

# Public Document Pack

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



**Belfast  
City Council**

10th April, 2024

## **PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room, City Hall on Tuesday, 16th April, 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. Notification of Provision/Removal of Accessible Parking Bay**

- (a) Removal of 28 St Judes Parade (Pages 1 - 4)
- (b) Removal of 60 Nevis Avenue (Pages 5 - 8)
- (c) Provision of 14 North Hill Street (Pages 9 - 12)
- (d) Provision of 38 Marlborough Park North (Pages 13 - 16)
- (e) Provision of 41 Lichfield Avenue (Pages 17 - 20)
- (f) Provision of Flat 21, Block 13 Queen Victoria Gardens (Pages 21 - 24)
- (g) Provision of 13 Eglantine Avenue (Pages 25 - 28)

- (h) Provision of 5 Jubilee Avenue (Pages 29 - 32)
- 3. **Notifications from Statutory Bodies, Abandonment and Extinguishment**
  - (a) Abandonment at The Back Street at Botanic Avenue and Donegall Pass (Pages 33 - 38)
- 4. **Notifications from Statutory Bodies, Traffic Calming Measures**
  - (a) Provision of McClure Street (Pages 39 - 46)
  - (b) Provision of Third Street (Pages 47 - 50)
- 5. **Planning Appeals Notified (Pages 51 - 52)**
- 6. **Planning Decisions Issued (Pages 53 - 84)**
- 7. **Miscellaneous Reports**
  - (a) Council attendance at Goldmine Public Inquiry (report to follow)
  - (b) Consultation on Local Development Plan for Lisburn and Castlereagh City Council - Revised Timetable (Pages 85 - 98)
  - (c) Confirmation of Listed Buildings - Colenso Parade, Botanic Gardens and University Road/Stranmillis Road
- 8. **Planning Applications previously considered**
  - (a) LA04/2023/4208/F - Change of use from Dwelling to HMO (6 Beds). 24 Orient Gardens (report to follow)
- 9. **New Planning Applications**
  - (a) LA04/2023/4366/F - Proposed 14 storey (plus basement) purpose-Built Grade A Office premises with retail/restaurant unit at ground floor, including external landscaped terrace areas, public realm works, and all associated site works. 14 Dublin Road (Pages 99 - 122)
  - (b) LA04/2023/4373/F - Erection of 17 storey Purpose Built Managed Student Accommodation (PBMSA) with additional use of accommodation outside term time comprising 459 no. units with communal facilities, internal and external communal amenity space and ancillary accommodation. 14 Dublin Road (report to follow)
  - (c) LA04/2023/3635/RM - Redevelopment of existing surface level car park for erection of residential development comprising of 205 No. units, car parking, landscaping and all associated site works. Lands bound by Glenalpin Street, Wellwood Street and Norwood Street (report to follow)

- (d) LA04/2022/1083/F - Residential development comprising 115 units (apartments and duplexes including 27 social housing units) with associated private and communal amenity space, landscaping, parking provision, access, relocation of existing sub station and site works (amended description and scheme). Lands at London Road/Lismore Street (report to follow)
- (e) LA04/2023/4397/F - Variation of Condition 3 of LA04/2020/1211/F relating to the submission of a Verification Report for Phase 4 of the approved development. No 46 Montgomery Road (former Hughes Christensen site, now Lidl), vacant site between nos 44 and 46, Montgomery Road, and no 41 Montgomery Road (former Lidl) (report to follow)
- (f) LA04/2022/0930/F - Retrospective: Change of Use from Class A1 & D2 to a Gymnasium on Ground Floor. 47 Ravenhill Road (Pages 123 - 130)
- (g) LA04/2023/4162/F - Change of use from retail unit to amusement arcade and adult gaming centre. 51 Rosemary Street (Pages 131 - 140)
- (h) LA04/2024/0055/F - New kiosks and associated canopy structure. Existing open public space along river edge at Queens Quay (Pages 141 - 152)
- (i) LA04/2024/0334/F - Renewal of planning permission LA04/2021/2804/F - shipping container for bikes and equipment. Land adjacent to Connswater Community Centre (Pages 153 - 160)
- (j) LA04/2023/2849/F - Renewal of planning permission LA04/2021/0791/F for temporary single storey timber structure. 402 Newtownards Road (Pages 161 - 166)

10. **Restricted Items**

- (a) Update on LA05/2023/1001/O - Proposed extension to Sprucefield Park comprising new retail units, 1 no. hotel, 1 no. restaurant and 1 no. cafe/restaurant pod (report to follow)

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## Network Traffic, Street Lighting and Transportation

### Eastern Division

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

Telephone: 0300 200 7899  
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[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

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

Your Ref:

Our Ref: TM 2

Date: 13 March 2024

Dear Mr Walsh

### **28 ST JUDE'S PARADE, BELFAST – REMOVAL OF AN ACCESSIBLE/BLUE BADGE PARKING BAY**

I am writing to advise you that we propose to remove an accessible/disabled parking bay at 28 St Jude's Parade, Belfast, as it is no longer required; I have attached a plan showing the location of the bay.

We would welcome your comments on this proposal.

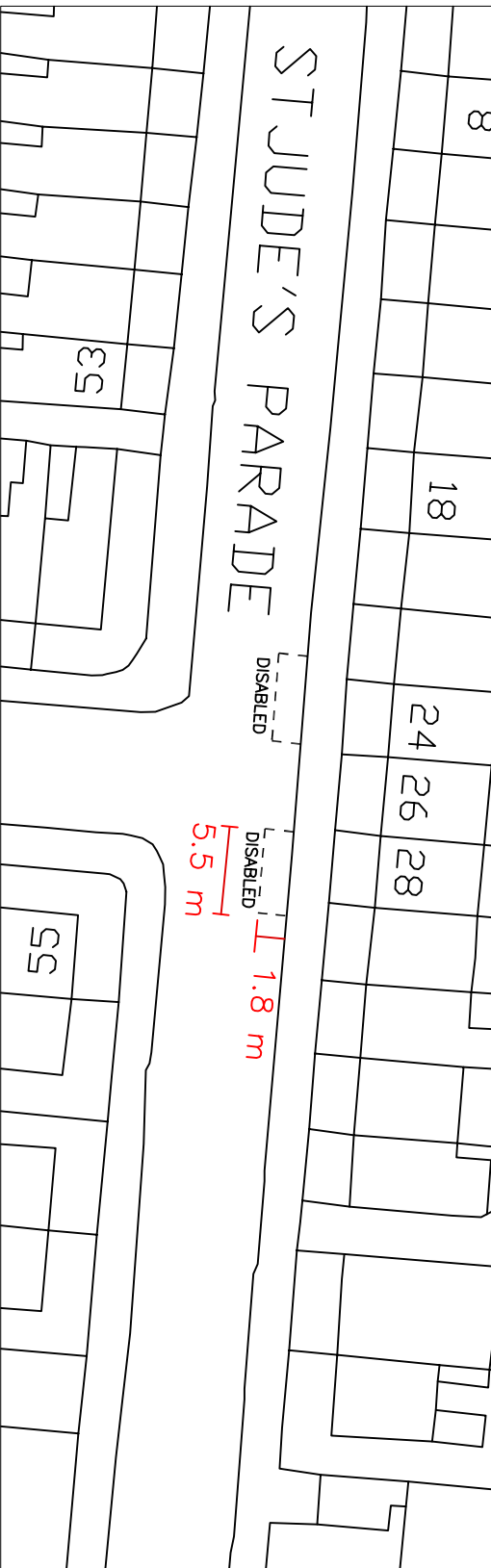
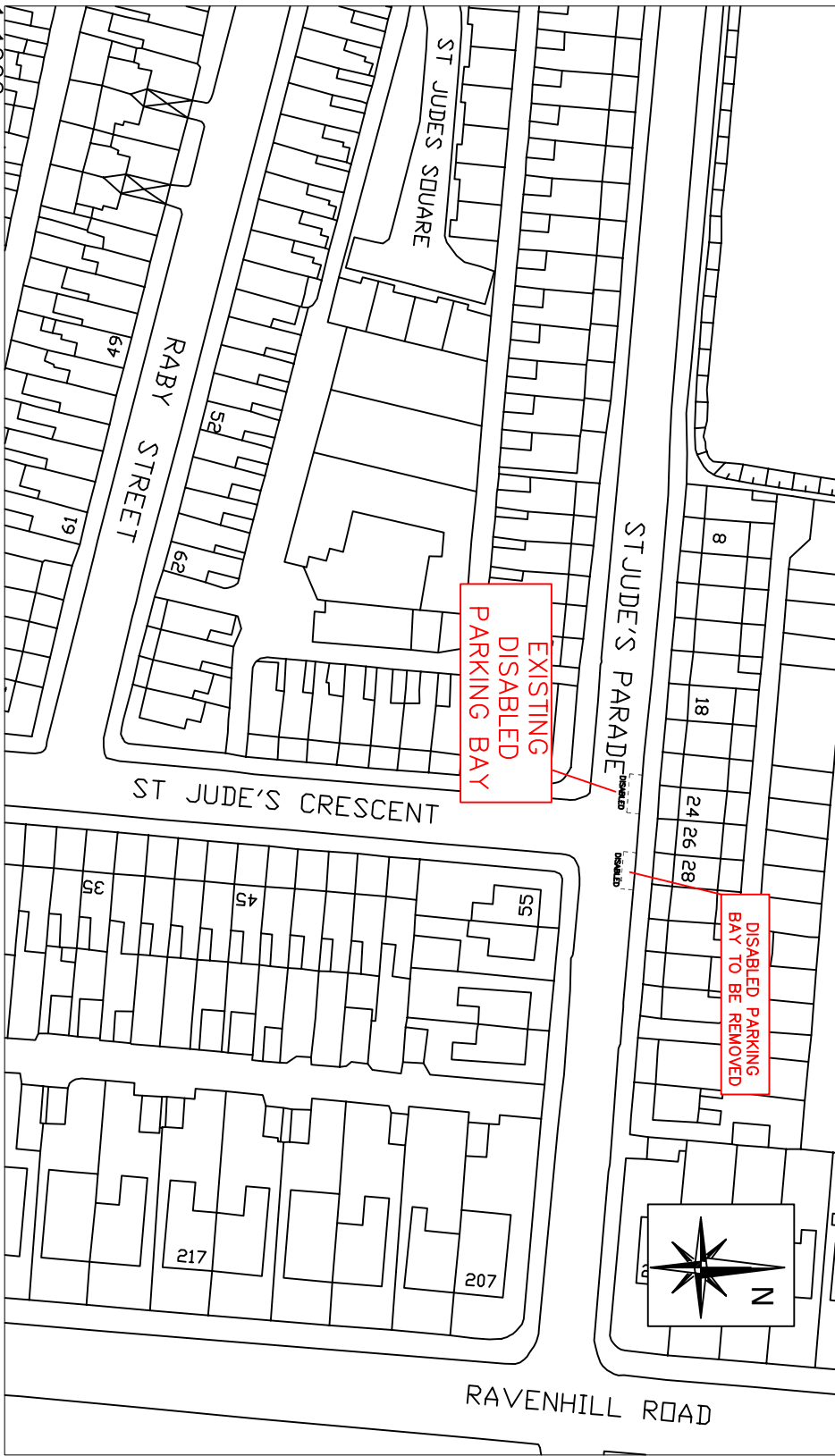
Yours sincerely

*PP Alfie O'Hare*  
Graeme Salmon  
Traffic Manager

ENC

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S.R.2021 No. 8 item 2975. St Jude's Parade, Belfast, (north side) – from a point 79.5 metres west of its junction with Ravenhill Road, for a distance of 5.5 metres.



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Project  
REMOVAL OF  
AN ACCESSIBLE/  
DISABLED PARKING BAY

Title  
28 ST JUDE'S PARADE  
BELFAST

FILE NO.	DESIGNED	AO'H	date
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Being Dealt With By: Mr Alfie O'Hare  
Direct Line: 028 9052 6241

Your Ref:

Our Ref: TM 2

Date: 12 March 2024

Dear Mr Walsh

**60 NEVIS AVENUE, BELFAST – REMOVAL OF AN ACCESSIBLE/BLUE BADGE  
PARKING BAY**

I am writing to advise you that we propose to remove an accessible/disabled parking bay at 60 Nevis Avenue, Belfast, as it is no longer required; I have attached a plan showing the location of the bay.

We would welcome your comments on this proposal.

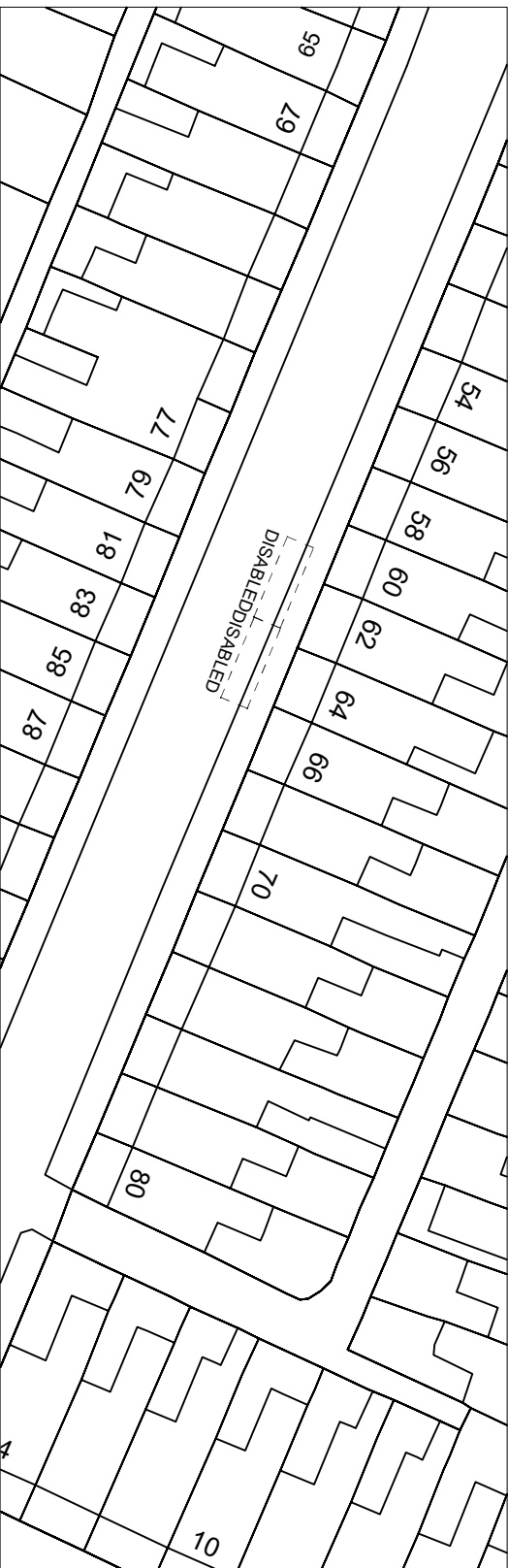
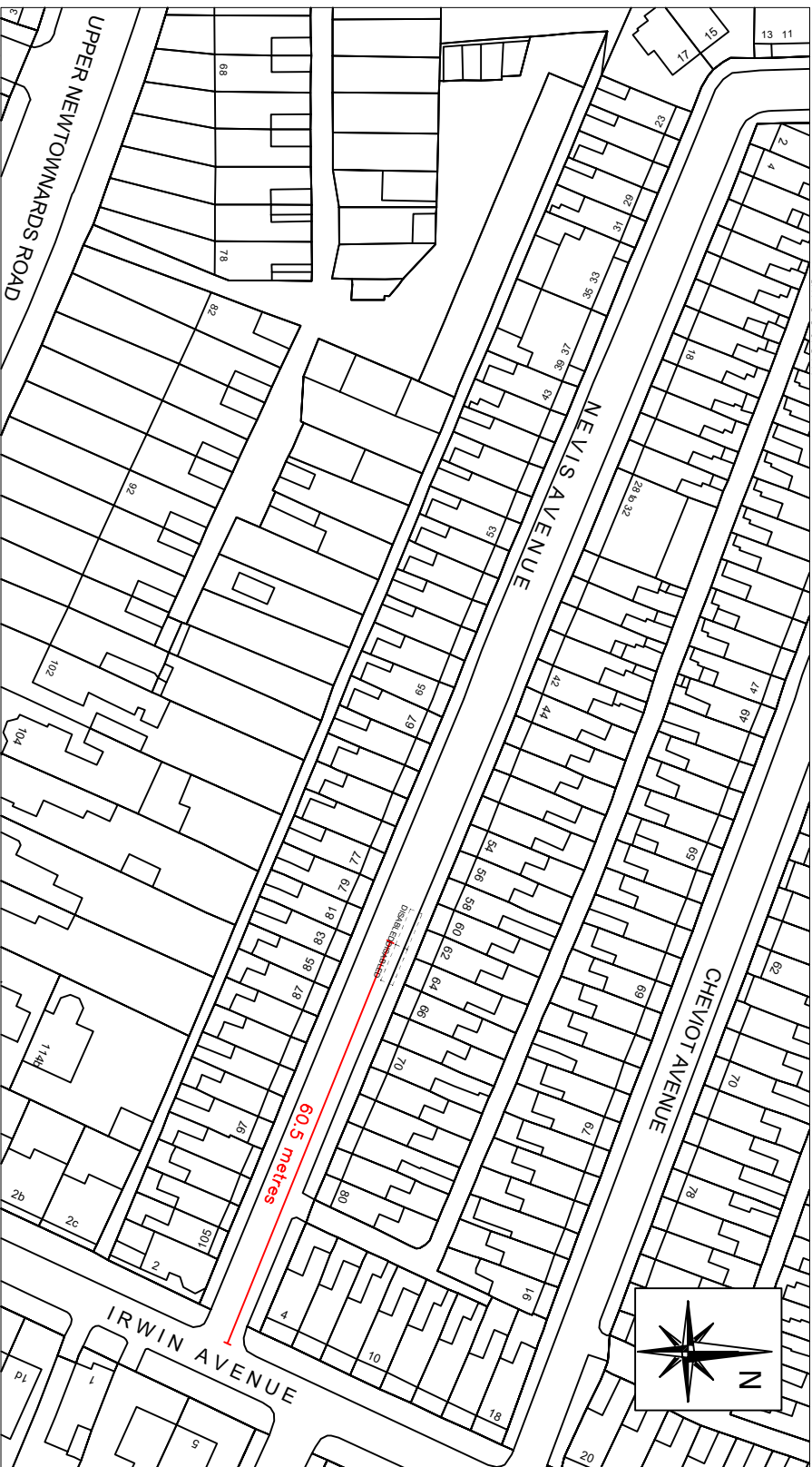
Yours sincerely

*PP Alfie O'Hare*  
Graham Campbell  
Traffic Manager

ENC

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S.R. 2024 No. 24 Item 3178. Nevis Avenue, Belfast (north-east side)—from a point 60.5 metres north—west of its junction with Irwin Avenue, for a distance of 5.5 metres in a north—westerly direction.



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Project

60 NEVIS AVENUE  
BELFAST

Page 7

Title  
REMOVAL OF AN ACCESSIBLE /  
DISABLED PARKING BAY

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

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

Your reference:  
Our reference: MT

Date: 21 March 2024

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/ BLUE BADGE PARKING BAY AT 14 NORTH HILL STREET, BELFAST**

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

We would welcome your comments on this proposal.

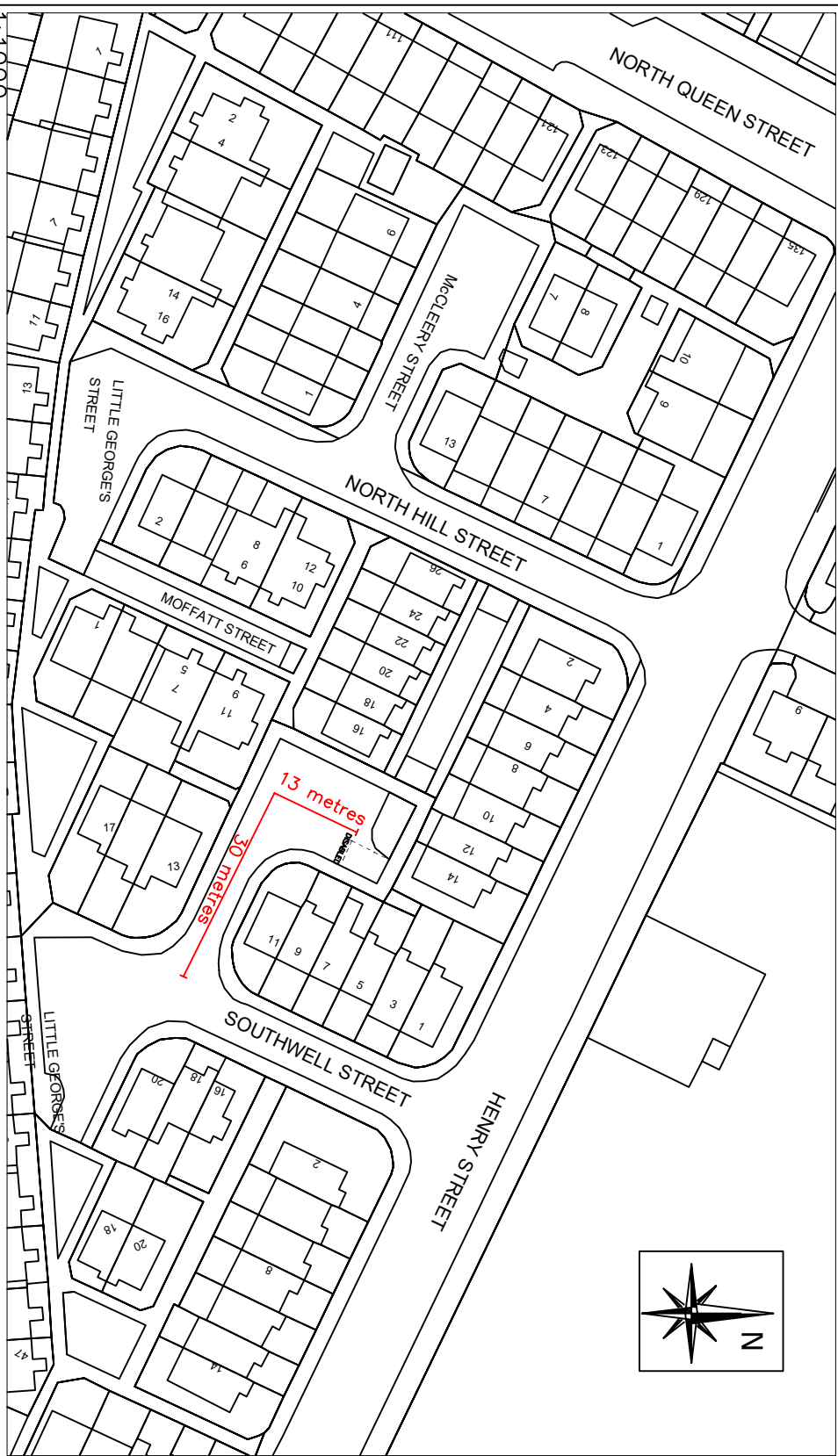
Yours sincerely

*PP Ling Gillespie*  
Graham Campbell  
Traffic Manager

ENC

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North Hill Street, Belfast (south-east side) – from a point 30 metres north-west then 13 metres north-east of its junction with Southwell Street, for a distance of 6 metres.



1:1000



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Project  
PROVISION OF AN ACCESSIBLE  
DISABLED PARKING BAY

Title  
14 NORTH HILL STREET  
BELFAST

FILE NO.	DESIGNED	AO'H	date
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Direct Line: 02890522272

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

Your reference:  
Our reference: MT

Date: 26 March 2024

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/ BLUE BADGE PARKING BAY – 38 MARLBOROUGH PARK NORTH, BELFAST**

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

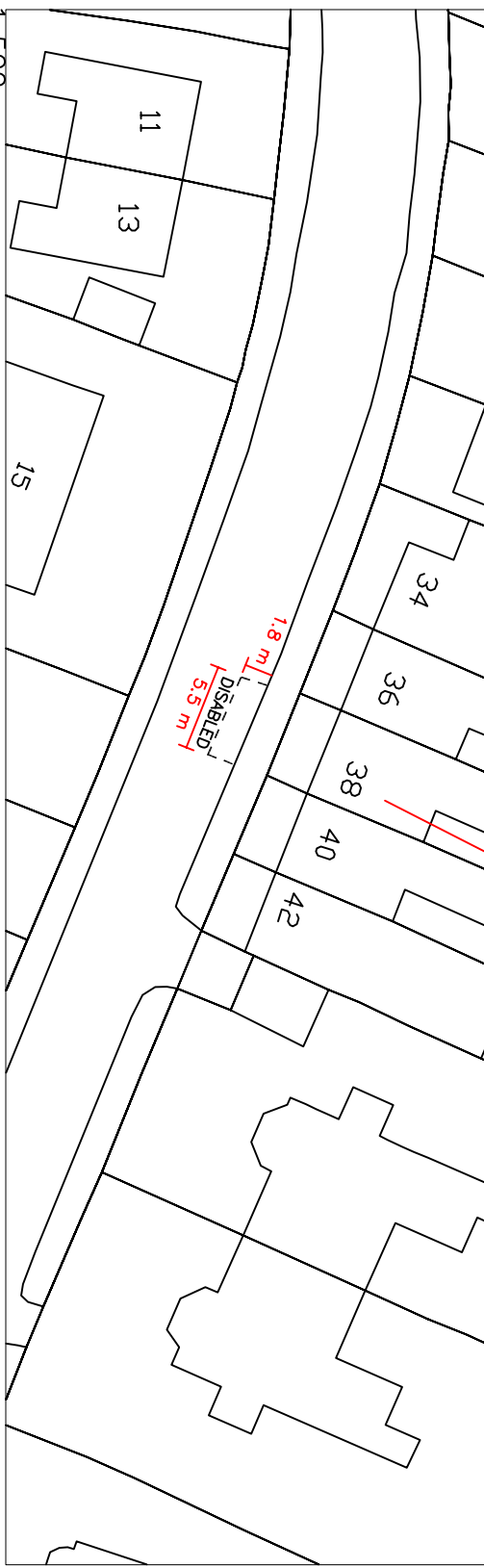
We would welcome your comments on this proposal.

Yours sincerely

*PP Ling Gillespie*  
Graham Campbell  
Traffic Manager

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Marlborough Park North, Belfast (north-east side) – from a point 64 metres north-east then 47 metres south-east of its junction with Marlborough Park, for a distance of 5.5 metres in a south-easterly direction.



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PROVISION OF AN ACCESSIBLE /  
DISABLED PARKING BAY

Title  
38 MARLBOROUGH PARK NORTH  
BELFAST

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

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

Your reference:  
Our reference: MT

Date: 22 March 2024

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/ BLUE BADGE PARKING BAY – 41 LICHFIELD AVENUE, BELFAST**

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

We would welcome your comments on this proposal.

