrologically linked to designated sites within Belfast Lough so it is necessary to consult SES and DAERA.</p>
5.99	<p>Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough. Water quality of 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>

5.100	Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects. In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. This conclusion is subject to a condition requiring the submission of a final Construction Environmental Management Plan (CEMP), which is recommended.
5.101	DAERA has provided advice from Water Management Unit, Regulation Unit and Natural Environment Division, all of which have no objections subject to conditions.
5.102	DAERA Marine and Fisheries Division has stated that is content that there should be no adverse impacts on marine protected areas, marine habitats and/or marine species, provided conditions and pollution standing advice are followed. However, they have concerns about the potential impact to the Belfast Harbour Regional Seascape Character Area and advise that paragraph 6.48 of the SPPS should be considered. Paragraph 6.48 states that: <i>'Where development is permitted in sensitive locations, particularly in the undeveloped coast, it will be incumbent upon the planning authority to mitigate any adverse impacts through the use of appropriate conditions. In particular, conditions should be used to minimise adverse visual impact through careful siting, design and landscaping of the proposal while ensuring that building design is of high quality and appropriate to the coastal setting. Conditions should also be employed to ensure that development proposals retain or enhance existing public access to the coast and significant public views of the coast.'</i> As set out previously, the proposal is considered to be of a highway quality design which will augment other surrounding development. The proposal is sufficiently far from the coastal edge and it is considered that there is no conflict with the SPPS.
5.103	The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
	<u>Waste Management</u>
5.104	The application is supported by a Waste Management Plan. This sets out provision for accommodating total waste generated from the building, associated café, segregation of waste for recycling and how convenient and safe access for depositing waste and collecting waste will be facilitated. The Council's Waste Management team has been consulted and is satisfied.
	<u>Employability and Skills</u>
5.105	The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.
5.106	The Council's Economic Development Unit notes that the estimated construction cost of the development is £80 million. It is expected that approx. 142 construction jobs will be created during construction with approximately 30 jobs on operation. The Economic Development Unit advises that a Construction Employability and Skills Plan is required.
5.107	Typical interventions in the Employability and Skills Plan may include: <ul style="list-style-type: none"> • creating access to employment opportunities • delivering training to upskill people • creation and delivery of apprenticeship opportunities

	<ul style="list-style-type: none"> • ring-fencing opportunities for under-represented groups • delivery of employability interventions • addressing barriers to employment and skills development • delivery of youth interventions
5.108	<p>The Construction Employability and Skills Plan should be secured by way of a Section 76 planning agreement.</p> <p><u>Section 76 planning agreement</u></p>
5.109	<p>Should the application be approved, the following planning obligations are necessary to make the proposed development acceptable. These should be secured through a Section 76 planning agreement.</p> <ul style="list-style-type: none"> • Student management plan – requirement for the submission, approval and implementation of a final student management plan. • Employability and Skills – to secure the submission and implementation of a Construction Employability and Skills Plan for the construction phase of the development. • Green Travel Measures – these include the provision of the travel plan, sustainable transport fund, green measures fund and other measures referenced in this report and the application.
5.110	<p>A draft Section 76 planning agreement has been prepared without prejudice and will need to be finalised before planning permission is granted.</p> <p><u>Pre-Application Community Consultation</u></p>
5.111	<p>For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.</p>
5.112	<p>Applicants are required to submit to the council a 'Proposal of Application Notice' (PAN) in advance of making the application, which sets out the proposals for the pre-community consultation. A PAN was submitted in September 2023 (LA04/2023/4129/PAN) and confirmed by the Council to be acceptable. The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received.</p>
5.113	<p>A public event was held in November 2023 and dedicated community consultation website established. A total of 53 individuals engaged through attendance at the public exhibition event (3 people), completing a feedback form (14 people), downloading an information pack (34 people) or by emailing the consultation email address (2 people). Feedback was provided in relation to need for the development, noise, design, location, views, student occupancy, regeneration, sustainability, active travel and public accessibility.</p>
5.114	<p>The PACC report is considered compliant with the legislative requirements.</p>