Yours sincerely

*PP Ling Gillespie*  
Graham Campbell  
Traffic Manager

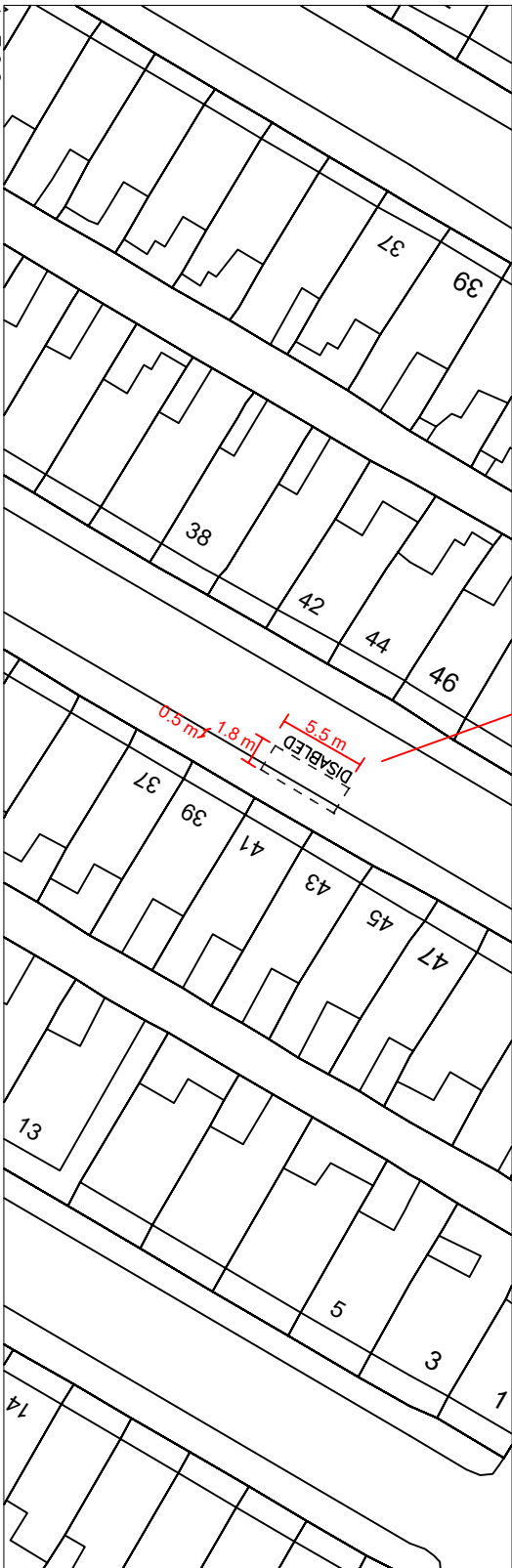
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Lichfield Avenue, Belfast (south-east side) – from a point 52 metres south-west from its junction with Bloomfield Road, for a distance of 5.5 metres in a south-westerly direction.



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Project

41 LICHFIELD AVENUE  
BELFAST

Title

PROPOSED ACCESSIBLE  
DISABLED PARKING BAY

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Direct Line: 02890522272

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

Your reference:  
Our reference: MT

Date: 21 March 2024

Dear Mr Walsh

**PROVISION OF AN ACCESSIBLE/ BLUE BADGE PARKING BAY AT FLAT 21,  
BLOCK 13, QUEEN VICTORIA GARDENS, BELFAST**

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

We would welcome your comments on this proposal.

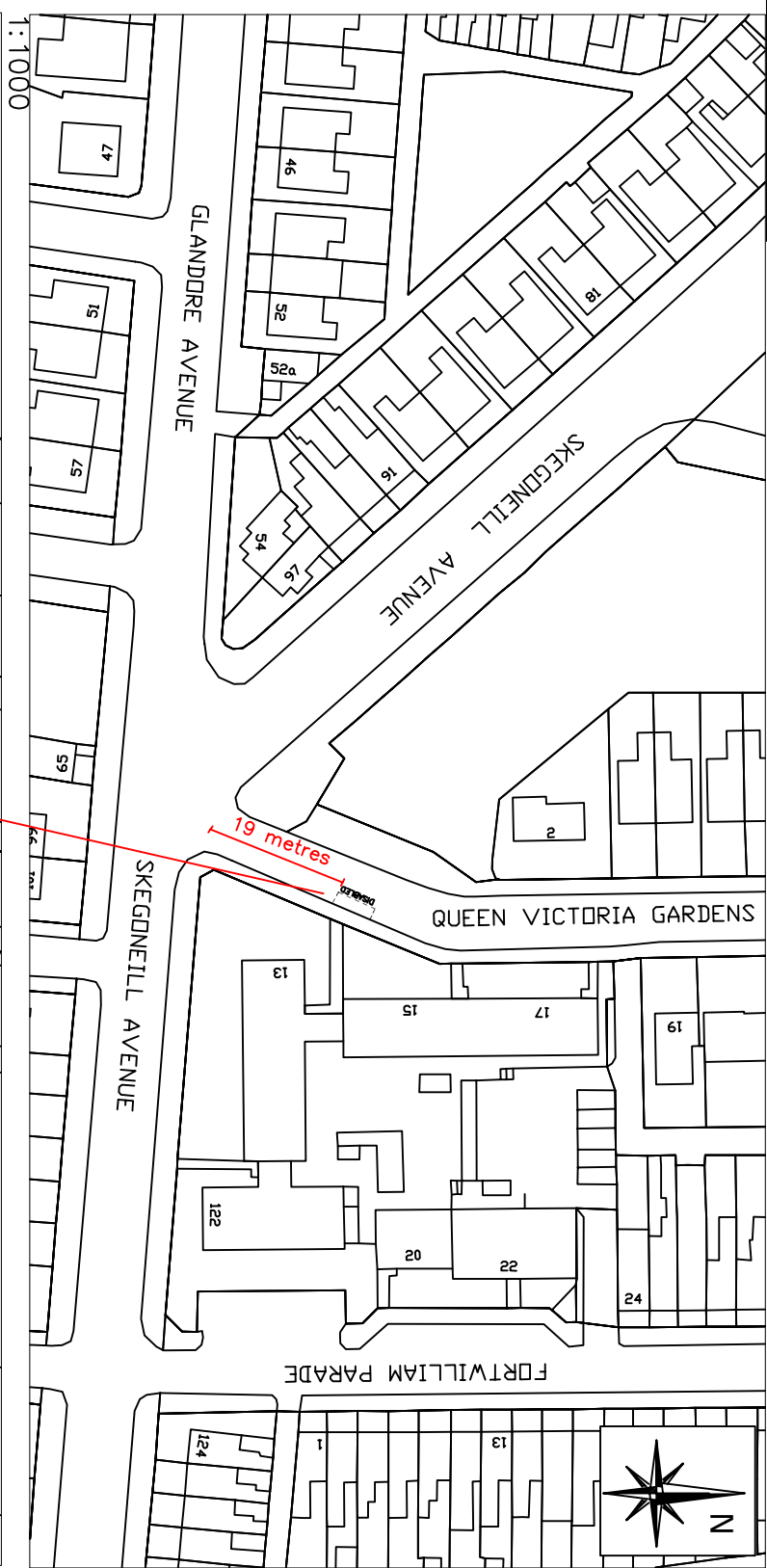
Yours sincerely

*PP Ling Gillespie*  
Graham Campbell  
Traffic Manager

ENC

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Queen Victoria Gardens, Belfast (south-east side) – from a point 19 metres north-east of its junction with Skegoneill Avenue, for a distance of 5.5 metres in a north-easterly direction.



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Project BLOCK 13 FLAT 21  
 QUEEN VICTORI GARDENS  
 BELFAST

Title PROPOSED ACCESSIBLE/  
 DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date MAR'24
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Being dealt with by: Mr. Ling Gillespie  
Direct Line: 02890522272

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

Your reference:  
Our reference: MT

Date: 8 April 2024

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/ BLUE BADGE PARKING BAY – 13 EGLANTINE AVENUE, BELFAST**

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

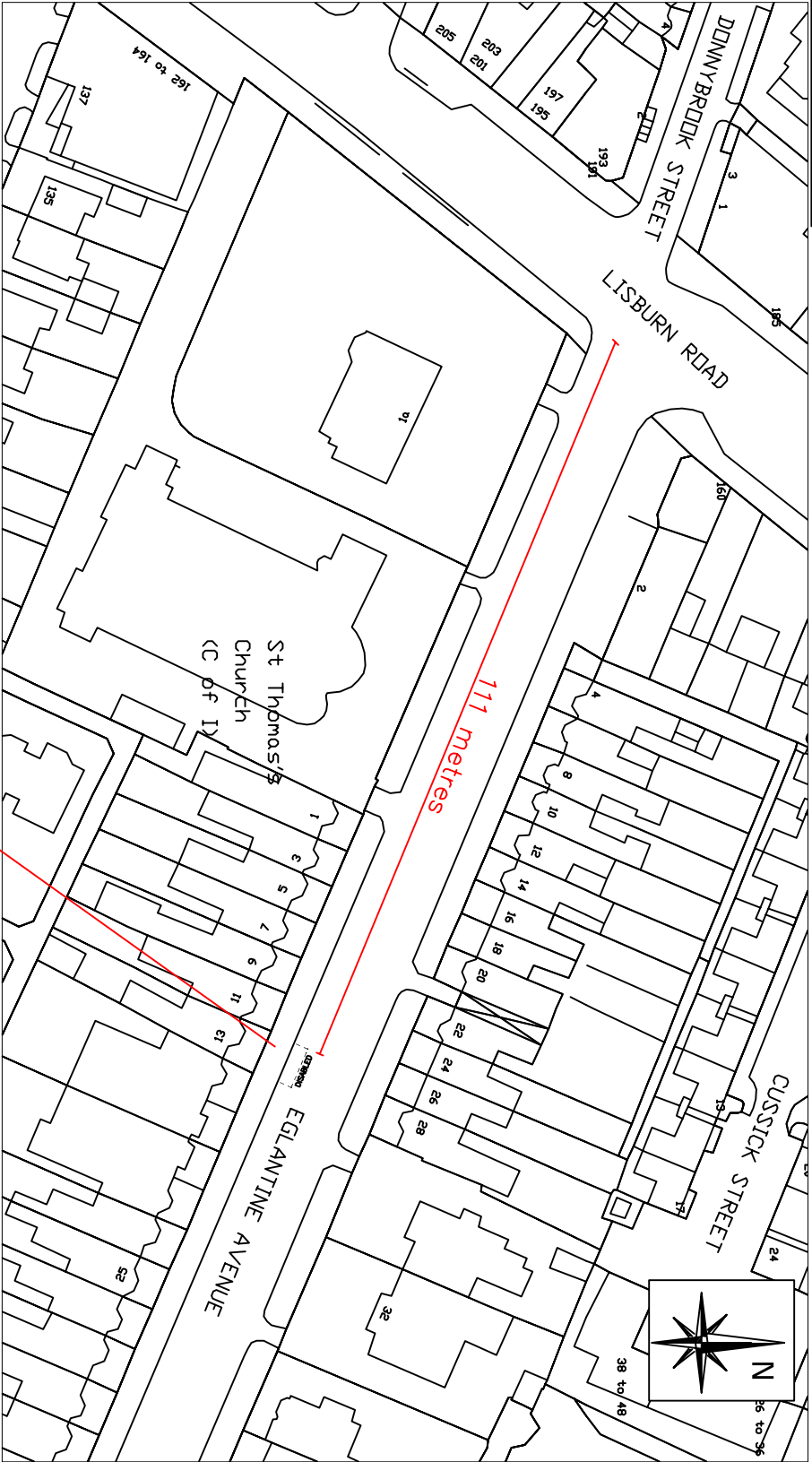
We would welcome your comments on this proposal.

Yours sincerely

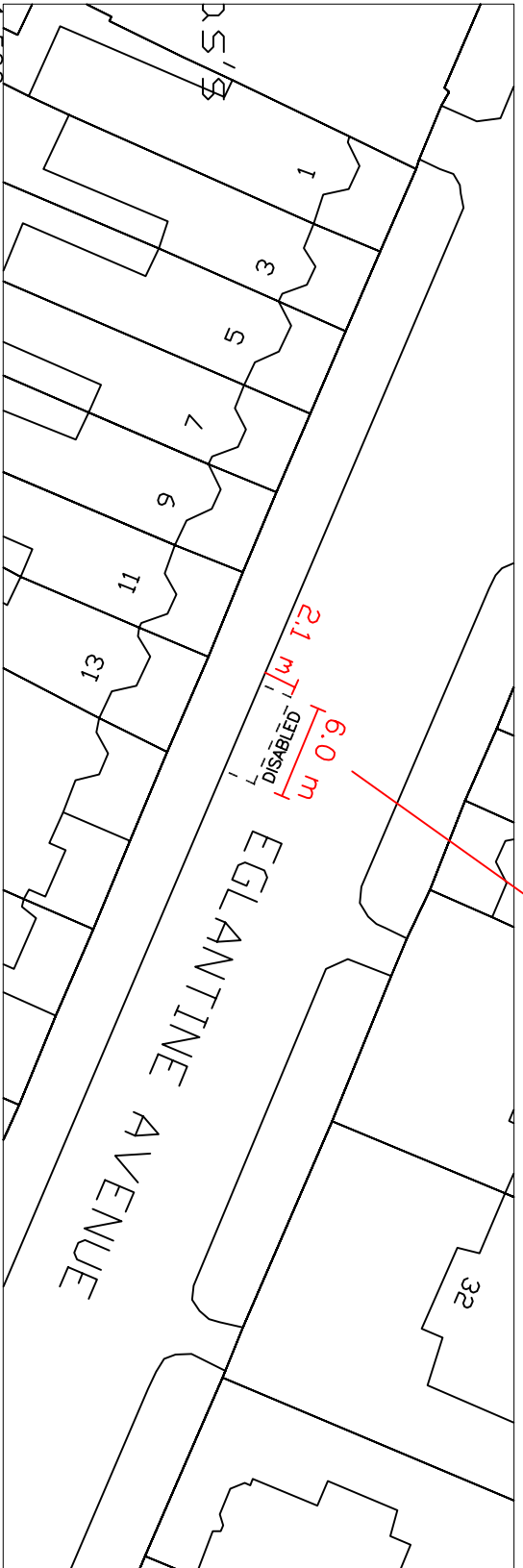
*PP Ling Gillespie*  
Graham Campbell  
Traffic Manager

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Eglantine Avenue, Belfast (south-west side)— from a point 111 metres south-east of its junction with Lisburn Road, for a distance of 6 metres in south-easterly direction.



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PROPOSED ACCESSIBLE/  
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Title  
13 EGLANTINE AVENUE  
BELFAST

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

Your reference:  
Our reference: MT

Date: 10 April 2024

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/ BLUE BADGE PARKING BAY – 5 JUBILEE AVENUE, BELFAST**

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

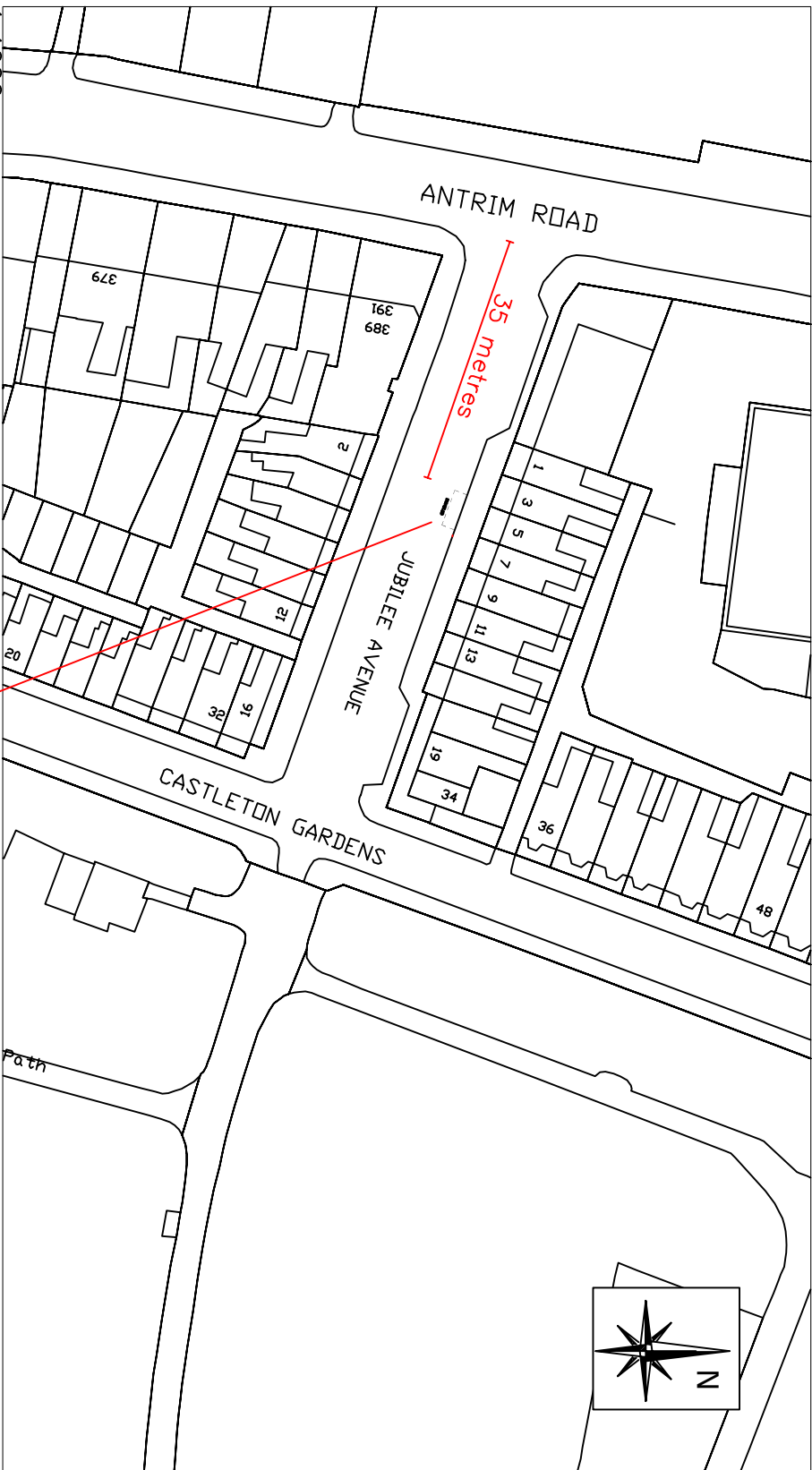
We would welcome your comments on this proposal.

Yours sincerely

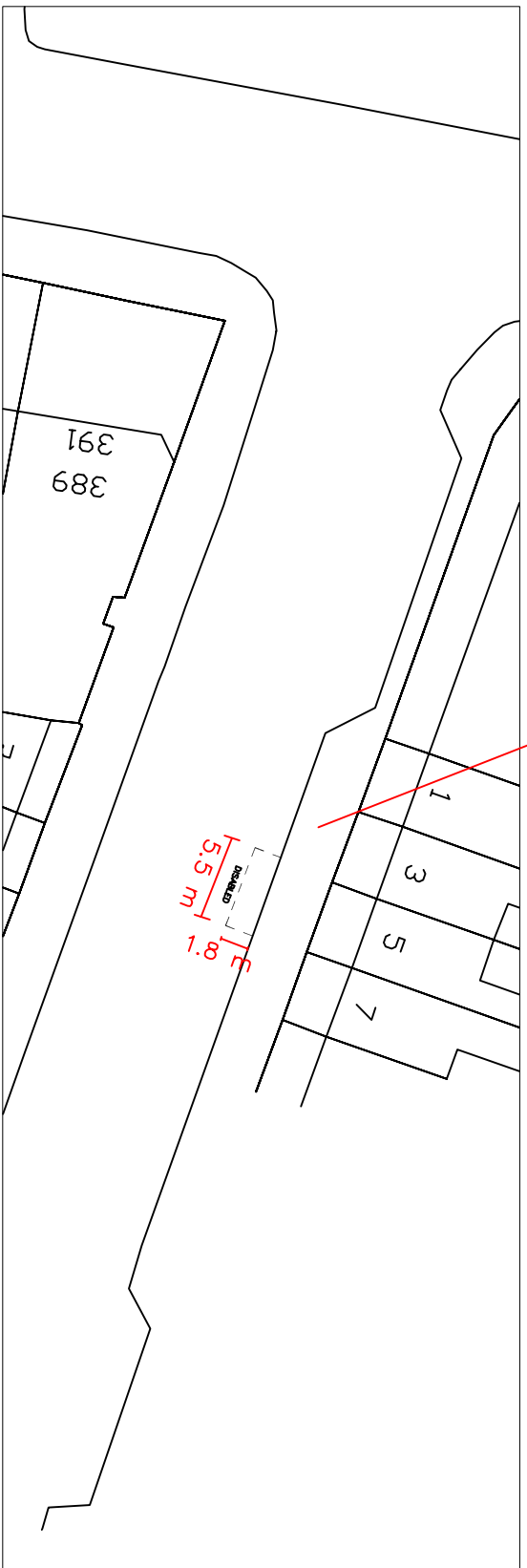
*PP Ling Gillespie*  
Graham Campbell  
Traffic Manager

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Jubilee Avenue, Belfast (north-east side) – from a point 35 metres south-east of its junction with Antrim Road, for a distance of 5.5 metres, in a south-easterly direction.



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PROPOSED ACCESSIBLE/  
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Title

5 JUBILEE AVENUE  
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FILE NO. DESIGNED LG 06 APR'24

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The Chief Executive  
Belfast City Council  
BELFAST  
BT1 5GS

[largeyn@belfastcity.gov.uk](mailto:largeyn@belfastcity.gov.uk)

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Tel: (028) 90540404  
Email: [Orla.Hamill@infrastructure-ni.gov.uk](mailto:Orla.Hamill@infrastructure-ni.gov.uk)  
Your reference:  
Our reference: IN1-23-13069

11 March 2024

Dear Sir/Madam

**The Back Street at Botanic Avenue and Donegall Pass, Belfast (Abandonment)  
Order 2024 – S. R. 2024 No. 35**

Please find enclosed a copy of the above-mentioned statutory rule and related map for your information.

Yours sincerely

*Orla Hamill*

Orla Hamill  
Transport Legislation Branch

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STATUTORY RULES OF NORTHERN IRELAND

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**2024 No. 35**

**ROADS**

**The Back Street at Botanic Avenue and Donegall Pass, Belfast  
(Abandonment) Order (Northern Ireland) 2024**

*Made* - - - -

*6th March 2024*

*Coming into operation*

*24th April 2024*

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

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.

No objection has been received.

**Citation and commencement**

1. This Order may be cited as the Back Street at Botanic Avenue and Donegall Pass, Belfast (Abandonment) Order (Northern Ireland) 2024 and shall come into operation on 24th April 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.

Sealed with the Official Seal of the Department for Infrastructure on 6th March 2024

(L.S.)

*D J Millar*

---

(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

A senior officer of the Department for Infrastructure

## **SCHEDULE**

Article 2

### **AREA OF ROAD TO BE ABANDONED**

An area of 58 square metres of superseded road extending from Ratcliffe Street, Belfast for a distance of 15.43 metres in a south-westerly direction and then 20.84 metres in a south-easterly direction to the rear of No. 12a Botanic Avenue, Belfast more particularly delineated and shown coloured red on map number IN1/23/739777.

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

### **EXPLANATORY NOTE**

*(This note is not part of the Order)*

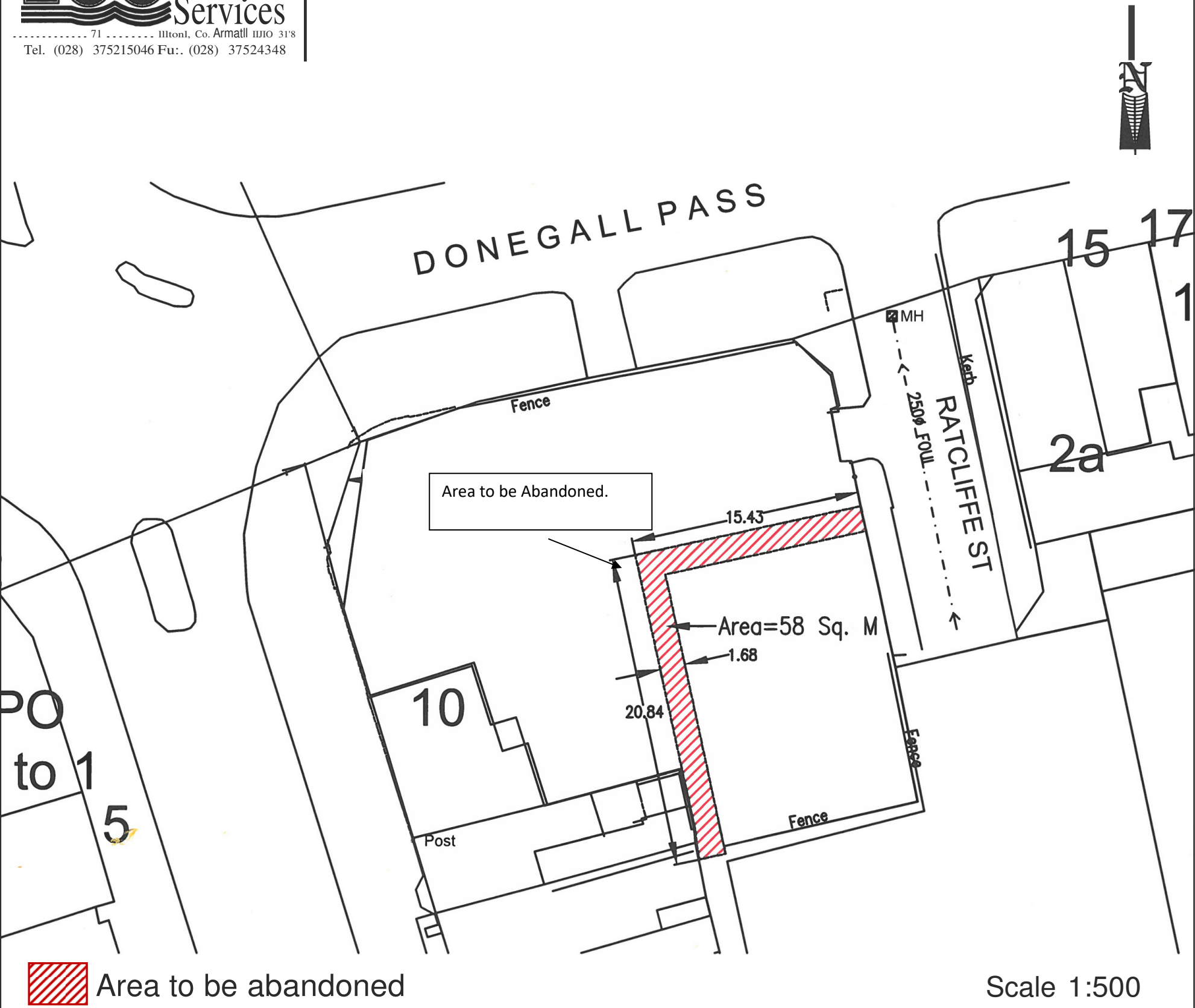
This Order abandons the area of road described in the Schedule.

LSS

Land  
Survey  
Services

71 Iltonl, Co. Armattl 31'8  
Tel. (028) 375215046 Fu.: (028) 37524348

Job Number: 34115



DEPARTMENT FOR INFRASTRUCTURE

Map No. IN1/23/739777 referred to in “The Back Street at Botanic Avenue and Donegall Pass, Belfast (Abandonment) Order (Northern Ireland) 2024” made by the Department on 6th March 2024 and coming into operation on 24th April 2024.

©Based upon the Ordnance Survey map with the Permission of the Director and the Chief Executive.  
Crown Copyright

SCALE 1:500

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Department for

**Infrastructure**

An Roinn

**Bonneagair**

Department for

**Infrastructure**

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

## Network Traffic Eastern Division

Mr John Walsh  
Chief Executive  
Belfast City Council  
Belfast City Hall  
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Email : [walshjohn@belfastcity.gov.uk](mailto:walshjohn@belfastcity.gov.uk)

Annex 7  
Castle Buildings  
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BT4 3SQ

Tel: 0300 200 7899  
Fax: 028 9025 3220  
Textphone number 028 9054 0022  
Email: [Traffic.Eastern@infrastructure-ni.gov.uk](mailto:Traffic.Eastern@infrastructure-ni.gov.uk)  
[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

Being Dealt With By : Stephen McMeekin  
Direct Line 028 90 526245

Your reference:  
Our reference:

15 March 2024

Dear Mr Walsh,

### **TRAFFIC CALMING SCHEME - MCCLURE STREET, BELFAST**

The Department is undertaking the legislative process for the installation of new traffic calming measures on McClure Street, Belfast associated with planning reference LA 04/2018/2659/F

This scheme will include the provision of the following traffic calming measures as listed below and shown within the attached drawing.

Installation on McClure Street of:

- Seven flat top road humps, 4.1m long, 6m wide and 75mm high.
- One kerb to kerb road hump entrance feature, 50mm high.

In accordance with 'Article 65' of the 'Roads (Northern Ireland) Order 1993' this scheme is scheduled to be advertised in local newspapers on 20 March 2024.

If you, have any comments on the proposals please forward them to me at the above address as soon as possible.

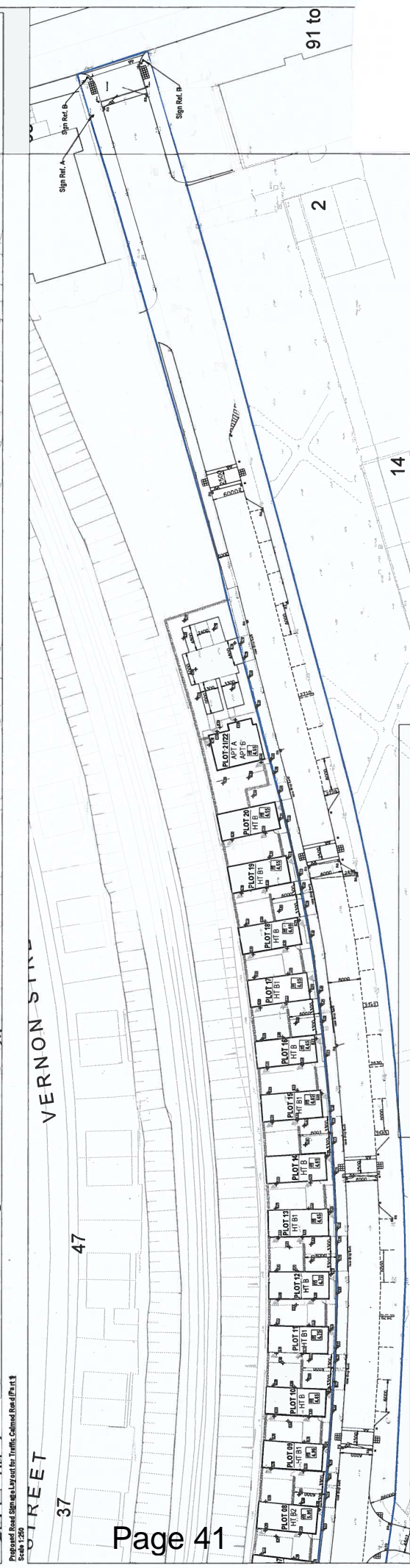
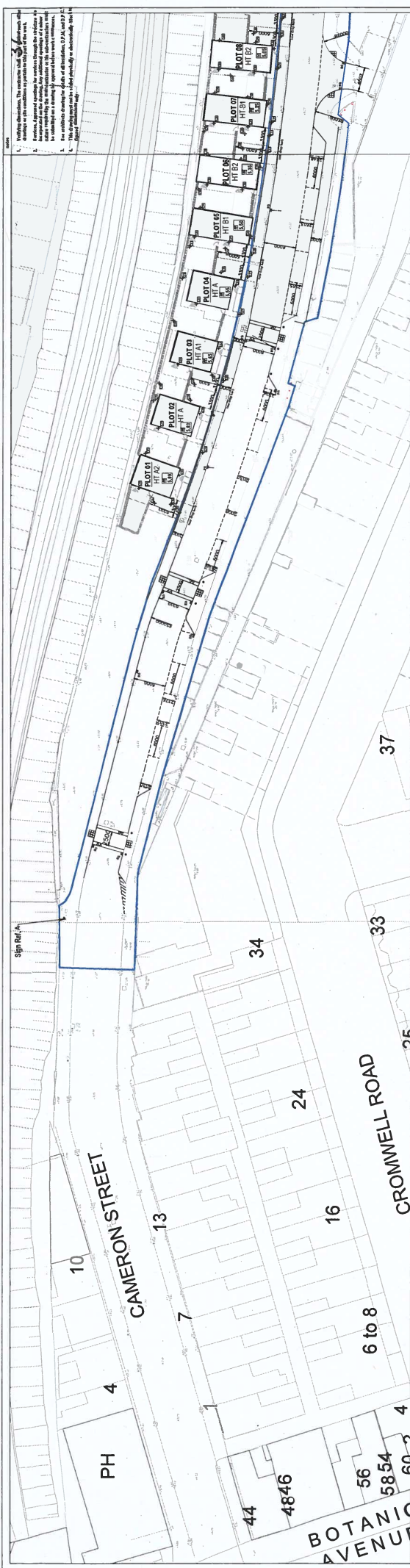
I trust that you will find this information helpful.

Yours sincerely,

*Stephen McMeekin*

**Stephen McMeekin**  
**Traffic Manager, Traffic Management 3**





Proposed Road Signage Layout for Traffic Calmed Road (Part 2)  
Scale: 1:250

Sign Ref A  
Scale: nts

Proposed Road Signage Layout for Traffic Calmed Road (Part 2)  
Scale: 1:250

Sign Ref B  
Scale: nts

Proposed Road Signage Layout for Traffic Calmed Road (Part 2)  
Scale: 1:250

Proposed Road Signage Layout for Traffic Calmed Road (Part 2)  
Scale: 1:250

**For Approval**



Cherion on road adjacent to traffic calming build-out

Existing concrete kerb to McClure Street, new kerbline to be formed within existing carriageway to ensure a 2m footpath along the site boundary

Flat-topped road hump with tactile paving each side defining pedestrian crossing point, crossing to be protected by bollards

New 2m wide footpath

Tactile paving build-out to narrow carriageway to provide 2m wide footpath, tactile paving to be provided in accordance with the architect. Build-out to have decorative bollard with reflective band. Final design to be approved by DfI Roads.

Flat-topped road hump with tactile paving each side defining pedestrian crossing point, crossing to be protected by bollards

New 'no-drive' parking bays formed at side of

new carriageway

New concrete kerb with 150mm show (except at driveway). New kerbline to be formed within existing carriageway to ensure a 2m wide footpath can be constituted across the front of proposed development.

Visitor parking 'on-street'

**NOTE:**

Development is to be designed to the requirements of Lifetime Homes to ensure adaptability to potential future disabled use which includes parking

**NOTE:**

NI Water to adopt entire storm system

**NOTE:**

Each dwelling to have wall mounted bracket within garden space to allow secure locking of bicycles etc.

Proposed Roads Layout- Sheet 1

Scale 1:200

# For Approval



PROPOSED SITE LAYOUT PLAN  
(Sheet 1)

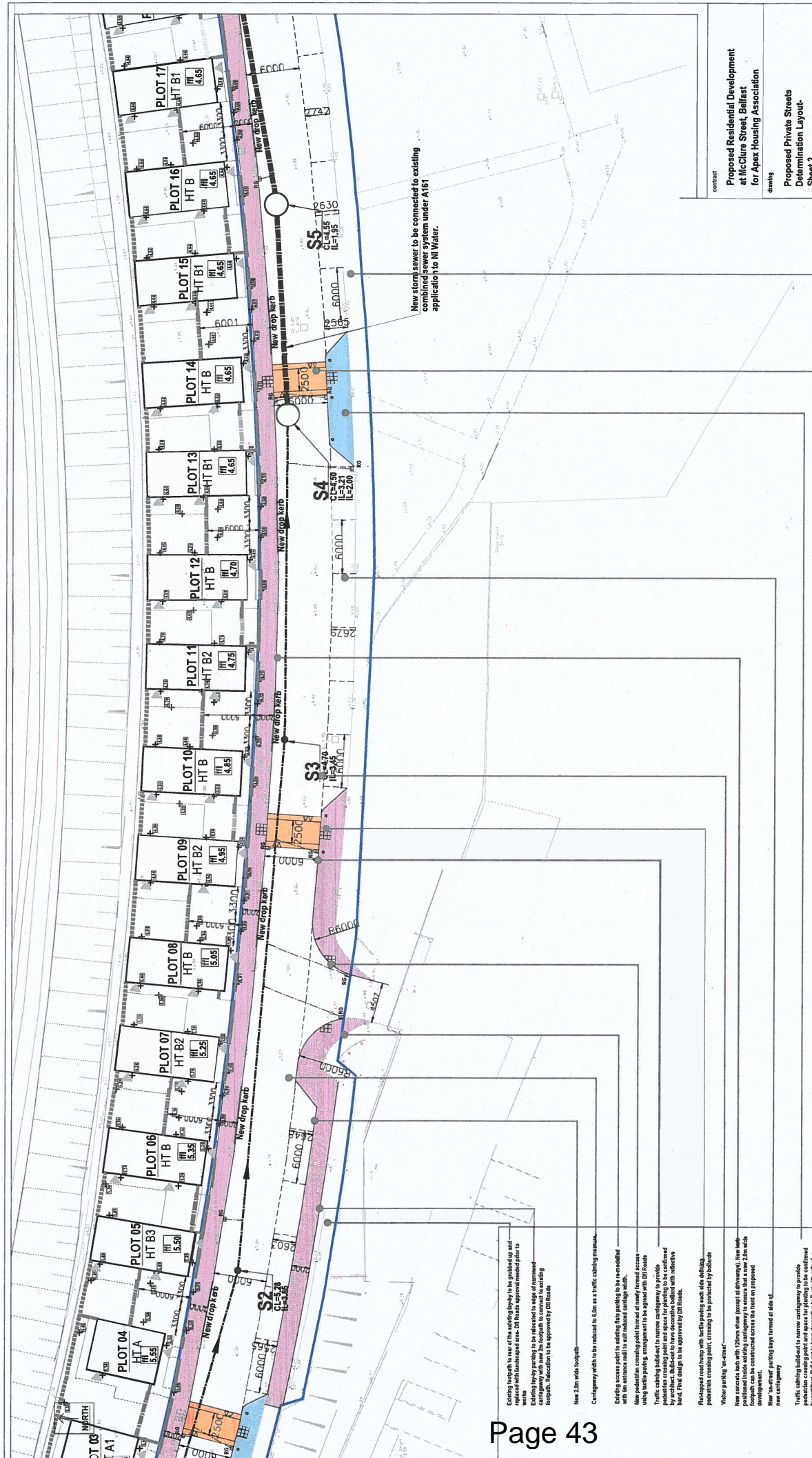
contract

Proposed Residential Development  
at McClure Street, Belfast  
for Apex Housing Association

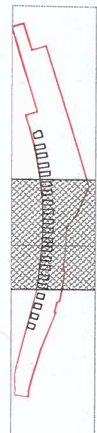
drawing

Proposed Private Streets  
Determination Layout-  
Sheet 1





# For Approval



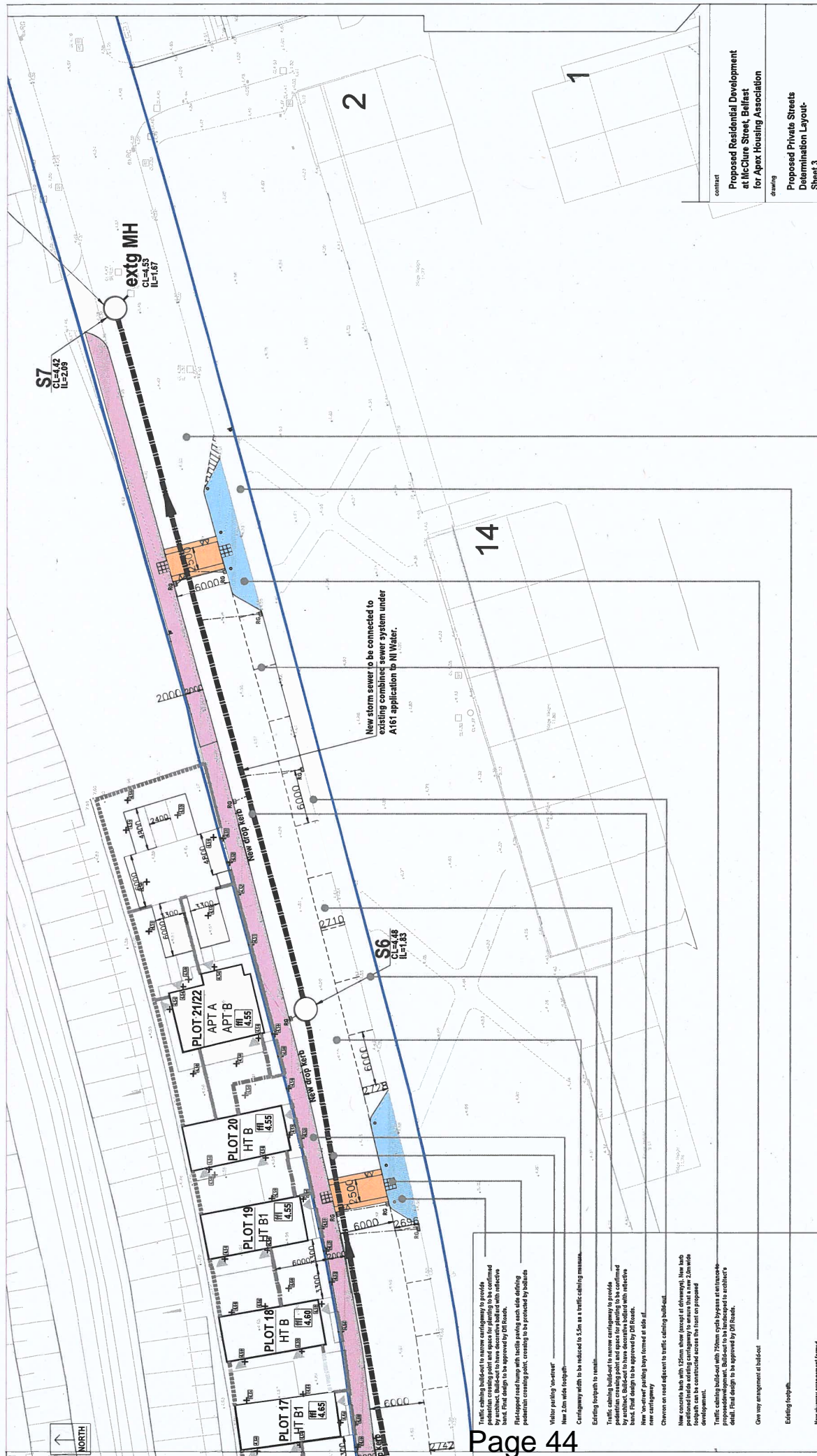
PROPOSED SITE LAYOUT PLAN  
(Sheet 2)

Proposed Roads Layout- Sheet 2  
Scale 1:200

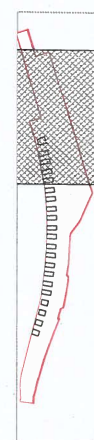
**NOTE:**  
Development is to be designed to the requirements  
of Lifetime Homes to ensure adaptability to  
potential future disabled use which includes  
parking

**NOTE:**  
Each dwelling to have wall mounted bracket  
within garden space to allow secure locking  
of bicycles etc.

**NOTE:**  
NI Water to adopt entire storm system



For Approval



Proposed Roads Layout- Sheet 3  
Scale 1:200

<b>NOTE:</b> Development is to be designed to the requirements of Lifetime Homes to ensure adaptability to potential future disabled use which includes parking
<b>NOTE:</b> NI Water to adopt entire storm system
<b>NOTE:</b> Each dwelling to have wall mounted bracket within garden space to allow secure locking of bicycles etc.



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ORMEAU ROAD

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For Approval

contract  
Proposed Residential Development  
at McClure Street, Belfast  
for Apex Housing Association  
drawing  
Proposed Private Streets  
Determination Layout-  
Sheet 4

S7

CL=4.42  
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extg MH

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New storm sewer to be connected to  
existing combined sewer system under  
A161 application to NI Water.

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Department for

**Infrastructure**

An Roinn

**Bonneagair**

Department for

**Infrastructure**

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

**Network Traffic  
Eastern Division**

Mr John Walsh  
Chief Executive  
Belfast City Council  
Belfast City Hall  
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Email : [walshjohn@belfastcity.gov.uk](mailto:walshjohn@belfastcity.gov.uk)

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

Being Dealt With By: Stephen McMeekin  
Direct Line 028 90 526245

Your reference:  
Our reference:

13 March 2024

Dear Mr Walsh,

## **THIRD STREET, BELFAST – PROPOSED TRAFFIC CALMING SCHEME**

The Department is undertaking the legislative process for a traffic calming scheme on Third Street, Belfast.

Please find attached the drawing detailing the proposals for the scheme.

The works will consist of:

- 1 No flat top tapered road hump removed.
- 1 No flat top tapered road humps, 4.7m long, varied widths and 80mm high.
- Alteration to existing road hump at Third Street / North Howard Street junction.

In accordance with Article 65 of the Roads Order this scheme is scheduled to be advertised in the local newspapers **20 March 2024**.

If you, have any comments on the proposal please forward them to me at the above address as soon as possible.

I trust that you will find this information helpful.

Yours sincerely,

*Stephen McMeekin*

**Stephen McMeekin**  
**Traffic Manager, Traffic Management 3**





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# Agenda Item 5

## PLANNING COMMITTEE – 16 APRIL 2024

### APPEALS NOTIFIED

#### COUNCIL: BELFAST

No new appeals received.

### APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2021/A0180
PLANNING REF:	LA04/2020/1659/F		
RESULT OF APPEAL:	WITHDRAWN		
APPLICANT:	Hutchison 3G UK Ltd		
LOCATION:	Land adjacent to St Matthews Parish Church, Shankill Road, Belfast, BT13 3AE		
PROPOSAL:	Proposed 15m high Phase 8 Monopole c/w wrapround cabinet at base and associated ancillary works		
ITEM NO	2	PAC REF:	2023/L0007
PLANNING REF:	LA04/2021/2502/LDP		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Oakland Homes (Antrim Road) Ltd		
LOCATION:	151-167 Antrim Road and 12 Halliday's Road, Belfast, BT15 2GW		
PROPOSAL:	Demolition of existing public house, betting office and snooker hall, completion of construction of betting office, public house, ATM and 26 No apartments as per planning approval Z/2003/1402/F		
ITEM NO	3	PAC REF:	2023/A0002
PLANNING REF:	LA04/2022/0956/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Smart Parking Ltd		
LOCATION:	Site at junction of Academy Street, Exchange Street and Hector Street, Belfast		
PROPOSAL:	Retention of temporary car park		

## APPEAL COSTS

ITEM NO	3	PAC REF:	2023/A0002
PLANNING REF:	LA04/2022/0956/F		
RESULT OF APPEAL:	COSTS PARTIALLY ALLOWED		
APPLICANT:	Smart Parking Ltd		
LOCATION:	Site at junction of Academy Street, Exchange Street and Hector Street, Belfast		
PROPOSAL:	Retention of temporary car park		

## Decisions issued between 01 Mar 2024 and 31 Mar 2024 - No.214

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2019/0191/DC	LOC	Belvoir Park Hospital Hospital Road Belfast BT8 8JP.	Discharge of condition 6e LA04/2016/1543/RM.	Condition Not Discharged
LA04/2019/1628/DC	LOC	Belvoir Park Hospital Hospital Road Belfast BT8 8JP.	Discharge of conditions 3, 4 & 14 Y/2014/0390/LBC	Condition Discharged
LA04/2019/1805/DC	LOC	Belvoir Park Hospital Hospital Road Belfast BT8 8JP.	Discharge of condition no. 25 & 26 of Y/2009/0462/O	Condition Discharged
LA04/2020/0568/F	LOC	21 Queen Street Belfast BT1 6EA.	Change of use (including refurbishment of and 9 storey extension to rear) of former police station to 74 bedroom hotel with associated restaurant, bar & ancillary facilities.	Permission Granted
LA04/2022/0646/F	MAJ	30-44 Bradbury Place Belfast BT7 1RT	Application under Section 54 of the planning (Northern Ireland) Act 2011 to vary Condition 2 of planning permission LA04/2017/2753/F (relating to details of public realm improvements)	Permission Granted

LA04/2022/1508/F	LOC	8 Malone Ridge Belfast BT9 5QW	Retrospective application for amendments to unauthorised roof terrace. Proposed screening measures to improve privacy and mitigate overlooking. Relates to previously approved applications LA04/2019/2572/F & LA04/2021/0573/F.	Permission Granted
LA04/2022/1605/F	LOC	Ballymacarret Owen O'Cork Mill 288 Beersbridge Road Belfast BT5 5DX	Upgrade works consisting of the removal of existing freestanding frames, support poles, antennas and other ancillary apparatus and the installation of a 7.5m high stub lattice tower with circular headframe, 12no. antennas, 2no.GPS modules, 1no. transmission dish, GRP polycarbonate mesh screening panels (painted to match building) and existing equipment cabin to be internally upgraded and all other ancillary development.	Permission Refused
LA04/2020/0569/LBC	LOC	21 Queen Street Belfast.	Demolition of building and structures at rear, part demolition to internal features, refurbishment and extension to listed building (amended description).	Consent Granted
LA04/2021/1641/F	LOC	Area of existing footpath located off Upper Knockbreda Road approx. 35M SW of 109 Wynchurch Road.	Proposed Installation of an 20m High Telecoms Street pole c/w wraparound cabinet, with Integrated Antenna, and 3no. additional equipment cabinets and ancillary equipment.	Permission Granted

LA04/2022/0034/PAD	LOC	Lands at 204 204B Knock Road Carnamuck Belfast BT5 6QD	Demolition of existing buildings and construction of 30no. dwellings (apartments) provision of open space, parking and associated development.	PAD Concluded
LA04/2022/0118/F	LOC	146 Parkgate Avenue Strandtown Belfast BT4 1JD.	Erection of 46No.apartment units over three storeys, with associated car parking site and landscaping works and the alteration of an existing vehicular access. (amended plans received 21-9-23)	Permission Granted
LA04/2022/0804/F	LOC	145 Templemore Avenue Belfast BT5 4FQ.	Change of use from residential to bed & breakfast	Permission Granted
LA04/2022/0910/F	LOC	Springbank Industrial Estate 2 Springbank Road Belfast BT17 0QL	3 mixed light industrial blocks containing a total of 16 individual units. (Amended Description)	Permission Granted
LA04/2022/1045/A	LOC	Royal Avenue elevation of Castlecourt Shopping Centre between 17 & 58 Royal Avenue Belfast BT1 1DD	New illuminated front entrance sign and illuminated sign at upper floor level (Amended Description)	Consent Granted

LA04/2022/1612/LBC	LOC	Existing base station rooftop installation at Ballymacarret Owen OCork Mill 288 Beersbridge Road Belfast BT5 5DX	Upgrade works consisting of the removal of existing freestanding frames, support poles, antennas and other ancillary apparatus and the installation of a 7.5m high stub lattice tower with circular headframe, 12no. antennas, 2no. gps modules, 1no. transmission dish, grp polycarbonate mesh screening panels (painted to match building) and existing equipment cabin to be internally upgraded and all other ancillary development.	Consent Refused
LA04/2022/2020/F	LOC	Existing base station rooftop installation at Owen O'Cork Mill 288 Beersbridge Road Belfast BT5 5DX.	Upgrade works consisting of the removal of existing 6no. antennas and other ancillary apparatus and the proposed installation of 12no. antennas on new yoke brackets, stand-off brackets, chs antenna support poles and gantry poles on existing quadpods (to be reorientated), 1no. gps antenna, internal upgrades to existing equipment cabin and all other ancillary development.	Permission Granted



LA04/2022/2021/LBC	LOC	Existing base station rooftop installation at Owen O'Cork Mill 288 Beersbridge Road Belfast BT5 5DX.	Upgrade works consisting of the removal of existing 6no. antennas and other ancillary apparatus and the proposed installation of 12no. antennas on new yoke brackets, stand-off brackets, chs antenna support poles and gantry poles on existing quadpods (to be reorientated), 1no. gps antenna, internal upgrades to existing equipment cabin and all other ancillary development.	Consent Granted
LA04/2022/2183/F	LOC	4 PEMBROKE LOOP ROAD POLEGLASS DUNMURRY ANTRIM BT17 0QL	Section 54 application to vary condition 4 (noise levels) of LA04/2020/1852/F for planning permission for wind turbine with 250KW generator, 50m hub height and 54m rotor diameter.	Permission Granted
LA04/2022/2222/F	LOC	565-567 LISBURN ROAD MALONE LOWER BELFAST ANTRIM BT9 7GS	The construction of a ground floor restaurant with 4no. 1 bed apartments at first and second floor level, at 565-567 Lisburn Road.	Permission Granted
LA04/2022/2226/F	LOC	565-567 LISBURN ROAD MALONE LOWER BELFAST ANTRIM BT9 7GQ	The construction of a ground and first floor restaurant with 2no. 1 bed apartments at second floor level, at 565-567 Lisburn Road.	Permission Granted
LA04/2023/2426/F	LOC	53 KINGS ROAD BALLYCLOGHAN BELFAST BT5 6JH	Refurbishment of 5no. sets of existing, timber external doors to the main Knock Presbyterian Church building.	Permission Granted