6.0	Recommendation
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, provided that the issues are not substantive.
7.0	<p>DRAFT CONDITIONS</p> <p>1. 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> <p><i>Contaminated Land</i></p> <p>2. Prior to the occupation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the RSK Ireland Ltd report entitled 'Watkins Jones Plc / Lacuna Developments, Remediation Strategy, Titanic Quarter PBMSA Scheme, Belfast, 604896-R2(01), March 2024' and clarified within the letter from RSK (Ireland) Ltd dated 19th July 2024 (Planning Ref: LA04/2024/0681/F, RSK Ref: 604896-L01), have been implemented.</p> <p>The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use (residential without homegrown produce). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British Standards. In particular, the Verification Report must demonstrate that:</p> <p>a) A minimum 500mm capping layer (underlain by a membrane), has been emplaced in all landscaped areas formed from material that is demonstrably suitable for use (residential without homegrown produce).</p> <p>b) Ground gas protection measures commensurate with the site's BS 8485:2015+A1:2019 Characteristic Situation 2 classification have been incorporated into the development, providing the required gas protection score of 3.5 points. Gas protection measures must be verified in line with the requirements of CIRIA C735.</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>3. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in</p>

	<p>writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>4. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>5. Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>6. After completing the remediation works under Condition XX; and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks.</p> <p>The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p><i>CEMP</i></p> <p>7. Prior to commencement of development, a final Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Council. The final CEMP shall reflect the measures noted within the Outline CEMP dated March 2024, and shall include the finalised Continuous Flight Auger (CFA) piling design. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.</p> <p><i>Air Quality</i></p> <p>8. In the event that any centralised combustion sources (boilers, CHP, generator or biomass) are proposed and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), an updated Air Quality Impact Assessment to be submitted to and approved in writing by the Council. The</p>
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	<p>development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: Protection of human health.</p> <p><i>Artificial Lighting</i></p> <p>9. The lighting scheme at the hereby approved development shall be installed in accordance with the luminaire schedule and specification presented in the Chroma Lighting Report within the RPS Technical Addendum report, dated July 2024. Vertical lux overspill associated with the approved lighting scheme shall not exceed the pre and post curfew limits for an E3 Lighting Zone.</p> <p>Reason: Protection of amenity.</p> <p><i>Odour</i></p> <p>10. The café shall not be operated unless the kitchen extraction and odour abatement system, as presented in the RPS report titled “Titanic Quarter Student Village, Belfast. Odour Impact Assessment”, dated July 2024 and referenced 794-NI-HCT-00905, capable of achieving a high level of odour control as per the EMAQ+ ‘Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems’ (updated in May 2022) has been installed by a competent ventilation engineer. The approved extraction and odour abatement system must be retained thereafter.</p> <p>Reason: Protection of surrounding amenity.</p> <p><i>Noise and ventilation</i></p> <p>11. Prior to occupation glazing shall be installed to all habitable rooms of the hereby permitted development which is capable of achieving the sound reduction values (Rw + Ctr) as presented in Section 1.13 Façade Design Appraisal - Figures 3, 4, 5, and 6 of the RPS report titled “Technical Addendum – Noise. Titanic Quarter Student Village”, dated July 24, referenced 794-NIHCT-00905 and with review date of 31 July 2024, as a minimum, and shall be retained at all times.</p> <p>Reason: To safeguard the amenity of occupants of the building hereby approved.</p> <p>12. The roof structures to the hereby permitted development shall be capable of achieving a minimum sound reduction of 64dB Rw, as presented in Section 1.15 of the RPS report titled “Technical Addendum – Noise. Titanic Quarter Student Village”, dated July 24, referenced 794-NI-HCT-00905 and with review date of 31 July 2024.</p> <p>Reason: To safeguard the amenity of occupants of the building hereby approved.</p> <p>13. Prior to commencement of development, the final details of the ventilation strategy to habitable rooms (in addition to that provided by open windows) shall be submitted to and approved in writing by the Council. The final details shall confirm that any passive vents (when open) have a sound reduction equivalent to or greater to the sound reduction achieved by the glazing, as presented in Section 1.13 Façade Design Appraisal - Figures 3, 4, 5, and 6 of the RPS report titled “Technical Addendum – Noise. Titanic Quarter Student Village”, dated July</p>
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24, referenced 794-NI-HCT-00905 and with review date of 31 July 2024. Where any element of mechanical or active means of ventilation is proposed, the final details shall include a Noise Impact Assessment that confirms that the noise associated with its operation will not exceed internal target levels for habitable rooms in line with BS 8233:2014 Guidance on sound insulation and noise for buildings. The development shall not be carried out unless in accordance with the approved details.