LA04/2023/2433/DC	LOC	14 Lower Crescent, Belfast, BT7 1NR	Lester Acoustics Noise Impact Assessment (NIA).  Discharge of condition 4 - LA04/2022/1684/F	Condition Discharged
LA04/2023/2444/CLOPUD	LOC	27 CICERO GARDENS BALLYRUSHBOY BELFAST DOWN BT6 9FZ	Single Storey Rear Extension	Application Required
LA04/2023/2358/F	LOC	Belfast Boat Club, 12 Lockview Road, Belfast, BT9 5FJ	Change of tennis court to 3 Padel tennis courts including surround fencing. 2 of the Padel courts to have a PVC canopy cover	Permission Granted
LA04/2023/2490/F	LOC	43A MALONE PARK MALONE LOWER BELFAST ANTRIM BT9 6NL	Extension to existing dwelling to include single storey extensions to side and rear and a storey-and-a-half extension with dormer to front and side.	Permission Granted
LA04/2023/2493/DCA	LOC	43A MALONE PARK MALONE LOWER BELFAST ANTRIM BT9 6NL	Demolition of existing boiler room, conservatory and carport to existing dwelling	Consent Granted
LA04/2023/2528/DC	LOC	Lands to the north of Alloa Street and south & east of 152-162 Manor Street Belfast	Discharge of condition 4 - LA04/2020/2042/F relating to drainage assessment	Condition Discharged
LA04/2023/2872/F	LOC	346 Woodstock Road, Belfast, BT6 9DP	Change of use from cafe to two number apartments, to include a one bedroom apartment on the ground floor and a three bedroom apartment on the first and second floors	Permission Granted

LA04/2023/2913/F	LOC	240 CAMBRAI STREET EDENDERRY BELFAST ANTRIM BT13 3JJ	Retention of biomass boiler (temporary permission)	Permission Granted
LA04/2023/3000/F	LOC	102 Oakhurst Avenue, Belfast, BT10 0PE	Single storey new habitable room to rear of existing garage for domestic purposes (Amended Description).	Permission Granted
LA04/2023/3064/F	LOC	Lands approx. 40m south of No. 77 Edenderry Road, Edenderry Village. BT8 8JN	Proposed detached dwelling and landscaping works. Change of dwelling type from previously approved application. Ref No: LA04/2020/0995/F	Permission Granted
LA04/2023/3113/F	LOC	38 Wandsworth Road, Belfast, BT4 3LT	Part demolition of existing rear extension and construction of new two-storey extension to side and rear.	Permission Granted
LA04/2023/3118/F	LOC	1 Alanbrooke Road, Castlereagh, Belfast, BT6 9HB.	Erection of an ancillary single storey cleanroom within the curtilage of manufacturing premises with associated site works.	Permission Granted
LA04/2023/3114/F	MAJ	150 KNOCK ROAD CARNAMUCK BELFAST DOWN BT5 6QD	Section 54 application to vary condition no. 21 of planning permission LA04/2021/2144/F relating to alterations to the site's acoustic fence.	Permission Granted
LA04/2023/3259/F	LOC	Lands at Barrow Square, Belfast, BT15 1LF (Immediately east of 54 Pilot Street and west of Clarendon Road)	Erection of two temporary single storey structures including pavillions for use under Class A1 (retail) and Sui Generis (Café Use)	Permission Granted

LA04/2023/3243/F	LOC	62 Malone Avenue, Belfast, BT9 6ER	Change of Use from Dwelling to 4no. Apartments & associated works to include refurbishment & internal alterations together with demolition of rear extension	Permission Granted
LA04/2023/3226/DCA	LOC	62 Malone Avenue, Belfast, BT9 6ER	Demolition of 2 storey rear return including store and toilet out-buildings	Consent Granted
LA04/2023/3327/DC	LOC	96 Templemore Avenue, Belfast, BT5 4FW	Discharge of Condition 4 under LA04/2018/2603/F - Cladding warranty information	Permission Granted
LA04/2023/3344/DC	LOC	96 Templemore Avenue, Belfast, BT5 4FW	Discharge of condition no.4- LA04/2018/2611/LBC - Cladding warranty information.	Condition Discharged
LA04/2023/3298/F	LOC	7 Kings Road, Belfast, BT5 6JF	Demolition of existing single storey garage, external utility room, 2no external stores, external WC and pantry. Construction of new single storey rear extension. New gates to front + additional site works.	Permission Granted
LA04/2023/3417/F	LOC	The Printworks 31 - 39 Queen Street, Belfast, BT1 6EA	Renovation to existing Office building, including new Entrance Lobbies, and Covered Entrance with Change of use from Ground floor Leisure to Restaurant. Addition of rooftop plant area, acoustic barrier and flue. (Change of Description and Amended Plans).	Permission Granted

LA04/2023/3429/NMC	LOC	St. Matthews Presbytery Bryson Street, Belfast, BT5 4ES	Relocation of bin store and ramped access.  Non material change - LA04/2018/1821/F	Non Material Change Refused
LA04/2023/3494/F	MAJ	150 Knock Road, Belfast, BT5 6QD	Application under Section 54 of the planning (NI) Act 2011 to vary/remove condition 4 of planning permission LA04/2021/2144/F which reads "There shall be no servicing (including those for water supply, drainage, heating, and gas supplies) affixed to the exterior of the buildings hereby approved, unless specifically shown on the approved plans." It is proposed to remove condition 4 to regularise downpipes and gas pipes affixed to the exterior of the building in order to comply with statutory health and safety requirements.	Permission Granted
LA04/2023/3468/F	LOC	75 Balmoral Avenue, Belfast, BT9 6NY	Proposed roof conversion with front and rear dormers.	Permission Granted
LA04/2023/3474/DC	LOC	A Wing, Crumlin Road Gaol 53-55 Crumlin Road, Belfast, BT14 6ST	Discharge of Condition 18 LA04/2019/2756/F. Final archaeological report	Condition Discharged
LA04/2023/3498/F	LOC	172 C Bates Avenue, Belfast, BT12 6ND	Proposed refurbishment of existing workshop to facilitate reclamation of waste I.T Equipment (PCs, laptops and servers).	Permission Granted
LA04/2023/3506/F	LOC	361 Newtownards Road, Belfast, BT4 1AJ	Retrospective change of use from community building on ground floor to aromatherapy unit.	Permission Granted

LA04/2023/3544/F	LOC	North of 55 Boucher Road, Belfast, BT12 6HR	Construction of a single storey Café Unit with associated hard landscaping and car parking	Permission Granted
LA04/2023/3565/F	LOC	33 Bradbury Place, Belfast, BT7 1RR	Change of use of (currently vacant) ground floor from offices to hot food bar (sit in and takeaway).	Permission Granted
LA04/2023/3580/CLEUD	LOC	81 Margarita Plaza Adelaide Street, Apartment 606, Belfast, BT2 8FF	Existing use: Short Term Holiday Let	Permitted Development
LA04/2023/3591/F	LOC	197-199 Castlereagh Road, Belfast, BT5 5FH	Construction of 11 apartments over 3 storeys along with access and associated siteworks	Permission Granted
LA04/2023/3634/F	LOC	Footpath to the front of Whiterock Business Park, Approximately 70 m South of 703-705 Springfield Road, Belfast, BT12 7FP	THE REMOVAL OF EXISTING 12.5M HIGH MONOPOLE AND ASSOCIATED CABINETS AND REPLACEMENT WITH A 20M HIGH ORION V2 SF POLE ON NEW ROOT FOUNDATION, 6NO. (VM) ANTENNAS, 1NO. (VM) GPS MODULE, 2NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO (Amended Site Address)	Permission Granted
LA04/2023/3616/CLEUD	LOC	182 Upper Newtownards Road, Belfast, BT4 3ES	Existing use: Use of ground and first floor as a House In Multiple Occupation (HMO).	Permitted Development

LA04/2023/3626/LBC	LOC	28 BEDFORD STREET TOWN PARKS BELFAST ANTRIM BT2 7FE	Refurbishment of 3rd floor and retention of the existing historic fabric, including removal of partitions and finishes and replacement with a modern equivalent. Provision of new exposed mechanical electrical services. Provision of roof top air conditioning plant and erection of a steel screen to conceal.	Consent Granted
LA04/2023/3633/F	LOC	39 Osborne Park, Belfast, BT9 6JP	Single storey rear extension with patio areas to the sides	Permission Granted
LA04/2023/3646/F	LOC	The Stableyard, Barnett's Demesne Malone Road, Belfast, BT9 5PB	Proposed outbuilding to provide ancillary office space and meeting room	Permission Granted
LA04/2023/3652/F	LOC	25 MOUNT EAGLES CLOSE LAGMORE DUNMURRY ANTRIM BT17 0WW	Single storey side extension (Amended description)	Permission Granted
LA04/2023/3660/F	LOC	148 Sydenham Avenue, Belfast, BT4 2DU	Renovation to detached dwelling. Demolition of existing garage. Single storey, flat roof side/rear extension. 2no. front facing dormer windows added. 1no. rear facing dormer window added. Relocation of vehicular entrance to include new gates and pillars and associated site works. (Amended plans)	Permission Granted

LA04/2023/3663/DCA	LOC	31-39 Queen Street, Belfast, BT1 6EA	Proposed Demolition elements in reference to the proposed Renovation to the existing Office building, including new Entrance Lobbies, Toilet facilities and external alterations, Construction of Single storey Retail unit and Covered Entrance and Change of Use from Ground floor Leisure to Restaurant.	Consent Granted
LA04/2023/3788/NMC	LOC	41-49 Tates Avenue, Belfast, BT9 7BY	Minor alterations to the window positions and proportions associated with Apartment No.42 (north, west and south elevations only).	Non Material Change Granted
LA04/2023/3761/F	LOC	BRYSON HOUSE 28 BEDFORD STREET TOWN PARKS BELFAST ANTRIM BT2 7FE	Proposed roof top Air conditioning plant and erection of a steel screen to conceal	Permission Granted
LA04/2023/3769/F	LOC	Lands Approx. 40m North Of 11 Hazel Crescent, Belfast	Proposed residential social housing development comprising (33 dwellings in total) 9 no. detached & 22 no. semi-detached two storey dwellings 1 no. single storey dwelling and 1 no. 2.5 storey dwelling, including amenity space, landscaping and all other site and access works.	Permission Granted
LA04/2023/3825/F	LOC	2 Holland Crescent, Belfast, BT5 6EF	Retrospective two storey side and rear extension. (Amended Proposal Description)	Permission Granted
LA04/2023/3874/F	LOC	677 A Lisburn Road, Malone, Belfast, BT9 7GT	Proposed Change of Use of 1st & 2nd Floors from Office Use Self Contained 2 Bedroom Apartment	Permission Granted



LA04/2023/3857/F	LOC	59 Wellington Park, Belfast, BT9 6DP	Single storey side extension to dwelling and detached single storey garden room / gym to rear.	Permission Granted
LA04/2023/3863/A	LOC	36-40 ANN STREET TOWN PARKS BELFAST BT1 4EG	Main Signage to fascia, 1no. Projecting sign and 2no. Signs attached to window panes (Amended description)	Consent Granted
LA04/2023/3922/F	LOC	Land at and adjacent to 26 Kingswood Park , Belfast, BT5 7EZ	Erection of a 2 storey dwelling, new access and associated site works to land adjacent to no.26 Kingswood Park. A 2 storey rear extension, widening of existing driveway, new 1.2m boundary treatment to the front and associated site works to no.26 Kingswood Park.	Permission Granted
LA04/2023/3924/DCA	LOC	59 Wellington Park, Belfast, BT9 6DP	Partial demolition of side walls to accommodate extension / alteration.	Consent Granted
LA04/2023/3916/LBC	LOC	513 Ormeau Road, Ormeau, Belfast, BT7 3GU	Fit-out of existing listed office building to include, replacement glazing to shop front, new sign boards and internal redecoration	Consent Granted
LA04/2023/3917/A	LOC	513 Ormeau Road, Ormeau, Belfast, BT7 3GU	2 no. Shop sign	Consent Granted
LA04/2023/3930/DC	LOC	2-20 Beersbridge Road, Belfast, BT5 4BF	Discharge of condition 22 LA04/2022/0209/F. External brick sample	Condition Discharged
LA04/2023/4036/DC	LOC	12 Franklin House Brunswick Street, Belfast, BT2 7GE	Discharge Condition 2 LA04/2020/2469/F Management Plan	Condition Discharged

LA04/2023/3948/F	LOC	36-40 Ann Street, Belfast, BT1 4EG	Composite board wall cladding over existing brick piers & fascia to storefront. Awning to storefront.  (Retrospective)	Permission Granted
LA04/2023/3981/A	LOC	58 Belmont Road, Belfast, BT4 2AN	Temporary and retrospective application for display of advertising erected to two facades of No. 58 Belmont Road using perforated building wrap.	Consent Granted
LA04/2023/3957/F	LOC	7 Brougham Street, Belfast, BT15 1JQ	Steel storage containers with cladding. (Amended Proposal Description)	Permission Granted
LA04/2023/3974/F	LOC	58 Belmont Road, Belfast, BT4 2AN	Temporary change of use of enclosed hard standing area with loose laying astro turf over existing concrete paving and cladding of existing metal fence with vertical timber boarding. Hardstanding area to include picnic tables. Erection of temporary awning	Permission Granted
LA04/2023/3965/F	LOC	255 Upper Newtownards Road, Belfast, BT4 3JF	Change of use of ground floor from flower shop (A1) to hot food takeaway (suis generis).	Permission Granted
LA04/2023/3986/CLEUD	LOC	31 Ponsonby Avenue, Belfast, BT15 2LS	HMO Property	Permitted Development
LA04/2023/4029/F	LOC	2 Ormonde Crescent, Belfast, BT6 9FP	Change of house type from dwelling previously approved under reference LA04/2020/1029/F. (Amended Proposal Description)	Permission Granted
LA04/2023/3997/DCA	LOC	75 Balmoral Avenue, Belfast, BT9 6NY	Partial demolition of roof to provide dormers to the front and rear of existing dwelling.	Consent Granted

LA04/2023/4092/PAD	MAJ	885 Shore Road, Newtownabbey, Belfast BT36 7DG	The proposed development consists of a changing pavilion (2 units each containing 2 changing rooms/ referee change/ disable wc store and ancillary accommodation) with a shared roof. There are two existing grass pitches. One grass pitch (next to Whitewell Metropolitan Tabernacle) is being upgrade to 3G with flood lighting. The other is being re-laid as a grass pitch. Car parking and associated work is taking place.	PAD Concluded
LA04/2023/4003/F	LOC	49 Stranmillis Park, Belfast, BT9 5AU	Proposed rear single storey extension, existing dwelling is to receive external wall insulation (EWI) with silicone type render finish (colour to be similar to existing) & full refurbishment works.	Permission Granted
LA04/2023/4010/F	LOC	28 Downshire Road, Belfast, BT6 9JL	Two Storey Side Extension (renewal of LA04/2018/0704/F)	Permission Granted
LA04/2023/4044/F	LOC	26 Sans Souci Park, Belfast, BT9 5BZ	Proposed change of house type to 2no. apartments with associated landscaping and car parking from that approved under planning application LA04/2016/1526/F (retrospective).	Permission Granted
LA04/2023/4025/F	LOC	362 Melfort Drive, Belfast, BT5 7FH	Single storey extension to the rear of the property.	Permission Granted
LA04/2023/4027/DC	LOC	484 Upper Newtownards Road, Belfast, BT4 3GZ	Discharge Condition 10 & 11 LA04/2022/0061/F Soft landscaping details and boundary details	Condition Discharged
LA04/2023/4054/CLEUD	LOC	18 Salisbury Court, Belfast, BT7 1DD	Existing use: short term holiday let accommodation	Permitted Development

LA04/2023/4037/CLEUD	LOC	Apt 20, Fitzwilliam Square, Belfast, BT7 1JH	Existing HMO	Permitted Development
LA04/2023/4074/F	LOC	33 Ringford Crescent, Belfast, BT11 9LG	Single storey extension to the rear of the property. Level access to front.	Permission Granted
LA04/2023/4082/CLEUD	LOC	69 A Eglantine Avenue, Belfast, BT9 6EW	House of Multiple Occupation	Permitted Development
LA04/2023/4147/F	LOC	US Consulate General Belfast 223 Stranmillis Road, Belfast, BT9 5GR	Proposed freestanding Carport	Permission Granted
LA04/2023/4169/DC	LOC	Former NI Water Ltd Sewage Treatment Works Blackstaff Road, Belfast, Belfast, BT11 9DT	Discharge conditions 17,18,19 LA04/2022/1479/F Verification Report, Remediation Strategy	Condition Discharged
LA04/2023/4172/F	LOC	Unit 62, THE KENNEDY CENTRE 564-568 FALLS ROAD, BELFAST, BT11 9AE	CHANGE OF USE FROM RETAIL TO FAMILY ENTERTAINMENT CENTRE, TO EXTEND ADJACENT UNIT, WITH RELOCATION OF FIRE EXIT DOORS	Permission Granted
LA04/2023/4219/F	LOC	6 Haddington Gardens, Belfast, BT6 0AN	Single storey extension to rear and side. Changes to side elevation. Demolition of existing garage (amended description).	Permission Granted
LA04/2023/4220/DC	LOC	76 Summerhill Drive, Twinbrook, Belfast, BT17 0RE	Discharge condition 7 LA04/2019/2676/F Consent to discharge confirmation	Condition Discharged
LA04/2023/4356/F	LOC	55, 57, 59, 63, 67, 73, 79, 85, 103 HORN DRIVE, BELFAST, BT11 9NE. 2, 10 HORN WALK, BELFAST, BT11 9NG. 36, 38 DOON ROAD, BELFAST, BT11 9GU	Proposed works include the removal of cladding panels to the front elevation of 11 no. properties at Horn Drive, Horn Walk & Doon Road, Belfast to allow the construction of new facing brick external cavity walls. Associated elevational changes also proposed.	Permission Granted

LA04/2023/4244/F	LOC	1 Wandsworth Parade, Belfast, BT4 3FT	Demolition to the rear to facilitate single storey extension to the rear and a new driveway access onto Ardgreenan Gardens. (Amended Proposal Description)	Permission Granted
LA04/2023/4280/F	LOC	2 HAMPTON PARK GALWALLY BELFAST DOWN BT7 3JL	Erection of 1.5 storey detached garage with external level patio and BBQ area and 2.4m high brick boundary wall.	Permission Granted
LA04/2023/4262/CLEUD	LOC	1a Castlereagh Street, Belfast, BT5 4NE	Mixed use of premises with primary use as a theatre and secondary use as place of worship comprising 4-6 people which meets once or twice a month for Sunday services with annual / biannual congregations for larger denominational meetings involving approx. 30 to 40 people.	Permitted Development
LA04/2023/4251/CLEUD	LOC	46 Damascus Street, Belfast, BT7 1QR	Existing use: HMO	Permitted Development
LA04/2023/4252/F	LOC	29 Myrtlefield Park, Belfast, BT9 6NF	Addition of single storey rear extension to garage, two storey extension to rear of house with hipped roof, and single storey extension to rear side.	Permission Granted
LA04/2023/4249/DCA	LOC	29 Myrtlefield Park, Belfast, BT9 6NF	Demolition of sections of rear and side elevation	Consent Granted
LA04/2023/4273/F	LOC	10 Kingsberry Park, Belfast, BT6 0HT	Single storey extension to side and rear.	Permission Granted
LA04/2023/4289/F	LOC	49-51 University Road, Belfast, BT7 1ND	Proposed retractable awning to front of café.	Permission Granted

LA04/2023/4300/A	LOC	55 Ravenhill Road, Belfast, BT6 0AL	(Retrospective) illuminated signs to the front elevation' (Amended Proposal description & Site Address)	Consent Granted
LA04/2023/4305/F	LOC	122 Locksley Park, Belfast, BT10 0AT	SINGLE STOREY REAR EXTENSION TO DWELLING, FORMATION OF DORMER TO THE REAR OF THE DWELLING FOR ROOF SPACE CONVERSION, INSTALLATION OF ROOF LIGHTS TO THE FRONT OF THE DWELLING AND INTERNAL ALTERATIONS	Permission Granted
LA04/2023/4294/F	LOC	Bryson Energy Play Resource North City Business Centre 2 Duncairn Gardens Belfast BT15 2GG	Internal alterations (including installation of new windows) and change of use to include training and community areas. Provision of new PV array roof	Permission Granted
LA04/2023/4318/F	LOC	The Printworks 31 - 39 Queen Street, Belfast, BT1 6EA	Proposed three storey building to include a ground floor Sit - in Cafe and take away with 2no. 2 Bedroom serviced Apartments above.	Permission Granted
LA04/2023/4324/CLEUD	LOC	22 Candahar Street, Belfast, BT7 3AQ	Existing use: House of Multiple Occupancy	Permitted Development
LA04/2023/4400/PAD	MAJ	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB	Proposed social/affordable housing apartments comprising of c.103no. units (30no. CAT1 social housing including 10no. wheelchair accessible units) with associated car parking and disabled spaces, exterior landscaping and all associated site works.	PAD Concluded
LA04/2023/4338/F	LOC	55 Lyndhurst Parade, Belfast, BT13 3PB	Two storey side extension.	Permission Granted

LA04/2023/4339/F	LOC	5 Wynchurch Avenue, Belfast, BT6 0JP	Loft conversion including changing hip roof to gable.	Permission Granted
LA04/2023/4368/DC	LOC	1-5 Graham House Albert Square, Belfast, BT1 3EQ	Discharge of condition 13 - LA04/2017/1707/F  Programme of Archaeological Works	Condition Partially Discharged
LA04/2023/4470/F	LOC	46 QUARRY ROAD BALLYMAGHAN BELFAST DOWN BT4 2NP	Proposed demolition of existing dwelling, including replacement with a new single residential dwelling, double garage, new vehicular access and all other associated siteworks.	Permission Granted
LA04/2023/4408/F	LOC	1 Wynchurch Park, Ballymaconaghy, Belfast, BT6 0JL	Proposed demolition of existing detached garage and conservatory to proposed erection of a single storey side / rear extension.	Permission Granted
LA04/2023/4414/CLEUD	LOC	Flat 3, 103 Fitzroy avenue Belfast, BT7 1HU.	Change of use to HMO.	Permitted Development
LA04/2023/4415/CLEUD	LOC	flat 3, second floor, 8 Cameron Street Belfast BT7 1GU	Existing use : House of Multiple Occupancy	Permitted Development
LA04/2023/4424/F	LOC	41 Walnut Street Belfast BT7 1EN	Demolish existing sub standard conservatory and replace with new conservatory	Permission Granted
LA04/2023/4438/F	LOC	55 North Circular Road, Belfast, BT15 5HD	Single storey rear extension with associated site works	Permission Granted
LA04/2023/4450/F	LOC	22 VIEWFORT PARK OLD FORGE DUNMURRY ANTRIM BT17 9JY	two storey rear extension	Permission Granted

LA04/2023/4491/F	LOC	6 SUMMERHILL ROAD KILLEATON DUNMURRY ANTRIM BT17 0RL	Single storey extension to existing community building to facilitate extension of cafe (Amended description)	Permission Granted
LA04/2023/4558/F	LOC	5 Millennium Way, Springvale Business Park, Belfast, BT12 7AL	Two storey extension and refurbishment of existing office building at 5 Millennium Way. New pathway between 5 & 7 Millennium Way to include installation of timber seating and additional landscaping and associated works.	Permission Granted
LA04/2023/4472/F	LOC	67 Castlereagh Street, Belfast, BT5 4NF	Retrospective change of use of existing ground floor premises from offices (B1) to beauty parlour and laser cosmetic surgery (Sui Generis).	Permission Granted
LA04/2023/4483/F	LOC	19 Corrina Avenue, Belfast, BT17 0HR	PROPOSED REAR EXTENSION AND INTERNAL ALTERATIONS WITH RECONFIGURATION OF ROOF SPACE WITH NEW DORMER WINDOW TO REAR TO ALLOW HEADROOM TO BE ACHIEVED FOR STAIRCASE ATTIC ROOM	Permission Granted
LA04/2023/4522/F	LOC	St Joseph's Rc Church, Princes Dock Street, Belfast, BT1 3AA	Interior refurbishment to include remodel of upper gallery area; entrance foyer and changing area including new servery, w.c. area, storage and office.	Permission Granted
LA04/2023/4524/LBC	LOC	St Joseph's RC Church Princes Dock Street, Belfast, BT1 3AA	Interior refurbishment to include: remodel of upper gallery area; entrance foyer and changing area including new servery, w.c. area, storage and office.	Consent Granted



LA04/2023/4552/F	LOC	6 Orpen Road Belfast BT10 0BP	Proposed amendments to Ref. LA04/2019/2013/F for a single storey extension to the side and rear of a dwelling to include change to finish materials and height of extension.	Permission Granted
LA04/2023/4509/F	LOC	111 Finaghy Road South, Belfast, BT10 0BZ	Proposed single storey rear extension with detached garage (Amended)	Permission Granted
LA04/2023/4525/DC	LOC	2 Dargan Crescent, Duncrue Road, Belfast, BT3 9HJ	Discharge of condition 2 LA04/2020/0235/F Soft landscaping plan	Condition Discharged
LA04/2023/4527/PAD	LOC	1 Beechlands, Belfast, BT9 5HU	Proposed demolition and replacement of existing dwelling	PAD Concluded
LA04/2023/4544/F	LOC	6 Lagmore Dale, Dunmurry, Belfast, BT17 0TQ	Proposed 2 storey kitchen, Utility and bedroom extension to side of existing dwelling	Permission Granted
LA04/2023/4528/F	LOC	76 PRIORY PARK BALLYFINAGHY BELFAST ANTRIM BT10 0AG	Demolition of existing rear single storey extension. Replacement single storey extension to rear and side of dwelling.	Permission Granted
LA04/2024/0031/F	LOC	York Street Train Station, 303 York Street, Belfast, BT15 1FX	Illuminated artwork located to the south of the redeveloped York Street Train Station.	Permission Granted
LA04/2023/4564/CLEUD	LOC	459 Springfield Road, Belfast, BT12 7DL	Existing use: HMO	Permitted Development
LA04/2023/4556/F	LOC	117 Riverdale Park South, Belfast, BT11 9DD	SINGLE STOREY REAR EXTENSION	Permission Granted
LA04/2023/4565/F	LOC	46 Denorrrton Park, Belfast, BT4 1SF	Retrospective single storey rear extension and raised patio.	Permission Granted
LA04/2023/4571/CLEUD	LOC	Apartment 2, 39 Tates Avenue, Belfast, BT9 7BY	Existing HMO in use	Permitted Development

LA04/2023/4573/F	LOC	Central Library Royal Avenue, Belfast, BT1 1EA	Installation of pedestrian gates to entrance portico.	Permission Granted
LA04/2023/4580/LBC	LOC	Central Library, Royal Avenue, Belfast, BT1 1EA	Installation of pedestrian gates to entrance portico.	Consent Granted
LA04/2023/4577/F	LOC	209 Ravenhill Road, Belfast, BT6 0BS	Demolition of a single-storey rear extension. Addition of a single-storey rear extension.	Permission Granted
LA04/2023/4578/F	LOC	10 Bristow Park, Belfast, BT9 6TH	Demolition of a single-storey rear extension. Addition of a single-storey rear extension and patio.	Permission Granted
LA04/2024/0051/F	LOC	The Mac, 10 Exchange Street West, Belfast, BT1 2NJ.	2no green ('living') walls on existing buildings as part of a city centre greening scheme coordinated by Cathedral Quarter BID.	Permission Granted
LA04/2023/4587/F	LOC	6 Inishowen Drive, Belfast, BT10 0EU	First floor extension to existing dwelling	Permission Granted
LA04/2023/4588/F	LOC	87 Belmont Church Road, Belfast, BT4 8FG	Demolition and removal of existing lean to conservatory and erection of single storey extension to the rear of property.	Permission Granted
LA04/2023/4592/F	LOC	Ground Floor 102 Royal Avenue, Belfast, BT1 1DL	Temporary period for change of use from Retail (A1) to Community facility (D1)	Permission Granted
LA04/2024/0056/A	LOC	Ground Floor, 102 Royal Avenue, Belfast, BT1 1DL	1no.shop signage to be located on the front facade of the existing building	Consent Granted
LA04/2023/4590/F	LOC	8 Kimberley Drive, Belfast, BT7 3EE	Proposed two storey extension to rear of dwelling (amended plan)	Permission Granted
LA04/2023/4604/F	LOC	104 Belmont Road, Belfast, BT4 2AQ	PROPOSED SINGLE AND DOUBLE STOREY EXTENSIONS.	Permission Granted

LA04/2024/0012/F	LOC	17 CASTLE PLACE TOWN PARKS BELFAST ANTRIM BT1 1EL	Replacement of existing ATM with a new Smart ATM	Permission Granted
LA04/2024/0013/LBC	LOC	17 CASTLE PLACE TOWN PARKS BELFAST ANTRIM BT1 1EL	Replacement of the existing ATM with a new Smart ATM	Consent Granted
LA04/2024/0008/CLEUD	LOC	11 Riverview Street Belfast BT9 5FD	Existing Use : HMO	Permitted Development
LA04/2024/0064/F	LOC	3 Glenhurst Gardens, Newtownabbey, BT36 7JW	Proposed single storey extension to rear elevation & proposed detached single storey garage.	Permission Granted
LA04/2024/0066/NMC	LOC	30, 32 & 34 CORRIB AVENUE, BELFAST BT11 9JB	Substituting brick retaining wall along the western side of Apartment Block A with a supplier designed & indemnified dry-stack wall with a maximum retention height of 2.0m.	Non Material Change Granted
LA04/2024/0071/F	LOC	12 Clonard Crescent, Belfast, BT13 2QN	Single storey rear extension, to include door widening and level access to front entrance and demolition of existing external store.	Permission Granted
LA04/2024/0075/F	LOC	7 Edgcumbe Park, Belfast, BT4 2EJ	Two storey and single storey extension and patio to rear and render to rear elevation.	Permission Granted

LA04/2024/0079/NMC	LOC	Car park to rear of Arena Building, 85 Ormeau Road,Belfast BT7 1SH	New stair from entrance lobby to first floor reception area. Change from as approved under ref. LA04/2018/0764/F	Non Material Change Granted
LA04/2024/0080/F	LOC	33 Kingsberry Park, Belfast, BT6 0HT	Rear/side single storey extension, front/rear dormer and patio to rear.	Permission Granted

LA04/2024/0070/NMC	LOC	Lands: To The East Of The Westlink (A12); South Of (Nos.127-9) And Including Grosvenor Road; At Intersection Of Grosvenor Road And Stanley Street; At The Intersection Of Durham Street And Grosvenor Road; At The Intersection Of Fisherwick Place And Howard Street; At Great Victoria Street (between Nos. 1-3 To 27-45); At Glengall St (between Nos. 3-21); At The Junction Of Hope Street Bruce Street And Great Victoria Street; At The Junction Of Durham Street Linfield Road Sandy Row And Hope Street; At Sandy Row From 2 Hurst Park To 85-87 Sandy Row Gilpins Site; To North Of Former Whitehall Tobacco Works At Linfield Road Weavers Court Business Park/ Linfield Industrial Estate Blythefield Primary School And Charter Youth Club; At Weavers Court Business Park And Railway Track Lands Surrounding Arellian Nursery And Bounded By Utility Street/Bentham Drive/Egmont Gardens/Felt St (to North); Prince Andrew Park And Abingdon Drive (to South); Beit St Roosevelt Rise Roosevelt Square.	Non Material Change to approved – LA04/2017/1388/F  changes to Grosvenor Road entrance to including the steps and the introduction of a new planter to the eastern side.	Non Material Change Granted
LA04/2024/0085/F	LOC	29 North Road, Belfast, BT5 5NE	Replacement Decking and External Windows	Permission Granted

LA04/2024/0090/F	LOC	16 Glasvey Gardens, Dunmurry, Belfast, BT17 0DX	Single storey extension to side and rear. Level access ramp provision to front door.	Permission Granted
LA04/2024/0106/F	LOC	85 Church Road, Belfast, BT8 7AN	Demolition of an existing garage and replacement with a double garage and associated site works.	Permission Granted
LA04/2024/0103/F	LOC	10 Norfolk Parade, Belfast, BT11 8DB	Proposed two storey and single storey extension to rear of dwelling.	Permission Granted
LA04/2024/0113/F	LOC	25 St Bernadettes Avenue, Belfast, BT12 7FF	Proposed single storey rear extension.	Permission Granted
LA04/2024/0125/F	LOC	59 Vauxhall Park, Belfast, BT9 5HB	Single storey rear and side extension with flat roof and roof lantern	Permission Granted
LA04/2024/0120/DC	LOC	Centre House 69-87 Chichester Street, Belfast, BT1 4JE	Discharge of condition 14 LA04/2022/2216/F. Archaeological Programme of Works by Northern Archaeological Consultancy.	Condition Partially Discharged
LA04/2024/0151/F	LOC	7 Luxor Gardens, Belfast, BT5 5NB	Single storey rear extension	Permission Granted
LA04/2024/0147/F	LOC	5 Old Coach Road, Belfast, BT9 5PR	Ground floor bay window extension to rear	Permission Granted
LA04/2024/0154/F	LOC	4 Colinbrook Avenue, Belfast, BT17 0NY	Proposed single storey extension to rear of property with graduated steps to rear.	Permission Granted
LA04/2024/0223/CLOPUD	LOC	Electrical Substation adjacent to: 1 Gibson Park Avenue Belfast BT6 9GL	Refurbishment of Cregagh Main 110/33/6.6kV Substation. Existing red brick switch house to be demolished and new switch house built in it's place. 2no. 110/33kV transformers and associated switch gear to be replaced. 1no. 33/6.6kV transformer to be replaced with 2no. 33/6.6kV transformers. Unused buildings to be demolished.	Permitted Development

LA04/2024/0160/F	LOC	72 Ardmonagh Gardens, Belfast, BT11 8DZ	Single storey rear extension	Permission Granted
LA04/2024/0161/DC	LOC	Queens Square, Belfast, BT1 3FF	Condition 2 of LA04/2019/2097/F. Material Samples	Condition Discharged
LA04/2024/0179/F	LOC	186 Kings Road Tullycarnet, Belfast, BT5 7EN	Erection of single storey extension to existing garage	Permission Granted
LA04/2024/0217/F	LOC	Grand Opera House Great Victoria Street, Belfast, BT2 7HR	A gate and panel system to be installed in front to define operational space.	Permission Granted
LA04/2024/0171/LBC	LOC	Grand Opera House Great Victoria Street, Belfast, BT2 7HR	Digital display signage at ground floor level, with associated gate and panel system installed to the front.	Consent Granted
LA04/2024/0218/A	LOC	Grand Opera House Great Victoria Street, Belfast, BT2 7HR	Digital display signage to be installed on wall of the stage door entrance to Grand Opera House.	Consent Granted
LA04/2024/0175/CLEUD	LOC	122 University Street, Belfast, BT7 1HH	HMO	Permitted Development
LA04/2024/0184/F	LOC	93 Ardmonagh Gardens, Belfast, BT11 8DX	Proposed Attic conversion with dormer to rear.	Permission Granted
LA04/2024/0209/NMC	LOC	Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor, Ballymurphy, Belfast, Co. Antrim	Non material change LA04/2022/0129/F - amended window positions and amended internal layout of house type B, B1 & B2	Non Material Change Granted
LA04/2024/0200/DC	LOC	277 Lower Braniel Road, Belfast, BT5 7NR	Discharge of condition 7 and 8 of LA04/2022/1359/F. Landscape plan and topographic survey	Condition Discharged
LA04/2024/0206/CLOPUD	LOC	7 Lenwood Drive, Belfast, BT17 0PW	Proposed extension to dwelling	Permitted Development

LA04/2024/0208/A	LOC	EX Sports Direct Unit Unit 18 21-59 Boucher Crescent Boucher Retail Unit Belfast BT12 6HU.	1 Main shop sign with build up letters and 6 other shop signs	Consent Granted
LA04/2024/0219/CLEUD	LOC	22 St Ives Gardens, Belfast, BT9 5DN	change of use of dwelling to short term let accommodation (retrospective)	Permitted Development
LA04/2024/0372/CLEUD	LOC	4 Stranmillis Gardens, Belfast, BT9 5AS	House in multiple occupation (HMO).	Permitted Development
LA04/2024/0254/NMC	LOC	68-72 Eglantine Avenue, Belfast, BT9 6DY	Non-material change to LA04/2016/1646/F - Reduction to the extent of internal and external demolition works with retention of more of the existing buildings, as well as various amendments to the internal layout on all floors with a reduction in the number of bedrooms from 27 to 24.	Non Material Change Granted
LA04/2024/0262/WPT	LOC	8 Shrewsbury Gardens, Belfast, BT9 6PJ	Works to tree in CA	Works to Trees in CA Agreed
LA04/2024/0281/F	LOC	18 Castle Lane Belfast BT1 5DB	Proposed new shopfront entrance & glazing (Amended Description)	Permission Granted
LA04/2024/0283/DCA	LOC	18 Castle Lane Belfast BT1 5DB	Demolition of existing shopfront (to accommodate provision of new front entrance) (Amended description)	Consent Granted
LA04/2024/0282/A	LOC	18 Castle Lane belfast BT1 5DB	Proposed illuminated signage at first floor	Consent Granted



LA04/2024/0271/A	LOC	Queens Sport Main Clubhouse Queens Sport Upper Malone Road Belfast BT9 5NA	Signage on main clubhouse building	Consent Granted
LA04/2024/0291/DC	LOC	Lands approx. 84m south west and 80m west of No. 35 Hampton Park, Belfast, BT7 3JP	Discharge of condition 7 LA04/2022/1027/F. Lighting Impact Assessment	Condition Discharged
LA04/2024/0296/F	LOC	21 Lancefield Road, Belfast, BT9 6LL	Demolition of rear coal house. Proposed Single Storey rear extension.	Permission Granted
LA04/2024/0303/WPT	LOC	Fortwilliam Golf Course, 8A Downview Avenue, BT15 4EZ	Felling TPO Trees	Works to TPO Granted
LA04/2024/0307/WPT	LOC	7 Harberton Park, Belfast, BT9 6TW	Works to tee in CA	Works to Trees in CA Agreed
LA04/2024/0311/WPT	LOC	39A Malone Park, Belfast, BT9 6NL	Works to trees in CA	Works to Trees in CA Agreed
LA04/2024/0320/WPT	LOC	3 Mount Pleasant, Belfast, BT9 5DS	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/0346/CLEUD	LOC	39 Magdala Street, Belfast, BT7 1PU	HMO use	Permitted Development
LA04/2024/0360/DC	LOC	Elmwood Building, School of Geography Elmwood Avenue, Belfast, BT9 6AZ	Discharge of Condition 6 on LA04/2023/2563/LBC  submission of brick samples	Condition Discharged
LA04/2024/0359/WPT	LOC	Ulster Independent Clinic, 245 Stranmillis Road, Belfast, BT9 5JH	Works to 1 x TPO Tree	Works to TPO Granted
LA04/2024/0364/CLEUD	LOC	24 GALWALLY AVENUE BRED BELFAST BT8 7AJ	Single storey rear extension	Permitted Development
LA04/2024/0375/A	LOC	Gable of 86 Broadway, Belfast.	Retention of existing lightbox signage	Consent Granted

LA04/2024/0374/DC	LOC	3-19 Rydalmere Street, Belfast, BT12 6GF	Discharge of condition 25 and 26 of planning approval LA04/2020/1943/F and discharge of condition 4 and 5 of planning approval LA04/2020/1944/LBC - Fire Safety and demolition method statement	Condition Discharged
LA04/2024/0383/CLOPUD	LOC	28 Kirkliston Park, Belfast, BT5 6EB	Single Storey Rear Extension	Permitted Development
LA04/2024/0396/NMC	LOC	5 Willesden Park, Belfast, BT9 5GX	Non material change LA04/2023/3348/F. Additional window to side elevation. Rear sliding doors amended to double doors. Rear window amended from full height picture window to standard window with raised ceill.	Non Material Change Granted
LA04/2024/0400/WPT	LOC	133 Shandon Park, BT5 6NZ	Works to tree protected by TPO	Works to TPO Granted
LA04/2024/0414/CLEUD	LOC	49a Rugby Avenue, Malone Lower, Belfast, BT7 1RD	House in multiple occupation.	Permitted Development
LA04/2024/0411/CLEUD	LOC	402 Lisburn Road, Malone Lower, Belfast, BT9 6GN	Existing Bookmaking Office	Permitted Development
LA04/2024/0409/WPT	LOC	5 Glenmachan Mews, Belfast, BT4 2RQ	Works to trees protected by TPO	Works to TPO Granted
LA04/2024/0424/NMC	LOC	10 Lorne Street, Belfast, BT9 7DU	Non-Material Change to LA04/2017/1153/F  simpification of materials and finishes.	Non Material Change Granted

LA04/2024/0426/PAN	MAJ	Lands between Ballygomartin Road and Upper Whiterock Road and to the rear of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	Proposal of Application Notice is Acceptable
LA04/2024/0419/CLEUD	LOC	5 Eblana Street, Belfast, BT7 1LD	Existing HMO Use	Permitted Development
LA04/2024/0452/CLEUD	LOC	68 Carmel Street, Belfast, BT7 1QF	Existing use - HMO	Permitted Development
LA04/2024/0484/CLEUD	LOC	130 Fitzroy Avenue, Belfast, BT7 1HY	Existing HMO use	Permitted Development
LA04/2024/0488/WPT	LOC	3 Derryvolgie Avenue, Belfast, BT9 6FL	Works to trees	Works to TPO Granted
LA04/2024/0501/WPT	LOC	26 Malone Park, Belfast, BT9 6NJ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
				<b><u>Total Decisions</u></b>

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<b>Subject:</b>	Consultation on Local Development Plan for Lisburn and Castlereagh City Council – Revised Timetable
<b>Date:</b>	16 April 2024
<b>Reporting Officer:</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer:</b>	Dermot O’Kane, Acting Planning Manager (Plans and Policy) Conor Campfield, Acting Principal Planning Officer

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

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

<b>1.0</b>	<b>Purpose of Report</b>
1.1	The purpose of this report is to advise members that Lisburn and Castlereagh City Council (LCCC) under Regulation 5 of the Planning (Local Development Plan) Regulations (Northern Ireland) consulted Belfast City Council regarding its revised Local Development Plan timetable (Appendix 1).
<b>2.0</b>	<b>Recommendations</b>
	The committee is requested to: <ul style="list-style-type: none"> <li>Note the update which sets out LCCC revised LDP timetable.</li> </ul>
<b>3.0</b>	<b>Main Report</b>
	<b><u>Background</u></b>
3.1	In accordance with Regulation 5 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015, LCCC has consulted Belfast City Council on its revised Timetable for their Local Development Plan.
3.2	As you may be aware LCCC’s Plan Strategy was adopted on 26 September 2023. The revised Timetable indicates that preparatory work on their LPP (second stage in the two-part LDP process) will commence between Quarter 4 2024 and Quarter 5 2025 with a draft LPP ready to be published for consultation between Quarter 3 2025 and Quarter 6

3.3	<p>2026. The revised LDP Timetable further anticipates that their LPP will be adopted between Quarter 3-4 2028.</p> <p>Belfast City Council is currently progressing with the development of its LPP. This will involve liaising closely with adjoining councils including LCCC to review sites and environmental designations at the periphery of our council boundary in line with statutory obligations under Section 9 of the Planning Act (NI) 2011.</p>
3.4	<p><b><u>Finance and Resource Implications</u></b></p> <p>There are no resource implications associated with this report.</p>
3.5	<p><b><u>Asset and Other Implications</u></b></p> <p>None noted.</p>
3.6	<p><b><u>Equality or Good Relations Implications</u></b></p> <p>There are no relevant equality or good relations implications attached to this report.</p>
<b>4.0</b>	<b>Appendices</b>
	<b>Appendix 1 – Letter and revised LDP Timetable</b>

**Appendix 1**



Date: 15<sup>th</sup> March 2024

*By email*

Our Ref: Our Ref COR/LDP/Timetable Revision 3

Dear Sir/Madam

**Re: Local Development Plan for Lisburn & Castlereagh City Council – Revised  
Timetable**

In accordance with Regulation 5 of the Planning (Local Development Plan)  
Regulations (Northern Ireland) 2015, Lisburn & Castlereagh City Council wish to  
consult with you on its revised Timetable for the Local Development Plan.

I would be grateful if you have any comments to forward them to the Local Development  
Plan Team at the above address or email [LDP@lisburncastlereagh.gov.uk](mailto:LDP@lisburncastlereagh.gov.uk) within two  
weeks of the date of this letter.

Following approval by resolution of the Council, the Timetable will be submitted to  
the Department for Infrastructure for agreement prior to it being advertised and  
published on the Council's website.

Yours faithfully

*pp Lois Jackson*

Conor Hughes  
Head of Planning and Capital Development



# Local Development Plan

TIMETABLE

May 2024



## **Getting in Touch**

Should you have a planning query, you can contact the Council's Planning Unit in the following ways:

**By email to:** [planning@lisburncastlereagh.gov.uk](mailto:planning@lisburncastlereagh.gov.uk)

**By post to:**

Planning Unit,  
Lisburn & Castlereagh City Council,  
Civic Headquarters,  
Lagan Valley Island,  
Lisburn,  
BT27 4RL.

**By telephone on:** 028 9250 9250

To ensure all consultation documents are accessible to everyone, Lisburn & Castlereagh City Council, on request, will take all reasonable steps to provide documents in alternative formats and in minority languages to meet the needs of those who are not fluent in English.

## **1.0 Introduction**

- 1.1 The purpose of this Timetable is to set out the key stages and the indicative timeframe for the production of Lisburn & Castlereagh City Council's new **Local Development Plan 2032** (LDP).
- 1.2 The Timetable meets the legislative requirements of the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015. In addition it has been approved by resolution of the Council and agreed with Central Government<sup>1</sup> in accordance with Regulation 7 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

## **2.0 Purpose of the Local Development Plan**

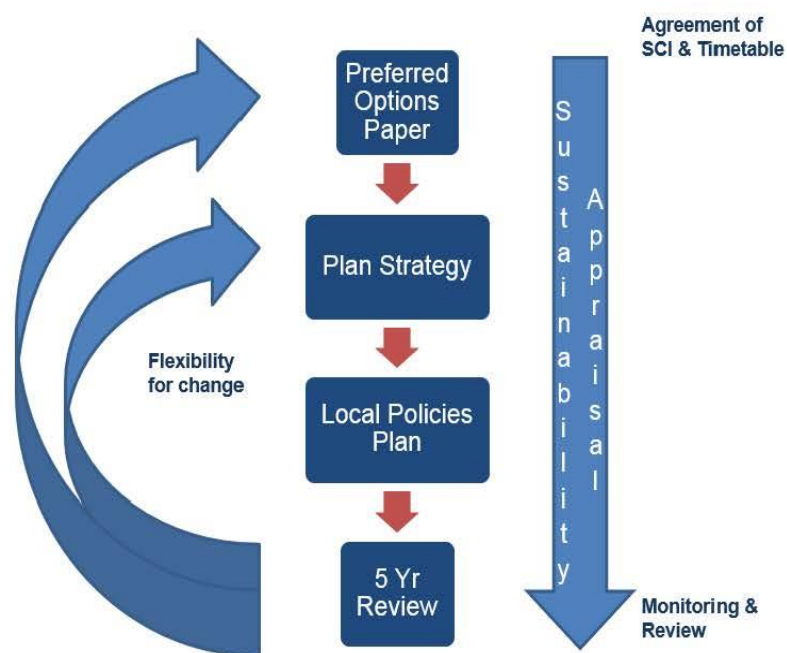
- 2.1 The purpose of the Lisburn & Castlereagh City Council LDP is to inform the public, statutory authorities, developers and other interested parties of the policy framework and land use proposals that will implement the strategic objectives of the Regional Development Strategy and guide development decisions within the Council area up to 2032.
- 2.2 The LDP will be prepared within the context of the Council's Corporate Plan and will take account of the Council's Community Plan to enable us to plan positively for the future of our Council area. It will ensure that lands are appropriately zoned and that our infrastructure is enhanced to develop the Council area for future generations.
- 2.3 The LDP must also take account of the regional policy context set by the Northern Ireland Executive and Central Government Departments. This includes, amongst others, the Sustainable Development Strategy, the Regional Development Strategy and the Strategic Planning Policy Statement.

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<sup>1</sup> Department for Infrastructure

### 3.0 Status of the Local Development Plan

- 3.1 The new Local Development Plan for the Council will replace the range of current extant Development Plans for the Lisburn & Castlereagh City Council area.
- 3.2 Following publication of the Preferred Options Paper, the Plan is produced in two parts consisting firstly of a Plan Strategy followed by a Local Policies Plan. The Plan Strategy will set the aims, objectives, growth strategy and strategic policies applicable to the Plan Area. The Local Policies Plan will provide site specific policies and proposals, including settlement limits, land use zonings and environmental designations.



- 3.3 The Council will undertake an ongoing process of **Sustainability Appraisal** which will run parallel to the preparation of the Preferred Options Paper, Plan Strategy and Local Policies Plan. An integral part of the Sustainability Appraisal is the **Strategic Environmental Assessment (SEA)** which will examine the environmental effects of the LDP proposals. The Sustainability Appraisal process aims to ensure that the policies and proposals in the LDP

are socially, economically and environmentally sustainable. Relevant reports will be published at each of the key stages of the plan making process which will all be made available online.

#### **4.0 The Timetable**

- 4.1 The Timetable (Revision 3) provides indicative dates for a number of key stages in the production of the Lisburn & Castlereagh City Council Local Development Plan. These stages are set out in calendar year quarters and a brief summary is provided below. The full Timetable is set out on Pages 8-9.

##### **STAGE 1**

- **Statement of Community Involvement** – This sets out how the Council intends to engage with the local community during the preparation of our new LDP.
- **Preferred Options Paper** - The Preferred Options Paper (POP), published in March 2017 is a public consultation document which sets out the key plan issues for the Council area and the preferred options available to address them. A Public Consultation Report (published September 2017) containing an overview of the key issues raised during the public consultation period is available to view [here](#).

##### **STAGE 2**

- **Draft Plan Strategy** - The draft Plan Strategy was published for informal public consultation on 11 October 2019 followed by formal consultation on 8 November 2019 to 10 January 2020. This document provides an indication of the Council's strategic land use intentions in relation to the future development of the Council area and provides the overarching policy framework.
- **Independent Examination** - An Independent Examination of the draft Plan Strategy was held between March-May 2022 to determine the **soundness**<sup>2</sup> of the draft Planning Strategy, taking into account any representations or counter representations. Following the Independent Examination, an Advisory Report of its findings was issued to Central Government on 30 November 2022

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<sup>2</sup> See Development Plan Practice Note 06 Soundness, DfI

- **Binding Report** – following consideration of the Advisory Report, Central Government issued a Binding Report to the Council on 28 June 2023. The Council incorporated the changes outlined in the Binding Report into the Plan Strategy.
- **Adoption of Plan Strategy**- Following the Independent Examination, and direction from the Central Government, the Plan Strategy was formally adopted by the Council on 26 September 2023.

### STAGE 3

- **Local Policies Plan** - The Local Policies Plan is the final document comprising the LDP. The draft Local Policies Plan is a public consultation document and will contain the Council's detailed land use proposals in relation to the future development of the Council area.
- **Independent Examination** - An Independent Examination will be held to determine the **soundness** of the draft Local Policies Plan, taking into account any representations or counter representations. Following the Independent Examination, an Advisory Report of its findings will be issued to Central Government.
- **Binding Report** - following consideration of the Advisory Report, Central Government will issue a Binding Report to the Council. The Council must incorporate any changes outlined in the Binding Report into the Local Policies Plan.
- **Adoption of Local Policies Plan** - Following the Independent Examination and direction from Central Government, the Local Policies Plan will be formally adopted by the Council.

### STAGE 4

- **Monitoring & Review of LDP** - The LDP will be reviewed every 5 years following adoption of the LPP.
- 4.2 In addition to undertaking a **Sustainability Appraisal** (incorporating Strategic Environmental Assessment (SEA)), the Council is also required to carry out a number of assessments to accompany preparation of the LDP including:



- **Habitats Regulations Assessment (HRA)** for the LDP to consider the potential impact of LDP policies and proposals on European nature conservation sites.
- **Equality Impact Assessment** for the LDP to consider if the LDP is likely to have an impact on different sections of the community and any mitigating measures required as a result.

## **5.0 Delivery of the Local Development Plan**

- 5.1 Meeting the attached timetable is dependent upon Member involvement, adequate resourcing and careful risk management.
- 5.2 A **Steering Group** and **Project Management Team/Stakeholder Group** has been established, to oversee the development of the LDP, the former comprising of the relevant Council Committees, and the latter being Senior Council Officers and representatives from the key Statutory/non-statutory consultees.
- 5.3 The Council and Central Government will be informed as necessary on progress in meeting the Timetable.
- 5.4 Progress reports on the LDP will be submitted regularly to the relevant Council Committees.

## **6.0 Review**

- 6.1 In the event that the Plan Timetable requires amendment, the Council has the power under the Planning Act 2011 to publish a revised Timetable. Any amendments will be publicised and made available on the Council's website at [www.lisburncastlereagh.gov.uk](http://www.lisburncastlereagh.gov.uk) following the agreement of Central Government.