Reason: To safeguard the amenity of occupants of the building hereby approved. Approval is required upfront because the ventilation strategy may be integral to the overall design of the development.

14. Prior to the occupation of the development the approved ventilation strategy to habitable rooms (in addition to that provided by open windows) shall be installed as approved and retained at all times.

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

15. All external plant associated with the hereby permitted development shall be located within the designated roof top plant areas, as presented in Section 4.8 – External Plant, Figures 17 and 18 of the RPS report titled “Titanic Quarter Student Village. Noise Impact Assessment”, dated April 24 and referenced 794-NI-HCT-00905.

Reason: Protection of nearby amenity.

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

Reason: Protection of nearby amenity.

17. Deliveries and servicing associated with the hereby permitted development shall not occur outside the hours of 07:00 to 23:00.

Reason: Protection of residential amenity.

Archaeology

18. No development or works shall commence on site until the expiration of 14 calendar days following written notice being given to the Council of the intention to commence development or works. During the construction phase, the developer shall afford access at all reasonable times to an archaeologist nominated by the Council and the nominated archaeologist shall be allowed to observe the development and excavation and record items of interest and finds.

Reason: To ensure that the archaeological remains and features are preserved in situ.

19. No development or works shall commence on site (other than that required to fulfil this condition) unless a programme of archaeological work has been implemented in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Council.

Reason: To ensure that archaeological remains and features are preserved in situ. Approval is required upfront because archaeological remains and features could be damaged or permanently lost.

20. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under **condition 19**.

These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological programme of works.

Reason: To ensure that the archaeological remains and features are properly analysed and recorded.

Trees and landscaping

21. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard and soft landscape areas and works shall be permanently retained in accordance with the approved details.

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

22. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, has been submitted to and approved in writing by the Council. The scheme shall include a programme for implementation of the works and proposals for future maintenance and management. The development shall not be carried out unless

	<p>in accordance with the approved SUDS scheme, which shall be retained as such thereafter.</p> <p>Reason: To ensure sustainable drainage of the development, having regard to Policy ENV4 of the Belfast LDP Plan Strategy 2035. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p><i>Drainage</i></p> <p>23. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p><i>Materials</i></p> <p>24. No external brickwork or external cladding panels shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials and panelling.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p><i>Environmental Credentials</i></p> <p>25. Within one year of the occupation, evidence that the building has been constructed to at least Passivhaus "Classic" or BREEAM Excellent standard, or equivalent, shall be submitted in writing to the Council.</p> <p>Reason: To ensure that the development mitigates and adapts to climate change.</p> <p><i>Waste / Service Management</i></p> <p>26. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p>
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27. The development hereby approved shall not be occupied or operated unless in accordance with the approved Service Management Plan.

Reason: In the interests of highway safety and free flow of traffic.

Access and parking

28. No development shall commence on site (other than that required to fulfil this condition) unless the accesses, including visibility splays and any forward sight lines, have been provided in accordance with the approved plans. The accesses and visibility splays shall be retained in accordance with the approved plans at all times.

Reason: To ensure safe and convenient access to the development.

29. The development hereby approved shall not be occupied or operated unless covered bicycle storage has been provided in accordance with the approved plans. The covered bicycle storage shall be retained in accordance with the approved plans at all times.

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

30. The development hereby approved shall not be occupied or operated unless the parking bay and disabled parking spaces have been provided in accordance with the approved plans. The said areas shall be retained at all times for such purpose and in accordance with the approved plans.

Reason: To ensure adequate provision for disabled parking.

DRAFT INFORMATIVES

NOT04 Section 76 planning agreement

This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement.

NOT02 Compliance with planning permission

Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.

NOT03 Discharge of condition(s)

This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.

	<p>NOT05 Non-planning requirements</p> <p>The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer, consents or permissions under other legislation or protocols.</p>
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By virtue of paragraph(s) 3 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

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