<b>Lisburn &amp; Castlereagh City Council Local Development Plan Timetable</b>			
<b>Key Stages</b>	<b>Key Actions</b>	<b>Detail</b>	<b>Timescale</b>
<b>1 Plan Preparation</b>	<b>Agree and publish Statement of Community Involvement</b>	Informal Community Engagement carried out for 8 week period (last quarter 2015)	<b>Q2 2016</b>
	<b>Agree and publish Timetable for LDP</b>	- Consult PAC and other consultation bodies; - Seek agreement with DfI following Council approval of timetable (4 weeks)	<b>Q3 2016</b>
	<b>Utilise Evidence Base in consultation with statutory consultees and key stakeholders</b>	Commission specific studies required; - Identification of key issues with relevant statutory consultees and key stakeholders; - Consult with Consultation Bodies on scope of Sustainability Appraisal (SA); - Initial EQIA and HRA Screening; - Consult with Council in advance of publication	<b>Q4 2016</b>
	<b>Publish Preferred Options Paper with Sustainability Appraisal Interim Report</b>	Publish SA Scoping and Interim Reports; - Minimum 8 week statutory consultation period - Input representations on LDP database	<b>Q1 2017</b>
	<b>Consider responses to POP</b>	Prepare Public Consultation Report	<b>Q3 2017</b>
<b>2 Plan Strategy</b>	<b>Preparatory Work</b>	Survey and analysis Procurement process for independent experts	<b>Q4 2018 - Q2 2019</b>
	<b>Publish Draft Plan Strategy with Sustainability Appraisal Report (incorporating SEA)</b>	Publish Draft Plan Strategy & Associated documents for informal viewing – 4 weeks* - 8 week statutory consultation period for representations; - 8 week statutory period for counter representations; - Consideration of representations (including summary of main issues) - Consideration of any focussed or minor changes *Includes SA Report, draft Habitats Regulations Assessment, EQIA and Rural Proofing;	<b>Q3 2019 - Q4 2020</b>
	<b>Soundness Based Independent Examination</b>	- Submit documents to Department for IE; - Advisory Report from PAC sent to DfI; - DfI issues Binding Report to Council;	<b>Q1 2021 - Q2 2023</b>
	<b>ADOPTION OF PLAN STRATEGY</b>	- Council considers Binding Report - Changes made to finalise Plan Strategy	<b>Q3 2023 - 26<sup>th</sup> Sept 2023</b>

		<ul style="list-style-type: none"> <li>- Publish Sustainability Appraisal Adoption Statement (incorporating SEA);</li> <li>- Publish Habitats Regulations Assessment, EQIA and Rural Proofing</li> </ul>	
<b>3 Local Policies Plan</b>	<b>Preparatory Work</b>	Survey and analysis Procurement process for independent experts	<b>Q4 2023 – Q2 2025</b>
	<b>Publish Draft Local Policies Plan with Sustainability Appraisal Report (incorporating SEA)</b>	Publish Local Policies Plan & Associated documents for informal viewing – 4 weeks* <ul style="list-style-type: none"> <li>- 8 week statutory consultation period for representations;</li> <li>- 8 week statutory period for counter representations;</li> <li>- Consideration of representations (including summary of main issues)</li> <li>- Consideration of any focussed or minor changes</li> </ul> *Includes SA Report, draft Habitats Regulations Assessment, EQIA and Rural Proofing;	<b>Q3 2025 – Q3 2026</b>
	<b>Soundness Based Independent Examination</b>	<ul style="list-style-type: none"> <li>- Submit documents to Department for IE;</li> <li>- Advisory Report from PAC sent to DfI;</li> <li>- DfI issues Binding Report to Council;</li> </ul>	<b>Q4 2026 – Q2 2028</b>
	<b>ADOPTION OF LOCAL POLICIES PLAN</b>	<ul style="list-style-type: none"> <li>- Council considers Binding Report</li> <li>- Changes made to finalise Local Policies Plan</li> <li>- Publish Sustainability Appraisal Adoption Statement (incorporating SEA);</li> <li>- Publish Habitats Regulations Assessment, EQIA and Rural Proofing</li> </ul>	<b>Q3-Q4 2028</b>
<b>4 Monitoring and Review</b>	<b>Monitoring and Review of Local Development Plan</b>	Annual Monitoring including Housing Monitor Reports and Employment Land; - 5 and 10 year review leading to commencement on a replacement LDP	<b>Ongoing</b>

## Development Management Report

Summary	
<b>Committee Date:</b> 16 <sup>th</sup> April 2024	
<b>Application ID:</b> LA04/2023/4366/F	
<b>Proposal:</b> Proposed 14 storey (plus basement) purpose-Built Grade A Office premises with retail/restaurant unit at ground floor, including external landscaped terrace areas, public realm works, and all associated site works.	<b>Location:</b> 14 Dublin Road, Belfast
<b>Referral Route:</b> Application for Major development	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b>  Kainos 4-6 Upper Crescent Belfast BT7 1NT	<b>Agent Name and Address:</b>  TSA Planning 20 May Street Belfast
<p><b>Executive Summary:</b></p> <p>This application relates to the northern part of the former cinema site at 14 Dublin Road. Full planning permission is sought for the erection of a 14 storey (plus basement) purpose-built Grade A Office premises with retail/restaurant unit at ground floor, including external landscaped terrace areas, public realm works, and all associated site works. The building is to provide the headquarters for Kainos, a locally based ICT company.</p> <p>The application follows a detailed Pre-Application Discussion (PAD) process.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of the proposed uses</li> <li>• Design and placemaking</li> <li>• Impact on heritage assets</li> <li>• Impact on amenity</li> <li>• Climate change</li> <li>• Open space</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Natural heritage</li> <li>• Waste management</li> <li>• Employability and Skills</li> <li>• Section 76 planning agreement</li> <li>• Pre-Application Community Consultation</li> </ul>	

The site is within the City Centre and is a highly sustainable location for new office development. The proposal would provide office accommodation for 500 staff and would have a very positive impact in terms of investment and economic activity.

The proposed building is considered to be of a high-quality design appropriate to its location that would regenerate the land which has been cleared and currently occupied by meanwhile uses.

No objections have been received from statutory consultees other than NI Water which is concerned about waste-water capacity. However, it is considered unreasonable to withhold planning permission on those grounds for the reasons specified in the main report. The Council's Environmental Health service and Urban Design Officer raise no objections. There is an outstanding response from Shared Environmental Services, however, it is expected to offer no objection subject to conditions to mitigate potential impacts on Belfast Lough. A response is also awaited from the Council's Waste Management team following the submission of further information by the applicant.

Two objections have been received, which are detailed in the main report.

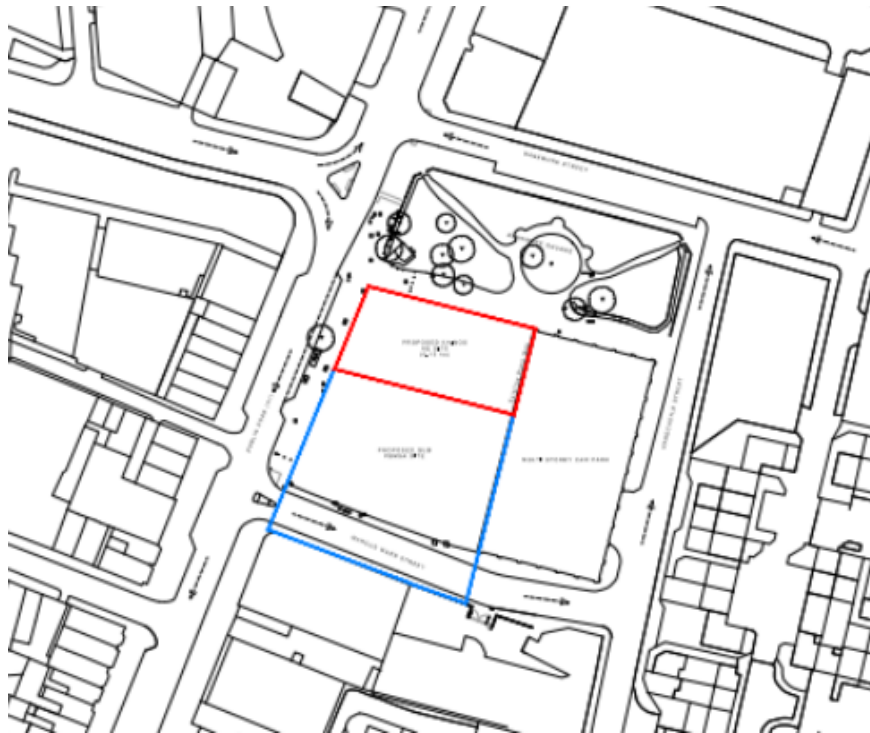
### **Recommendation**

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.

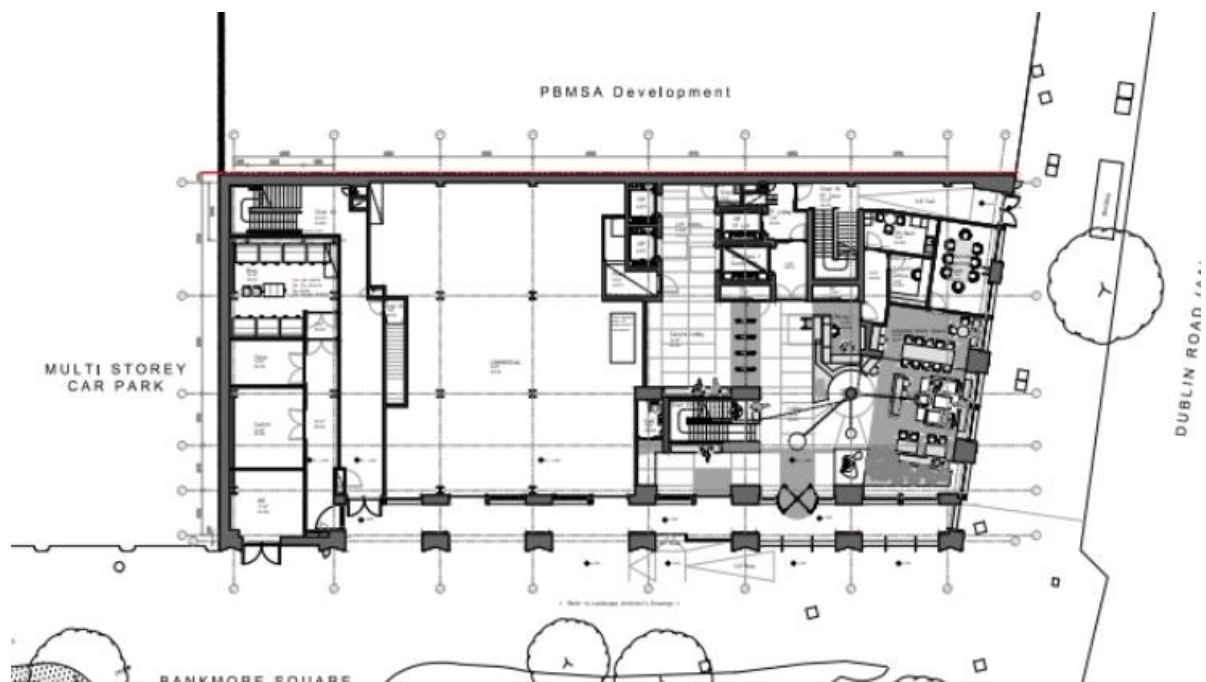
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, including those raised in the further consultation responses from Shared Environmental Services and Waste Management team, provided that the issues are not substantive.

## DRAWINGS AND IMAGERY

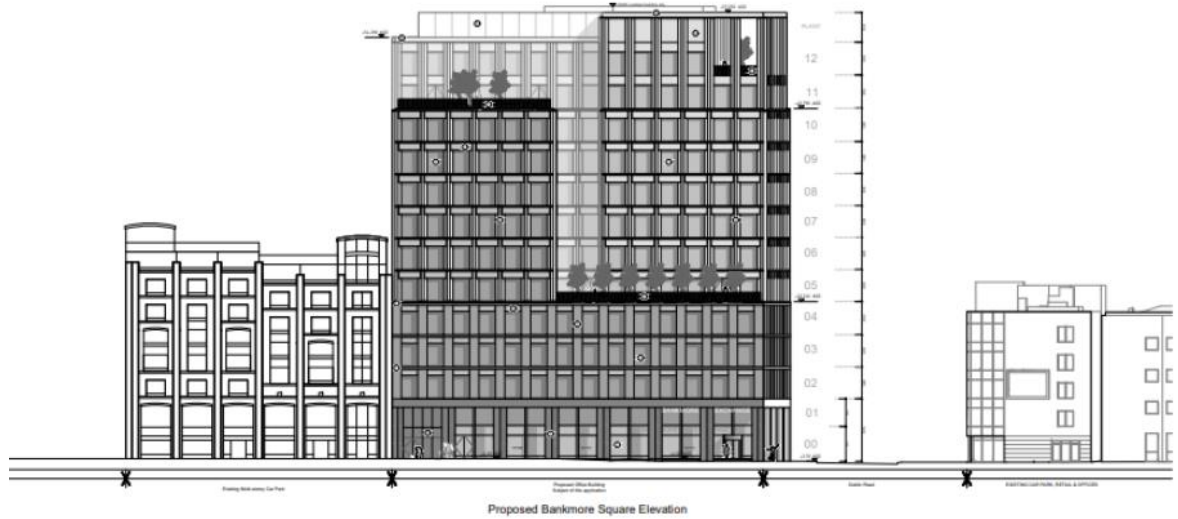
### Site Location Plan:



### Ground floor plan:



## Proposed Elevations:







**CGIs:**



<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	This application relates to the northern part of the former cinema site at No. 14 Dublin Road. The former cinema was demolished some years ago, the site cleared and currently occupied by mean-while uses.
1.2	The site is approximately 0.15 hectares (ha) in size and relatively flat. It has a frontage to Dublin Road on its west side. To the north is Bankmore Square beyond which is Bankmore House and rear of the Clayton Hotel. The site backs onto a multi-storey car park to the east. The remainder of the former cinema site is located to the immediate south and is subject to a separate planning application for Purpose Built Student Managed Accommodation (PBMSA), also being considered by the Committee on the same agenda (LA04/2023/4373/F). Beyond this, further to the south, is Marcus Ward Street which comprises residential apartments.
1.4	The site is located to the south of the Linen Conservation Area.
	<b>Description of Proposed Development</b>
1.5	The application seeks full planning permission for the erection of a 14 storey (plus basement) purpose-built Grade A Office. The building is intended to provide the headquarters for Kainos, a locally based ICT company, which owns the site.
1.6	The proposed building would be 54.3 metres in height. The building would be predominantly clad in red brick alongside anodised/metal PPC aluminium and wet cast concrete.
1.7	The application follows a detailed Pre-Application Discussion (PAD) process.
<b>2.0</b>	<b>RELEVANT PLANNING HISTORY</b>
2.1	LA04/2021/1703/F – temporary erection (for 2 years) of shipping containers to form an outdoor public house, food and retail market with associated covered canopies, seating and boundary. Permission granted on 24 <sup>th</sup> May 2022 and expires on 23 <sup>rd</sup> May 2024.
2.2	LA04/2017/0562/F – demolition of existing cinema building and erection of a 12 storey Grade A office building comprising eleven floors of offices above a ground floor foyer and retail units, basement parking and other ancillary works. Proposal also includes the refurbishment of Bankmore Square open space and wider public realm improvements to surrounding footpath network. The Planning Committee resolved to approve the application subject to a Section 76 planning agreement. However, the application was withdrawn on 11 <sup>th</sup> December 2020.
2.3	<p>The Council is currently considering a second application on the former cinema site on the land to the immediate south. The application is being heard at the same Committee meeting. The details of the application are below.</p> <p>LA04/2023/4373/F Erection of 17 storey Purpose Built Managed Student Accommodation (PBMSA) with additional use of accommodation outside term time comprising 459 no. units with communal facilities, internal and external communal amenity space and ancillary accommodation. 14 Dublin Road, Belfast, BT2 7HN.</p>



3.0	<b>PLANNING POLICY</b>
3.1	<p><b>Development Plan – operational policies</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></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</p> <p>Policy SD2 – Settlement Areas</p> <p>Policy DES1 – Principles of urban design  Policy DES2 – Masterplanning approach for major development  Policy DES3 – Tall buildings  Policy BH1 – Listed Buildings  Policy BH2 – Conservation Areas  Policy BH5 – Archaeology</p> <p>Policy EC1 – Delivering inclusive economic growth  Policy EC6 – Office development  Policy RET1 – Establishing a centre hierarchy</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  Policy ENV3 – Adapting to environmental change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy HC1 – Promoting healthy communities  Policy GB1 – Green and blue infrastructure network  Policy OS3 - Ancillary open space  Policy TRE1 – Trees  Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design  Tall Buildings  Masterplanning approach for Major developments  Sustainable Urban Drainage Systems  Transportation</p>

	<p><b>Development Plan – zoning, designations and proposals maps</b>  Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other Material Considerations</b>  Developer Contribution Framework (2020)  <i>Belfast Agenda</i> (Community Plan)</p>
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p><b>DfI Roads</b> – no objection, recommends conditions.</p> <p><b>DfC HED</b> – no objection.</p> <p><b>DfI Rivers</b> – no objection, the proposal is not within a flood plain.</p> <p><b>DAERA</b> – no objection, recommends conditions.</p> <p><b>NI Water</b> – objection due to network capacity concerns. The applicant should liaise directly with NI Water and submit a Waste-water Impact Assessment.</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p><b>Planning Service Urban Design Officer</b> – no objection, recommends conditions.</p> <p><b>Environmental Health</b> – no objection, recommends conditions.</p> <p><b>BCC Landscape and Development</b> – no objection, no significant adverse impact on the townscape and the proposal will likely assimilate within its surroundings.</p> <p><b>BCC Tree Officer</b> – no objection, recommends conditions.</p> <p><b>BCC Economic Development Unit</b> – advises that a Construction Employability and Skills Plan is required.</p> <p><b>BCC Waste Management team</b> – advises that the proposal does not comply with the supplementary waste storage guidance for commercial developments in Belfast. Additional information provided and re-consultation taken place.</p> <p><b>Shared Environmental Services (SES)</b> – advises that it should be re-consulted once a substantive response is received from DAERA Water management unit; Natural Environment Division and Land and Groundwater team. DAERA offers no objection and SES has been re-consulted.</p>

<p>4.3</p> <p>4.4</p> <p>4.5</p>	<p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>Two objections have been received from a local resident, raising the following concerns.</p> <ul style="list-style-type: none"> <li>• Parking and traffic. Cars already parked on the footways. Cars obstructing the cycle lanes</li> <li>• Current infrastructure will not support the proposal</li> <li>• Local streets are a dumping ground for rubbish and anti-social behaviour</li> <li>• Deterioration of the quality of their life.</li> <li>• The height of the building is not in line with the building heights in this historic area of Belfast. The proposed building should be reduced in height.</li> <li>• The current traders on the site add a lot more to the area than any office block could do.</li> </ul> <p>Matters relating to transport, parking, traffic and infrastructure are addressed in the main report. Littering and anti-social behaviour are matters for other services within the council and the police. There is no evidence that the proposal would adversely affect the amenity of local people in land-use planning terms.</p>
<p>5.0</p> <p>5.1</p> <p>5.2</p>	<p><b>PLANNING ASSESSMENT</b></p> <p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of the proposed uses</li> <li>• Design and placemaking</li> <li>• Impact on heritage assets</li> <li>• Impact on amenity</li> <li>• Climate change</li> <li>• Open space</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Natural heritage</li> <li>• Waste management</li> <li>• Employability and Skills</li> <li>• Section 76 planning agreement</li> <li>• Pre-Application Community Consultation</li> </ul> <p><b>Development Plan Context</b></p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>

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 Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed above.</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, 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	<b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land” within the Development Limit. A Proposed Strategic Road Scheme is located to the north. A Housing zoning (C7) is located to the east of Hardcastle Street to the east.
5.8	<b>Belfast Metropolitan Area Plan 2015 (2004)</b> – the site is un-zoned “white land” within the Development Limit. A Road Proposal runs along an east-west axis through Bankmore Square to the north (CC 098). A Housing zoning (CC 02/04) is located to the south side of Marcus Ward Street to the south. A Protected City Centre Housing Area is located to the east and south of Hardcastle Street to the east, south and south west (CC 097/05). The site is located to the south of the Linen Conservation Area. The site is within the Shaftesbury Square Character Area (CC 016) where development proposals shall take account of the height of adjoining buildings. Development fronting Dublin Road shall be a minimum height of 5 storeys (17 metres to shoulder height) and a maximum height of 7 storeys.
5.9	<b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is un-zoned “white land” within the Development Limit. A Road Proposal runs along an east-west axis through Bankmore Square to the north (CC 022/01). A Housing zoning (CC 02/04) is located to the south side of Marcus Ward Street to the south. A Protected City Centre Housing Area is located to the east and south of Hardcastle Street to the east, south and south west (CC 021/05). The site is located to the south of the Linen Conservation Area. The site is within the Shaftesbury Square Character Area (CC 013) where development shall take account of the height of adjoining buildings. Development fronting Dublin Road shall be a minimum height of 5 storeys (17 metres to shoulder height) and a maximum height of 7 storeys.

	<p><b><u>Principle of the proposed uses</u></b></p>
5.10	<p>The site is located within the urban development limit in the BUAP 2001 and both versions of dBMAP 2015. It is within the City Centre in both versions of dBMAP 2015.</p> <p><i>Office use:</i></p>
5.11	<p>Policy EC6 states that planning permission will be granted for new office development within the City Centre. Policy EC1 supports business sectors with strong growth potential in Belfast including ICT. The proposal is consistent with these policies.</p>
5.12	<p>This is a sustainable location for office development with excellent access to public transport, shops and services, providing opportunity to reduce the need to travel by the private car. The proposal would make effective use of previously developed land and would regenerate the site, which has been cleared and currently occupied by meanwhile uses, planning permission for which expires in May 2024.</p> <p><i>Retail/restaurant uses:</i></p>
5.13	<p>In terms of the proposed ground floor retail/restaurant unit, Policy RET1 directs such town centre uses to the City Centre first. The site is located within the City Centre where retail, food and drink are acceptable in principle. The proposed ground floor commercial unit onto Bankmore Square would help activate the building at ground floor onto a public space and add to the vibrancy of the scheme.</p> <p><i>Economic development:</i></p>
5.14	<p>The proposed building is intended to provide the headquarters for Kainos, a locally based ICT company, providing office accommodation for around 500 staff. The proposal would have a Gross Value Added (GVA) to the economy of £35 million and is projected to support 810 jobs during construction and operation. It would increase footfall and spend in the City Centre. In these regards, the proposal would have a very positive economic impact.</p>
5.15	<p>Having regard to the above factors, the proposed uses are welcomed in principle. The proposal accords with Policies EC1, EC6 and RET6 of the Plan Strategy, and relevant provisions of the SPPS.</p> <p><b><u>Design and placemaking</u></b></p>
5.16	<p>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 of tall buildings including any impact on the setting, character and appearance of listed buildings, conservation areas, ATCs, and historic monuments/gardens.</p>
5.17	<p>The application follows a Pre-Application Discussion (PAD) process when issues relating to scale, height, massing and architectural treatment were discussed in detail.</p>

	<p><i>Scale, height and massing:</i></p>
5.18	<p>The proposed building would occupy a prominent corner at the junction of Dublin Road, Bankmore Square and Bruce Street. A large cinema previously occupied the site and adjacent plot. The height of the proposed building would be approximately 54 metres. In comparison, the heights of other buildings in the vicinity include the Clayton Hotel (37 metres) and Bankmore House (29 metres) to the north; multi storey car park (26 metres) to the east; and Shaftesbury Court (31 metres) and Somerset Studio (34 metres) to the south. The height of the original cinema on the site was 19 metres. The height of the proposed PBMSA building on the adjacent plot would be 57 metres.</p>
5.19	<p>Whilst taller than surrounding buildings, it is considered that this prominent corner site can accommodate a building of the height proposed. The Urban Design Officer notes that the height of the proposed building is only 1 metre higher than the previous withdrawn application (LA04/2017/0562/F), which the Committee had resolved to approve. A comparison of the current application (also showing the proposed PBMSA building on the adjacent plot) with the previous application is shown in the image below. The previous Committee decision is a material consideration.</p> <div data-bbox="336 831 1497 1469" data-label="Image"> </div> <p>View towards focal corner of site from Bruce Street.      - - - - - Massing approved at Committee</p>
5.20	<p>The Urban Design Officer offers no objection to the scale, height or massing of the proposed building, or its design overall. The Urban Design Officer advises that the lower podium onto Bankmore Square nods to the shoulder height of surrounding buildings on Bruce Street, also shown in the image above. Vertical shifts in the design of the building help to break up its massing. Neither does the Council's Landscape and development team object to the proposal in terms of its impact on the wider townscape.</p>
5.21	<p>Whilst dBMAP 2015 specifies heights of buildings on Dublin Road to be between 5 and 7 storeys, the height and scale of the proposed building are considered appropriate for the reasons stated. The scheme also ensures that more effective use is made of the site, desirable given the finite availability of land.</p>

	<i>Architectural treatment:</i>
5.22	The proposed building would be predominantly clad in red brick traditional to the city. Cladding would also be in red hues. This is deliberately in contrast with the lighter, grey materials used to clad the PBMSA scheme on the adjacent plot, successfully breaking up the overall massing of the block.
5.23	A ground floor colonnade would provide an attractive base to the building as well as shelter, with generous lobby area wrapping around the corner.
5.24	The large exposed east gable of the building has been articulated to provide visual interest and relief.
	<i>Active frontage:</i>
5.25	The proposed building would be activated on both its north and west frontages onto Bankmore Square and Dublin Road respectively, which is welcomed.
	<i>Public realm:</i>
5.26	The proposal originally included public realm enhancements on Bankmore Square and Dublin Road, consistent with the requirements of the Council's <i>Developer Contribution Framework</i> . However, the public realm proposals onto Bankmore Square were removed to ensure no conflict with the Road Proposal in dBAMP 2015 (now planned as a Glider route). The public realm enhancements on Dublin Road have also been removed because of concerns raised by DfI Roads about licensing and future maintenance.
	<i>Masterplanning:</i>
5.27	As mentioned, the Council is currently considering two applications on the former cinema site – the application subject to this report and the second application by QUB on the adjacent plot. Both applications have been developed in close association with one another and the buildings have been designed to create a cohesive block. As mentioned, the predominant materials for each building are deliberately contrasting but complementary to avoid the scale and massing of both buildings combined being overwhelming in the street scene. Both buildings would be finished in brick and cladding with the Grade A office building being in a red tone finish and the PBMSA scheme in a lighter grey tone. It is considered that the scale, height, massing and design of the two buildings would complement one another.
5.28	In terms of masterplanning, one of the key concerns is if only one of the two proposed buildings is constructed – this would leave only half of the block completed with the sole constructed building presenting a significant blank gable onto Dublin Road. This would have a damaging impact on the street scene. This was a key discussion point raised by officers during the PAD process.
5.29	In order to give the Council assurances that such circumstances would not arise, the applicants for both applications advise that the contract between the respective applicant's contains a reciprocal commitment/penalty with regards the obligations to each party in terms of the build out of the respective party's development site. The contract contains an obligation to the effect that, in circumstances where works on either development site have not been finished to an extent where their core and shell have not been completed and the envelope of the building is not fully weather tight on or before a date, which is 24 months from the commencement of the development works authorised by the planning consent, and such a delay is a result of acts or delays

	on the part of either party (or its retained contractors), then the offending party shall pay the other by way of compensation until the core and shell of the relevant site have been completed and the building envelope is fully weather tight.
5.30	Officers are satisfied that this gives appropriate assurances that both buildings will be constructed.
	<i>Impact on the adjacent Linen Conservation Area:</i>
5.31	The site is located to the south of the Linen Conservation Area. However, for the reasons stated, the scale, height and design of the proposed building are considered appropriate. It is considered that the proposal, which would develop a significant gap site, would enhance the character and appearance of the adjacent Conservation Area.
5.32	Having regard to the above assessment, the proposal is considered to accord with Policies DES1, DES2, DES3 and BH2, and relevant provisions of the SPPS.
	<b><u>Impact on the heritage assets</u></b>
5.33	A number of Listed Buildings are located further to the north close to the junction of Bedford Street with Linenhall Street and Ormeau Avenue. The closest Listed Building is Nos. 35 to 37 Bedford Street (Wetherspoons), Grade B2, to the north.
5.34	However, given the appropriateness of the scale, form and design of the building and that it would complement its surrounding context, it is considered that the setting of this and other Listed Buildings would not be harmed.
5.35	DfC HED offers no objection to the proposal in terms of potential impact on historic buildings and archaeology. It is considered that the proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.
	<b><u>Impact on amenity</u></b>
5.36	The proposed building is sufficiently far from occupied neighbouring buildings so as not to result in harmful loss of amenity. There would be no harmful overlooking, loss of outlook, daylight or sunlight to nearby properties. In these regards, the proposal is considered to satisfy Policy DES1.
	<b><u>Climate change</u></b>
5.37	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 as a minimum, which is considered to satisfy both policies. A condition to ensure that this standard or equivalent is met is recommended accordingly.
5.38	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 scheme proposes the use of hard SUDs in the form of a geocellular underground storage tank. The space constraints on the site are the primary reason for the lack of soft SUDs solutions. The existing site is completely impermeable and through the provision of attenuation and



	<p>separation of surface water runoff from foul flows this new proposal provides betterment. These measures will be required to be implemented by condition.</p> <p><b><u>Open space</u></b></p>
5.39	<p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context 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.</p>
5.40	<p>The proposed building incorporates open space in the form of external terracing (280.7 sqm / 19% of the site) and ground floor colonnade recess (96.4 sqm / 6%), providing a total of 377 sqm / 25% of the site as open space. This exceeds the 10% policy requirement and the proposal accords with Policy OS3.</p> <p><b><u>Access and transport</u></b></p> <p><i>Accessibility and parking:</i></p>
5.41	<p>The site is a highly accessible location in the City Centre, within short walking and cycling distance of the city centre and its shops, services and leisure. The site has very good public transport links and is very close to the new Grand Central Station (Transport Hub). Whilst no dedicated on-site parking is proposed, this is considered acceptable in view of the sustainable location of the site, the applicant's commitment to a green travel plan and provision of secure sheltered bicycle parking within the building.</p>
5.42	<p>The applicant has provided details of disabled parking in the vicinity of the site. The multi-storey car park next to the site to the east has five dedicated disabled parking spaces with no restriction on the length of stay. The Little Victoria Street car park, approximately 55 metres from the site entrance, contains four disabled parking bays. Pay and display parking is available on Dublin Road itself with Blue Badge concessions available for people with mobility issues. Satisfactory parking provision is therefore in place for disabled car users.</p>
5.43	<p>Provision is made for sheltered and secure cycle parking for 66 bicycles within the building. Locker facilities and showers are included to encourage cyclists and walkers. These facilities will be required to be implemented by planning condition.</p> <p><i>Road Proposal:</i></p>
5.44	<p>In both versions of dBMAP 2015, a "Road Proposal" runs along an east-west axis through Bankmore Square to the north (CC 098 and CC 022/01). DBMAP 2015 (v2014) describes this as a non-strategic road scheme and southern section of a new City Centre Ring. The wider Road Proposal includes the construction of a new carriageway (Bankmore Link) between the existing Dublin Road/Bruce Street/Bankmore Street junction and the existing Cromac Street/Ormeau Avenue/Lower Ormeau Road junction.</p>
5.45	<p>DBMAP 2015 cross references relevant regional planning policy for the protection of the non-strategic road scheme as the former Planning Policy Statement 3: Access, Movement and Parking. This has been superseded by Policy TRAN 7 (Access to</p>

	protected routes) of the Plan Strategy. However, since the proposal does not involve direct vehicular access onto the Road Proposal, Policy TRAN7 does not apply.
5.46	The Department for Infrastructure (DfI) is reserving the Road Proposal for a new Glider route through Bankmore Square, linking Ormeau Road with Dublin Road. The proposed office building is in the most part on the same building line as the former cinema, save for a small area of land along the north-west boundary. However, it is clear that the proposal would not comprise the Road Proposal and delivery of the new Glider route and that has been confirmed by DfI Roads.
5.47	DfI Roads offers no objection to the proposal, which is considered acceptable in terms of accessibility, parking and highway safety. DfI Roads advises conditions, which are recommended as appropriate.
5.48	The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS.
	<b><u>Health impacts</u></b>
5.49	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.50	The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through excellent linkages with the city centre. Active travel will be further encouraged through the applicant's green travel plan.
5.51	Good levels of open space/amenity space are proposed including outdoor terraces.
5.52	In terms of place making, the proposed building is considered to be of a high-quality design which would provide a pleasant working environment for employees and visitors, and well as enhancing the character and appearance of the area.
5.53	The proposal is considered to satisfy the requirements of Policy HC1.
	<b><u>Environmental protection</u></b>
5.54	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, noise and odour impacts.
	<b><u>Contaminated land</u></b>
5.55	The contaminated land reports provided with the application conclude that no remediation is required. Environmental Health therefore advises that only an informative is required on the decision notice. The proposal is considered to accord with Policy ENV1.

	<u>Air quality</u>
5.56	The application is accompanied by an Air Quality Assessment, which concludes that the relevant thresholds would not be exceeded. Environmental Health notes that a range of plant rooms and a generator are proposed as part of the scheme. It therefore advises a condition to require a further Air Quality Assessment should centralised combustion sources be proposed. Subject to this condition, it is considered that the proposal accords with Policy ENV1.
	<u>Noise and vibration</u>
5.57	In relation to noise, Environmental Health notes that the main current sources of noise are traffic, buses and pedestrian activity. It advises conditions in relation noise levels from plant and equipment as well as limiting the hours for deliveries.
5.58	In relation to construction noise, Environmental Health advises that a Construction Environmental Management Plan (CEMP) should be required by condition. These conditions are recommended.
5.59	It is considered that the proposal accords with Policy ENV1.
	<u>Odour</u>
5.60	Environmental Health is concerned that the proposed ground floor restaurant could have an adverse odour impact on existing and future sensitive receptors. Further details of kitchen extraction and odour abatement are therefore required, and these can be secured by condition. Subject to this condition, the proposal complies with Policy ENV1.
	<b><u>Flood risk and drainage</u></b>
5.61	DfI Rivers advises that the site is not withi a present day or climate change flood plain. Nor are there any watercourses within the site. It is satisfied with the proposed geocellular tank and drainage proposals. Accordingly, it offers no objection to the proposal. The proposal is considered to satisfy Policy ENV5.
	<b><u>Waste-water infrastructure</u></b>
5.62	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has objected to the proposal on grounds of insufficient network capacity. It states that there are significant risks to the environment and detrimental impact on existing properties. NI Water advises that the applicant consult directly with NI Water on this issue.
5.63	NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. Moreover, NI Water has not provided direct evidence of expected harm that would result from the development. For these reasons, it would be unreasonable to refuse planning permission on these grounds and the proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.
	<b><u>Natural heritage</u></b>
5.64	Policy NH1 relates to the protection of natural heritage resources.

5.65	NI Water has objected to the application on grounds of insufficient network capacity and has cited concerns about environmental pollution. Particular regard should be had to potential pollution of Belfast Lough – an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC) – should the site and lough be hydrologically linked.
5.66	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.
5.67	Whilst a precautionary approach applies to Habitats Regulations Assessment (HRA), SES confirms that the onus is on NI Water to provide evidence of likely actual impacts, rather than hypothetical impacts. As the Competent Authority, the Council may take its own objective view on whether a proposal is likely to have a significant effect on water quality of the Lough. However, having regard to the precautionary approach, where there is clear intensification, the Council may need to consult SES and ask them to undertake a HRA Appropriate Assessment Screening to ascertain whether there would be a likely significant impact. This also triggers statutory consultation with DAERA NI Environment Agency.
5.68	In this case, it is considered that there would be clear intensification of the existing use of the site. Accordingly, it has been necessary to consult DAERA and SES. DAERA Water Management Unit has advised that in view of the objection from NI Water, the proposal has the potential to adversely affect the surface water environment. However, it advises mitigation in the form of a condition to require submission and approval of details of sewage disposal. SES has been reconsulted following DAERA's response and its further consultation response is currently awaited. However, based on SES's positive response to the application for the PBMSA scheme on the adjacent plot which presents similar issues, it is considered unlikely that it will object to the proposal and it is anticipated that they will recommend a condition requiring details of drainage to be agreed prior to commencement of development. The recommendation is therefore subject to the receipt of SES's consultation response and Appropriate Assessment.
5.69	DAERA has advised that it has no further concerns about the proposal, advising conditions in relation to piling, decommissioning of boreholes and requirements should future contamination be found. These conditions are recommended as appropriate.
5.70	Subject to a satisfactory further response from SES, the proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
	<b><u>Waste management</u></b>
5.71	The application is supported by a waste management plan. However, the Council's Waste Management team advises that the proposals do not comply with the Supplementary Waste Storage guidance for commercial developments in Belfast. For example, the proposal for the breakdown of general waste/recycling is out of date and insufficient detail is provided in relation to the full range of wastes to be accommodated. An updated Waste Management Plan has been provided and the Waste Management team re-consulted. The recommendation is therefore subject to the receipt of the Waste Management team's further consultation response.

	<p><b><u>Employability and Skills</u></b></p>
5.72	The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.
5.73	The Economic Development Unit advises that given the scale of the construction employment required to implement the proposal, together with current skills shortages, employability and skills related Developer Contributions are required in relation to the construction phase.
5.74	Accordingly, officers advise that a Construction Employability and Skills Plan is required to be submitted and implemented, and that this should be secured by way of a Section 76 planning agreement.
5.75	<p>Typical interventions in the Employability and Skills Plan may include:</p> <ul style="list-style-type: none"> <li>• creating access to employment opportunities</li> <li>• delivering training to upskill people</li> <li>• creation and delivery of apprenticeship opportunities</li> <li>• ring-fencing opportunities for under-represented groups</li> <li>• delivery of employability interventions</li> <li>• addressing barriers to employment and skills development</li> <li>• delivery of youth interventions</li> </ul> <p><b><u>Section 76 planning agreement</u></b></p>
5.76	<p>Should the application be approved, the following planning obligation should be secured by way of a Section 76 planning agreement. This is considered necessary to make the proposed development acceptable.</p> <ul style="list-style-type: none"> <li>• <b>Employability and Skills</b> – requirement for the submission and implementation of a Construction Employability and Skills Plan.</li> </ul>
5.77	A draft Section 76 planning agreement is currently being drafted without prejudice and will need to be finalised before planning permission is granted.
	<p><b><u>Pre-Application Community Consultation</u></b></p>
5.78	For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.
5.79	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 July 2023 (LA04/2023/3621/PAN) and confirmed by the Council to be acceptable.
5.80	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. A public event was held and dedicated community consultation website setup. A total of seven feedback forms were completed. Feedback was provided in relation to design, regeneration, sustainability, need, active travel, public accessibility, relocation of the trade market.

5.81	The PACC report is considered compliant with the legislative requirements.
<b>6.0</b>	<b>Recommendation</b>
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, including those raised in the further consultation responses from Shared Environmental Services and Waste Management team, provided that the issues are not substantive.
<b>7.0</b>	<b>DRAFT CONDITIONS</b> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</li> <li>2. 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.  The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.  The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials and panelling. Reason: In the interests of the character and appearance of the area.</li> <li>3. Within one year of the occupation, evidence that the building has been constructed to at least BREEAM Excellent standard, or equivalent, shall be submitted in writing to the Council. Reason: To ensure that the development mitigates and adapts to climate change.</li> <li>4. The development hereby approved shall not be occupied until the external terraces have been provided in accordance with the approved plans. The amenity areas shall be retained as such at all times. Reason: To ensure that a quality residential environment is provided for occupants of the approved development.</li> <li>5. The SuDS measures shall be implemented as specified in the application and the building shall not be occupied until verification and evidence of such has been submitted to and approved in writing by the Council. Reason: In order that the development provides sustainable drainage</li> </ol>

	<p>6. 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> <p>7. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan (Issued 27 October 2023 and authored by Ove Arup &amp; Partners Ltd).</p> <p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.</p> <p>8. The development hereby permitted shall not be occupied until the secure cycle storage area, lockers and shower facilities have been provided in accordance with the approved plans and shall be permanently retained as such at all times.</p> <p>Reason: To promote active travel and to mitigate the absence of dedicated parking within the development.</p> <p>9. 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>10. The development hereby approved shall not be commenced until a final Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Council. The CEMP must clearly demonstrate the mitigation measures to be put in place to minimise adverse impacts from vibration, noise and dust on nearby premises during the construction phases in line with BS 5228:2009 <i>Code of practice for noise and vibration control on construction and open sites</i>. All construction must be carried out in accordance with the approved CEMP.</p> <p>Reason: Protection of residential amenity.</p> <p>11. All plant and equipment associated with the development hereby permitted shall be designed so as to achieve a rating level (LAr) no greater than the Background Sound Level, LA90, both during the daytime and during night-time when measured or determined at the nearest noise sensitive premises. All measurements and calculations must be conducted in line with the methodology outlined in BS4142:2014+A1 2019 Methods for rating and assessing industrial and commercial sound.</p> <p>Reason: In the interests of local amenity.</p> <p>12. Deliveries and collections to and from the development hereby permitted development shall not take place outside the hours of 0700 to 2300.</p> <p>Reason: In the interests of local amenity.</p>
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13. No development or piling shall be carried out unless a piling risk assessment, undertaken in full accordance with the methodology contained within the Environment Agency document on “Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention”, has been submitted to and approved in writing by the Council. No piling shall be carried out unless in accordance with the approved details.

Reason: To protect the groundwater environment.

14. Should new contamination or risks be encountered during the construction phase which have not previously been identified, works shall cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance. In the event of unacceptable risks being identified, a Remediation Strategy shall be submitted to and approved in writing by the Council and subsequently implemented. After completing any required remediation works, and prior to occupation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the development wastes and risks and achieving the remedial objectives.

Reason: To protect the groundwater environment.

15. No development or works shall commence until protective barriers (fencing) and ground protection (geocell membrane) erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site are in place. The protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.

Reason: To protect trees of amenity value.

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

Reason: To protect trees of amenity value.

## **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, which requires the submission, approval and implementation of a Construction Employability and Skills Plan.

### **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](mailto:planning@belfastcity.gov.uk).



	<p><b>NOT03 Discharge of condition(s)</b></p> <p>This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</p> <p><b>NOT05 Non-planning requirements</b></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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## Development Management Officer Report Committee Application

Summary	
<b>Application ID:</b> LA04/2022/0930/F	<b>Committee Date:</b> Tuesday 16 <sup>th</sup> April 2024
<b>Proposal:</b> Retrospective: Change of Use from Class A1 & D2 to a Gymnasium on Ground Floor.	<b>Location:</b> 47 Ravenhill Road Belfast BT6 8DQ
<b>Recommendation:</b>	<b>Approve</b>
<b>Referral Route:</b>	Paragraph 3.8.5 (f) of the Scheme of Delegation - There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.
<b>Applicant Name and Address:</b> Mark Carnaghan Motion Fitness, 47 Ravenhill Road, Belfast, BT6 8DQ	<b>Agent Name and Address:</b> Gerry Rodgers, GMR Architects Ltd, 411a Ormeau Road, Belfast, BT7 3GP
<p><b>Executive Summary:</b> The application seeks full planning permission for the retrospective change of use from a Class A1 retail use and D2 dance hall to a gym which falls under Sui Generis use class. This site is adjacent the Ravenhill Road in East Belfast.</p> <p>The site is undesignated Whiteland within the BUAP 2001 and both versions of the dBMAP. The site sits within BT 009 Belfast Area of Parking Restraint (Fringe Area) and is directly adjacent to Arterial Route 01/13 Ravenhill Road.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>- Principle of Development, including location within COMAH Site</li> <li>- Design, Character &amp; Appearance</li> <li>- Impact on Amenity</li> <li>- Area of Parking Restraint (Fringe Area)</li> <li>- Planning History</li> </ul> <p>3 consultations were required, DFI Roads, BCC Environmental Health Services and Health and Safety Executive for Northern Ireland. DFI Roads and BCC EH are content subject to planning conditions and informatives being included. HSENI advise against granting planning permission at this site. To date 102 representations of support have been received from third parties.</p> <p><b>Recommendation</b> Having regard to the development plan and other material considerations, including planning history and the high level of public support the proposal is on balance is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>	

## Site Location Plan:



## Existing & Proposed Site Plans



## Existing & Proposed Elevations



### 1.0 Characteristics of the Site and Area

The application site is referred to as No.47 Ravenhill Road, the ground floor unit of the larger 2 storey building at 45-47 Ravenhill Road. The site is undesignated Whiteland within the BUAP 2001 and both versions of the dBMAP. The site sits within BT 009 Belfast Area of Parking Restraint (Fringe Area) and is directly adjacent to Arterial Route 01/13 Ravenhill Road. The character of the immediate area along this stretch of the Ravenhill Road is industrial and commercial in nature. There are residential uses further down the Ravenhill Road approximately 80m from the site.

### 2.0 Description of Proposal

Retrospective: Change of Use from Class A1 & D2 to a Gymnasium on Ground Floor.

### 3.0 Planning Assessment of Policy and Other Material Considerations

Section 45(1) of the Planning Act Northern Ireland 2011 requires regard to be had to the development plan insofar as it is material to the application and to any other material considerations. Section 6(4) states that the determination must be made in accordance with the developmental plan unless material considerations indicate otherwise.

### 4.0 Policy Framework

**4.1** 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

	<p>policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
<b>4.2</b>	<p>The site is undesignated Whiteland within the BUAP 2001 and both versions of the dBMAP. The site sits within BT 009 Belfast Area of Parking Restraint (Fringe Area) and is directly adjacent to Arterial Route 01/13 Ravenhill Road.</p> <ul style="list-style-type: none"> <li>• The Belfast Local Development Plan – Plan Strategy 2035 (LDP)</li> <li>• The Strategic Planning Policy Statement for Northern Ireland (SPPS)</li> </ul>
<b>5.0</b>	<p><b>Relevant Site History</b></p> <ul style="list-style-type: none"> <li>• Z/1973/0251 – 45/47 Ravenhill Road Erection of offices and showrooms.</li> </ul>
<b>6.0</b>	<p><b>Statutory Consultations</b></p> <ul style="list-style-type: none"> <li>• DFI Roads: No objection – subject to conditions</li> <li>• Health &amp; Safety Executive for Northern Ireland: Advise against development.</li> </ul>
<b>7.0</b>	<p><b>Non-Statutory Consultations</b></p> <ul style="list-style-type: none"> <li>• BCC Environmental Health Service: No objection – Subject to conditions &amp; informatives</li> </ul>
<b>8.0</b>	<p><b>Representations</b></p>
<b>8.1</b>	<p>The application has been advertised in the local press and relevant neighbours have been notified. The Council have received 102 representations of support on behalf of this proposal from the local community and members.</p>
<b>9.0</b>	<p><b>Other Material Considerations</b></p> <ul style="list-style-type: none"> <li>• The application site is directly adjacent to Tennants Textiles COMAH site.</li> </ul>
<b>10.0</b>	<p><b>Principle of Development</b></p>
<b>10.1</b>	<p>This proposal seeks to rectify a retrospective change of use from a Class A1 &amp; D2 use to a Gymnasium (Sui Generis) on the ground floor of 47 Ravenhill Road.</p>
<b>10.2</b>	<p>The application site lies within an area of white land along an arterial route; the presumption is in favour of development subject to other material considerations.</p>
<b>10.3</b>	<p>The application site also falls within a COMAH site because of its proximity to the Tennants Textiles Colours Plant on the lower Ravenhill Road. Tennants textiles store, use or handle specified dangerous substances above defined quantity thresholds. HSENI advice is based on a consideration of the type of development, the status and number of occupants and its proposed location relative to the Tennants Textiles Colour site. In general, HSENI will advise the Planning Service against proposals for new developments that would introduce large or vulnerable populations to the immediate vicinity of the site. This approach, and the methodologies used are consistent across the United Kingdom.</p>

10.3	HSENI have been consulted in relation to this proposal and responded expressing that they advise against granting planning permission at this site. HSENI state that based on the information provided in this planning application, the proposed development is within the inner zone of a nearby COMAH site. The PADHI (Planning Advice for Developments near Hazardous Installations) classifies the proposed development as DT2.4 – INDOOR USE BY PUBLIC, a development for use by the general public where total floor space (of all floors) is from 250 m2 up to 5000 m2. The assigned sensitivity level is two. HSENI previously responded with a consultation response dated 26th October 2023, the sensitivity level for the development was incorrectly stated as level one, when it should have been level two. The previous advice against permission was the same.
10.4	HSENI finally states in their consultation response that they assume the applicant will meet all the Health and Safety at Work (NI) Order 1978 requirements and relevant statutory provisions if planning permission is granted.
11.0	<b>Design, Character, Appearance</b>
11.1	The application site is the ground floor of No.47 Ravenhill Road. The building has not been physically altered for this proposal. The external façade has been painted dark grey and updated fascia signage has been erected over existing signage which is not subject to this planning application. The building is a 2-storey commercial style building with a flat roof reflecting that of the character of neighbour buildings in the immediate area. This proposal is compliant with Policy DES1 of LDP as there are no adverse design elements related to this building. The character of the area would be unchanged in this respect as the proposal is for a change of use to a gym.
12.0	<b>Impact on Amenity</b>
12.1	Belfast City Council Environmental Health Service have been consulted throughout the assessment of this proposal. Upon initial consultation, EH service requested that a Noise Impact Assessment be carried out as there may be a negative impact on the amenity of nearby properties as a result of noise disturbance emanating from the gym. A request was also made in relation to the submission of a Contaminated Land Risk Assessment. Records held by EH service indicate that the site of the proposed development is located on and in close proximity to past land use types that have the potential to contaminate land and pose a risk to human health.
12.2	Upon receipt of the Noise Assessment submitted by the applicant, EH service reserved some concerns, but which could be maintained through the implementation of related planning conditions. No Contaminated Land Risk Assessment had been submitted which the EH service requested again in their response.
12.3	The applicant subsequently submitted updated information regarding additional noise mitigation measures and confirmation that ground penetration works would not be required or have taken place which would cause concern or deem it necessary to provide a Contaminated Land Risk Assessment. A final response from the EH service dated 6th December 2023 and published on the planning portal on 7th December 2023 details that consideration had been given to these points and confirmed it would not be necessary to provide a Contaminated Land Risk Assessment based on the latest information provided by the applicant. On this basis, the EH service are generally content with the proposal on the basis relevant conditions and informatives are implemented subject to any permission, if granted.

<b>12.4</b>	DFI Roads Service have also been consulted in relation to this proposal from a parking and road safety perspective which is associated with the amenity of this location. Upon initial consultation DFI Roads service had issues with elements of the application not being completed so to indicate accurate numbers on the application form. DFI Roads also requested that a Parking Survey be submitted so to allow their service to provide substantive comments to the proposal. Upon the submission of DFI Road's requests, further consultation with DFI Roads deemed there was no objections to the proposal. It was noted in the final DFI Roads response which was published on the planning portal 22nd June 2023 that the "Planning Service should note the proposed parking provision falls short of Parking Standards and so overspill parking will probably occur within nearby residential streets".
<b>12.5</b>	The applicant has confirmed that the gym is a controlled class-led system in which is based on the maximum number of 8 members in each session including 2 coaches equating 10 people. Saturday mornings have a slightly higher requirement, up to 15 people attending a session including coaches. The gym currently has 97 members with a maximum capacity of 120 members. These 97 members are spread over 37 sessions per week. Based on this clarification and based on the evidence provided in the parking survey submitted to the Council, it would be difficult to conclude that the parking situation would have such an adverse impact or overspill to cause significant impact upon the amenity of the area.
<b>13.0</b>	<b>Area of Parking Restraint (Fringe Area)</b>
<b>13.1</b>	This element of the proposal is weighed against Policy TRAN 9 – Parking standards within areas of parking restraint. The application site falls within an Area of Parking Restraint (Fringe Area) as zoned in dBMAP which is a relevant material consideration as the Local Policies Plan has not been adopted yet. Policy TRAN 9 sets out guidance for parking standards. In this instance, for non-residential, non-operational spaces equates to 1 space per 100m <sup>2</sup> floorspace associated with the development proposal. As the site has a floorspace of 375m <sup>2</sup> this would allow for 3-4 spaces. There are no spaces to be created by the development, the site will utilise existing on-street parking which illustrated by the submitted parking survey shows that 4 spaces are required and over the course of 4 days at differing times that there are available spaces exceeding what is required. In addition the site is located in a sustainable location close to the city centre and along an arterial route with frequent bus services. This element is compliant with Policy TRAN 9 of the Local Development Plan.
<b>14.0</b>	<b>Planning History</b>
<b>14.1</b>	The application site originally had a retail use and assembly and leisure use which operated prior to the change of use to a gym. These were highly likely operations which similar numbers of the public visited to avail of their services. A gym which has a mechanism installed to control visitor numbers booking into classes is much more regulated than the previous uses at this site. Both DFI Roads and BCC EH hold no objections subject to the use of planning conditions to ensure minimal amenity concerns arise.
<b>14.2</b>	Furthermore, there is high level public support for this gym from its members, staff, and the local community with 102 representations of support in favour of sustaining this gym at this location.
<b>14.3</b>	Taking account of relevant planning policy, consultation advice and all other relevant material planning considerations including the representations of support for the service provided to the local community. On balance, the change of use is acceptable subject to



	planning conditions, to include a management and evacuation plan is put in place in the event issues are to arise on the adjacent COMAH site.
<b>16.0</b>	<p><b>Summary of Recommendation:</b></p> <p>The Council, on balance recommends that planning permission be granted, contrary to HSENI advice as a Statutory consultee. 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>
<b>17.0</b>	<p><b>Draft Conditions:</b></p> <ol style="list-style-type: none"> <li>1. This planning permission has effect from the date which the development hereby approved was carried out. <b>Reason:</b> As required by Section 55 of the Planning Act (Northern Ireland) 2011.</li> <li>2. The operation of all combined plant and equipment which is external or vents via the external façades does not exceed the Plant Noise Limit presented in table 5 of the email from KRM dated 26/10/2023 entitled LA04/2022/0930/F, at the nearest noise sensitive premises, when measured at a distance of 1m. <b>Reason:</b> In the interests of residential amenity.</li> <li>3. The reverberant noise level (resulting from amplified music, exercise equipment, patron noise and instructor noise) within the hereby approved gym premises shall not result in noise levels in excess of NR15 within the nearest noise sensitive receptor. <b>Reason:</b> in the interests of amenity in residential and commercial premises.</li> <li>4. The hereby approved gym must not operate between 2300Hrs to 0600Hrs on any day. <b>Reason:</b> in the interests of residential amenity.</li> <li>5. In the event that any combustion plant, where the single or combined NOx emission rate is more than 5mg/sec, is proposed to be installed in connection with the development, the applicant must submit an Air Quality Impact Assessment to the Planning Authority for approval in writing. <b>Reason:</b> Protection of human health.</li> <li>6. Within one month of the date of this approval an appropriate management plan shall be submitted and agreed with the Council, to include evacuation measures given proximity to the Tennent Textile COMAH site, and in line with HSENI advice. The gym shall thereafter comply with the agreed management plan. <b>Reason:</b> In the interests of public safety.</li> </ol>

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## Development Management Report Committee Application

Summary	
<b>Application ID:</b> LA04/2023/4162/F	<b>Date of Committee:</b> 16 <sup>th</sup> April 2024
<b>Proposal:</b> Change of use from retail unit to amusement arcade and adult gaming centre.	<b>Location:</b> 51 Rosemary Street Town Parks Belfast Antrim BT1 1QB
<b>Referral Route:</b> Referral to the Planning Committee under section 3.8.2 (d) of the Scheme of Delegation	
<b>Recommendation:</b>	<b>Approve</b>
<b>Applicant Name and Address:</b> Sam Stranaghan Ava House 14 Prince Regent Road Belfast BT5 6QR	<b>Agent Name and Address:</b> Sam Stranaghan Ava House 14 Prince Regent Road Belfast BT5 6QR
<p><b>Executive Summary:</b> 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"> <li>• Principle of the change of use</li> <li>• Impact on the character and appearance of the conservation area</li> <li>• Impact on amenity</li> <li>• Proliferation of Amusement Arcades</li> </ul> <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.

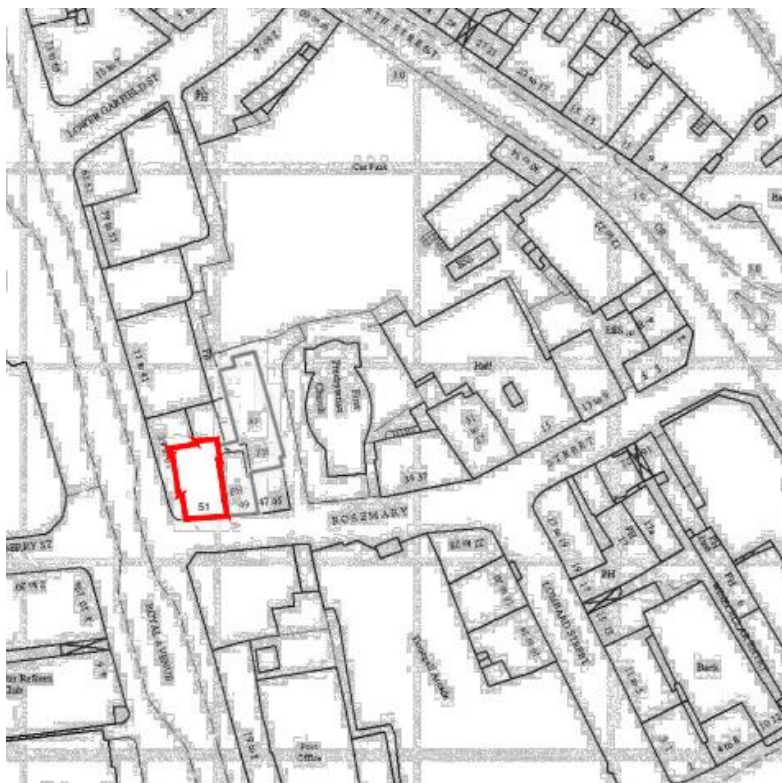
The proposal complies with Plan Strategy Policies SP3 – Improving Health & Wellbeing, RET 1 Establishing a centre hierarchy, RET 5 Primary retail area, Policy ENV 1 – Environmental Quality, BH1 Listed Buildings, BH2 Conservation Areas, TRAN 8 Car Parking and Servicing Arrangements.

### **Recommendation**

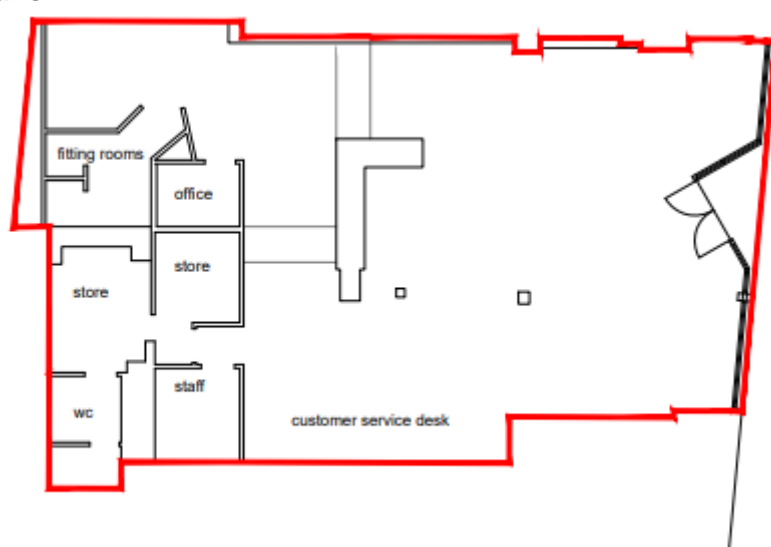
It is recommended that planning permission is granted with delegated authority sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.

## **Case Officer Report**

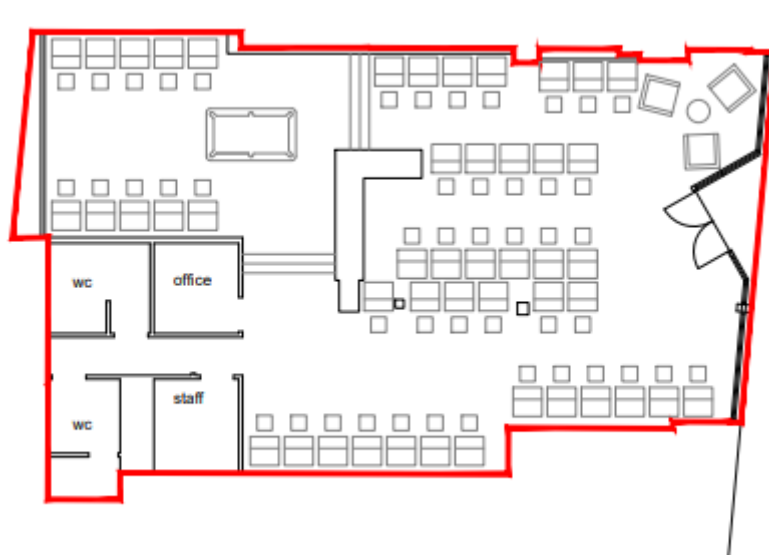
### **Site Location Plan**



### 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).

<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></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><b>Surrounding Site History</b></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>
<b>4.0</b>	<b>Policy Framework</b>
<b>4.1</b>	<b>Belfast Urban Area Plan 2001</b>
<b>4.2</b>	<p><b>Development Plan – operational policies</b> 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 &amp; 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><b>Development Plan – zoning, designations, and proposals maps</b>  Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other material considerations</b>  Sensitive Uses Supplementary Planning Guidance  BCC Amusement Permit Policy (2013)</p>
<b>4.3</b>	<b>Strategic Planning Policy Statement for Northern Ireland (SPPS)</b>
<b>5.0</b>	<p><b>Statutory Consultees Responses</b></p> <p>DFI Roads- No objection  HED- No Objection</p>

<b>6.0</b>	<b>Non Statutory Consultees Responses</b> Environmental Health- No objections Building Control- Objections raised Conservation Officer – No objection
<b>7.0</b>	<b>Representations</b> The application was advertised on the 10 <sup>th</sup> November 2023 and neighbour notified on 2nd November 2024 and again on 1 <sup>st</sup> February 2024.  Two letters of objection have been received in relation to the application. These raised concerns regarding; <ol style="list-style-type: none"> <li>1. Clarity of the description</li> <li>2. Principle of a non-retail use in this location</li> <li>3. Impact on the character and appearance of the Conservation Area</li> <li>4. Amenity of the area in terms of noise, litter, and traffic</li> <li>5. Health and Well-being</li> <li>6. Impact on character and setting of nearby Listed Buildings</li> <li>7. Impact on the image and Profile of Belfast City Centre</li> <li>8. Not supportive to tourism, leisure and cultural development</li> <li>9. Causes a cluster of these uses in a small area.</li> </ol> <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>
<b>9.0</b>	<b>Assessment</b>
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"> <li>• Principle of the change of use</li> <li>• Impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Proliferation of Amusement Arcades</li> </ul>

9.3	<p><b>Principle of the Change of Use</b></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"> <li>• Oasis, 73-75 North Street;</li> <li>• Twilight Zone, 13 North Street;</li> <li>• Funtime, 91 Castle Street;</li> <li>• Oasis, 17-19 Queen Street; and</li> <li>• Oasis, 7-9 Wellington Place.</li> </ul>
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"> <li>• <b>Impact on the retail vitality and viability of Belfast City</b> – 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.</li> </ul>
9.11	<p>The 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</p>



	considered the unit has been vacant since April 2023 when considering the potential impact on City Centre vibrancy.
9.12	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.
9.13	<ul style="list-style-type: none"> <li>• <b>Cumulative build-up of amusement arcades in a particular location</b> – 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.</li> </ul>
9.14	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.'
9.15	Two of these units are greater than 5mins walking distance and therefore are not considered to result in proliferation in the nearby area.
9.16	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.
9.17	<ul style="list-style-type: none"> <li>• <b>Proximity to residential use</b> – 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 '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.' At 31-39 Royal Avenue.</li> </ul>
9.18	<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>
9.19	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

9.20	<p>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>
9.21	<p><b>Impact on the Character and Appearance of the Area/Conservation Area.</b></p>
	<p>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.</p>
9.22	<p>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. This separation distance and 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.</p>
9.23	<p>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.</p>
9.24	<p>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.</p>
9.25	<p><b>Impact on Amenity</b></p> <p>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.</p>
9.26	<p>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.</p>
9.27	<p>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 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>

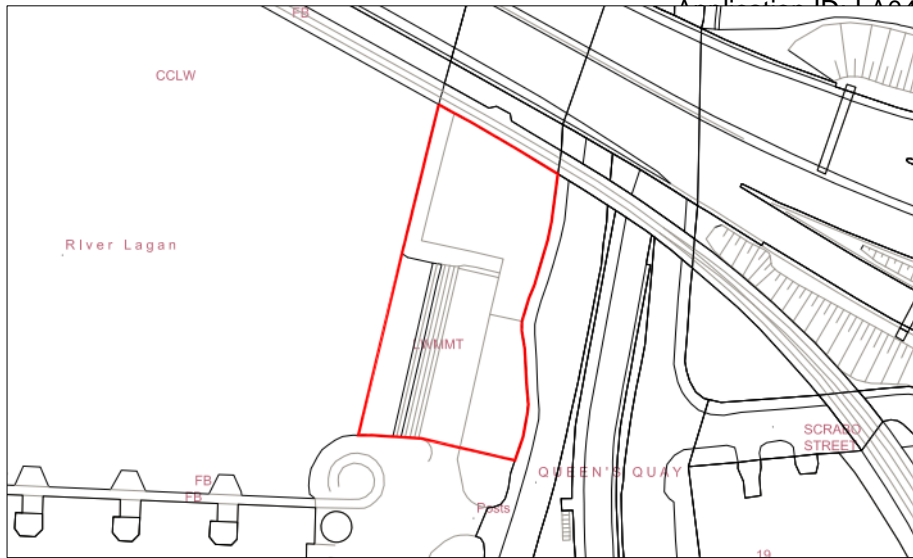
9.27	<p><b>Other Issues</b></p> <p>DFI Roads were consulted and offered no objection to the proposal. Historic Environment Division were consulted on the potential impact on the Setting of Listed Buildings, and offered no objection to the proposal.</p>
9.28	<p>In conclusion, having regard to the Local Development Plan the proposal is therefore considered to comply with Plan Strategy Policies SP3 – Improving Health &amp; 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><b>Summary of Recommendation:</b></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><b>Draft Conditions</b></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><b>Draft Informatives</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>

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## Development Management Officer Report Committee Application

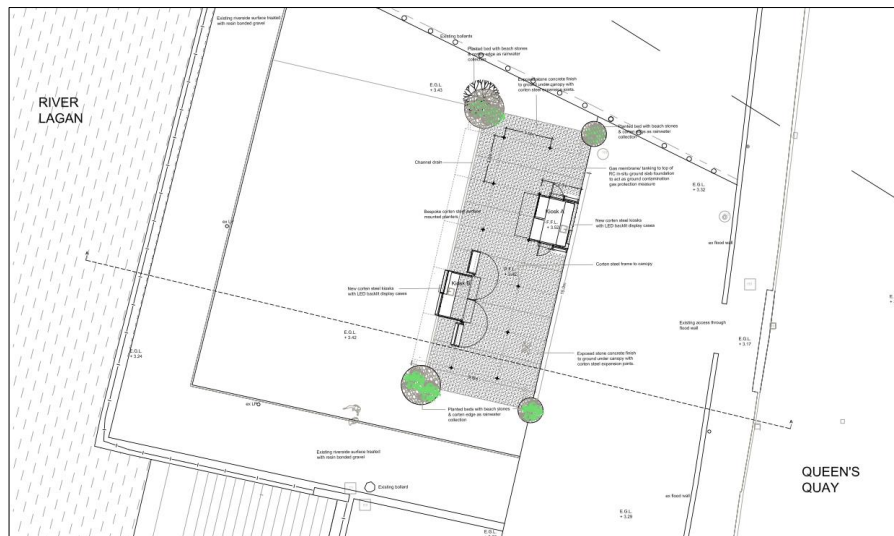
Summary	
<b>Application ID:</b> LA04/2024/0055/F	<b>Committee Meeting Date:</b> 16 <sup>th</sup> April 2024
<b>Proposal:</b> New mixed-use kiosks and associated canopy structure (5-year temporary permission).	<b>Location:</b> Existing open public space along river edge at Queens Quay
<b>Referral Route:</b> Belfast City Council is the applicant.	
<b>Recommendation:</b> Approval subject to conditions.	
<b>Applicant Name and Address:</b> Belfast City Council City Regeneration and Development 9-21 Adelaide Street Belfast BT2 8DJ	<b>Agent Name and Address:</b> Belfast City Council City Regeneration and Development 9-21 Adelaide Street Belfast BT2 8DJ
<p><b>Executive Summary:</b> The application site is defined as 'existing open public space along river edge at Queens Quay', a 0.3 hectare site located east of Belfast City Centre. The application seeks full planning permission for two new mixed-use kiosks and associated canopy structure.</p> <p>The site comprises an area of open tarmac between the River Lagan and the Queen's Quay. The site is located within the development limits for Belfast. The site is within zoning CC 085 development opportunity site: 1.03 hectares at Sydenham Road / Queen's Quay within draft BMAP 2015. It is located within the City Centre Boundary, Laganside North and Docks Character Area and City Fringe Area of Parking Restraint under draft BMAP. The site is zoned as white land within the BUAP 2001.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• Principle of Development</li> <li>• Design and Placemaking</li> <li>• Impact on Amenity</li> <li>• Health Impacts</li> <li>• Access and Transport</li> <li>• Climate Change</li> <li>• Environmental Protection</li> <li>• Landscape Impact</li> <li>• Flood Risk and Drainage</li> <li>• Impact on the Historic Environment</li> </ul> <p>The application was neighbour notified and advertised in the local press. No third-party representations have been received. Environmental Health was consulted. They do not have any objections to the proposal subject to condition.</p> <p><b>Recommendation:</b> 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, for a temporary five-year period.</p> <p>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>	

## Site Location Plan



2024/0055/F

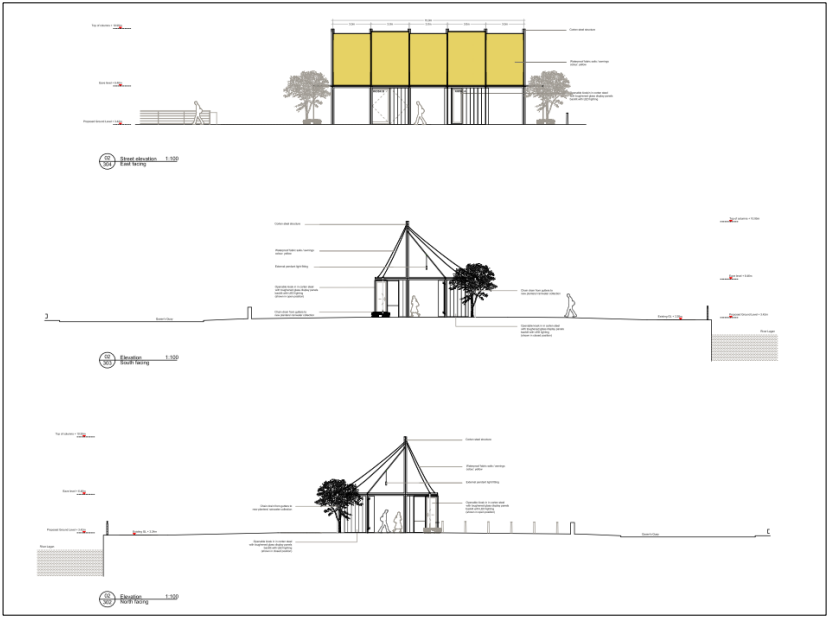
## Proposed Site Plan



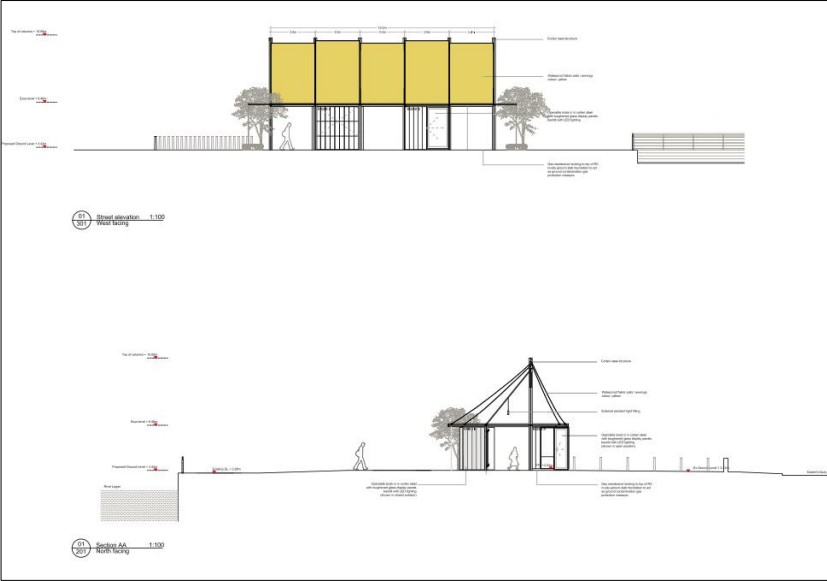
## Proposed Roof Plan



Elevations



Section / Elevation



Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	The proposal seeks full planning permission for two new kiosks along the edge of the River Lagan at Queen's Quay. The applicant intends that the structures will improve the pedestrian experience of this part of the river edge and city core streetscape, to help create a more people-centred public space in the city centre.
1.2	The proposed pair of kiosks are sought to be utilised for uses associated with the Maritime Mile such as coffee kiosk, information kiosk etc. The proposal seeks permission to install fully demountable and re-usable structures and associated works which require minimum construction and minimum ground disruption.

<b>2.0</b>	<b>Description of Site and Area</b>
2.1	The site comprises an existing open space between the River Lagan and the Queen's Quay.
2.2	The site is located within the development limits for Belfast. The site is within zoning CC 085 development opportunity site: 1.03 hectares at Sydenham Road / Queen's Quay within draft BMAP 2015. It is located within the City Centre Boundary, Laganside North and Docks Character Area and City Fringe Area of Parking Restraint under draft BMAP. The site does not have any particular zoning within the BUAP 2001.
2.3	The site is bounded by black bollards to the north and east, the River Lagan runs along the western boundary and to the south is a black fence. The site is generally flat and there is no surrounding trees or vegetation. Approximately 80 metres southeast from the site is Quay Gate apartments and approximately 260 metres north is the SSE Arena. Within the application site, there are two Industrial Heritage Records IHR 10030:030:00 and IHR 10030:031:00 of archaeological importance.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Relevant Site History</b>
3.1	LA04/2023/2773/F - The erection of 6 No sculptural metal beacons, bicycle stands, wayfinding signage and localised areas of feature paving, pathway extension and resurfacing at the Maritime Mile, Belfast. Status: Approved. Decision Date: 19 October 2023.
<b>4.0</b>	<b>Planning Policy</b>
4.1	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035  Policy SP2 – Sustainable development. Policy SP3 – Improving health and wellbeing. Policy SP5 – Positive placemaking. Policy DES1 – Principles of urban design. Policy BH5 – Archaeology. Policy HC1 – Promoting healthy communities. Policy TRAN1 – Active travel – walking and cycling. 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 LC1 – Landscape.
4.2	<u>Supplementary Planning Guidance</u> Placemaking and Urban Design
4.3	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) (dBMAP v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) (dBMAP v2014)
4.4	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS)



4.5	Strategic Planning Policy Statement for Northern Ireland (SPPS) <b>Other Material Considerations</b> Belfast Agenda (Community Plan) Creating Places (2000)
<b>5.0</b>	<b>Statutory Consultees Responses</b>
	No statutory consultation required.
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b>
	Belfast City Council Environmental Health – No objection subject to conditions.
<b>7.0</b>	<b>Representations</b>
	The application has been neighbour notified and advertised in the local newspaper.  No representations have been received.
<b>8.0</b>	<b>Assessment</b>
	<b>Development Plan Context</b>
8.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
8.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
8.3	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.
8.4	<i>Operational Policies</i>  The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in section 4.0 of the report.
8.5	<i>Proposals Maps</i>  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 most recent

	version of dBMAP 2015 (v2014) given its advanced stage in the adoption process, save for retail policies relating to Sprucefield which remain contentious.
8.6	The Belfast Urban Area Plan 2001 (BUAP) shows the site as white un-zoned land.
8.7	In the draft Belfast Metropolitan Area Plan (BMAP) 2004 version the site is located within the development limits for Belfast, the City Centre boundary, the Laganside North and Docks Character Area and the City Fringe Area of Parking Restraint. The site is within zoning CC 085 development opportunity site: 1.03 hectares at Sydenham Road / Queen's Quay.
8.8	In the draft Belfast Metropolitan Area Plan (BMAP) 2014 version (previously adopted and subsequently quashed): the site is located within the development limits for Belfast, the City Centre boundary, the Laganside North and Docks Character Area and the City Fringe Area of Parking Restraint. The site is within zoning CC 085 development opportunity site: 1.03 hectares at Sydenham Road / Queen's Quay.
8.9	<p><b><u>Key Issues</u></b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of Development</li> <li>• Design and Placemaking</li> <li>• Impact on Amenity</li> <li>• Health Impacts</li> <li>• Access and Transport</li> <li>• Climate Change</li> <li>• Environmental Protection</li> <li>• Landscape Impact</li> <li>• Flood Risk and Drainage</li> <li>• Impact on the Historic Environment</li> </ul>
8.10	<p><b><u>Principle of Development</u></b></p> <p>The proposal seeks to construct two kiosks with an associated canopy structure along the existing open public space along the edge of the River Lagan at Queen's Quay. The applicant intends that the structures will improve the pedestrian experience of this part of the river edge and city core streetscape, to help create a more people-centred public space in the city centre.</p>
8.11	<p>The proposed pair of kiosks are sought to be utilised as utilised for uses associated with the Maritime Mile such as coffee kiosk, information kiosk etc. The proposal seeks permission to install fully demountable and re-usable structures and associated works which require minimum construction and minimum ground disruption. There would be no change to existing vehicular access or parking. As the structures are temporary and moveable it is considered a 5 year temporary permission would be appropriate especially given that the site is within a development opportunity site.</p>
8.12	<p><b><u>Design and Placemaking</u></b></p> <p>The proposal has been assessed against Policies SP5 and DES1 of the Plan Strategy, and the SPPS. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of development responding positively to local context addressing matters such as scale height, massing, proportions and materials.</p>
8.13	<p>The proposal is for two separate kiosks with an associated canopy laid out within the existing open public space along the edge of the River Lagan at Queen's Quay. The ground under the proposed kiosks will have an exposed stone concrete finish with Corten steel expansion joints. The two kiosks utilise the same materials, design and are the same scale. Each kiosk is 3.05m in height, 11.1m together measure approximately 15.0m in width. The canopy will cover both kiosks and will measure around 15m in total width. The scale and massing of the proposal is</p>

8.14	<p>deemed sympathetic to the location and immediate surrounding area. The kiosks utilise a flat roof membrane, the structure will be made up Corten steel with toughened glass display panels. The kiosks will also be made of Corten steel, and the sails / awnings will be a waterproof fabric in the colour yellow. At each corner of the structure, the kiosks will be complemented with planted beds for rainwater collection.</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 eleven criteria, a. to k, these have been assessed below,</p> <ul style="list-style-type: none"> <li>• <i>Responding positively to local context and character through architecture and urban form that addresses matters such as height, scale, massing, proportion, plot width, building lines, rhythm, roofscape, materials and any impact on built and natural heritage;</i></li> </ul> <p>It is considered that the proposal responds positively to the local context. This criterion is considered to be satisfied.</p> <ul style="list-style-type: none"> <li>• <i>Positively reinforcing a sense of place by demonstrating that locally distinctive features have been identified, incorporated and enhanced where appropriate;</i></li> </ul> <p>There are no distinctive features within the site that are required to be incorporated and integrated in the overall design and layout. This criterion is considered to be satisfied.</p> <ul style="list-style-type: none"> <li>• <i>Providing adequate levels of enclosure and continuity to promote clear and understandable urban form which users can orientate themselves around and move through easily;</i></li> </ul> <p>It is considered that the design and layout of the kiosks have a clear and understandable urban form. This criterion is considered to be satisfied.</p> <ul style="list-style-type: none"> <li>• <i>Creating adaptable and well-connected public realm that supports welcoming pedestrian environments;</i></li> </ul> <p>The proposal does not interrupt the public walkway which provides linkages between the city centre and Titanic Quarter. The proposal overall creates an attractive scheme to an existing open public space, supporting welcoming pedestrian environments. This criterion is considered to be satisfied.</p> <ul style="list-style-type: none"> <li>• <i>Fostering inclusive design that promotes accessibility, supports safe communities and the natural surveillance of public spaces to reduce the opportunity for crime and anti-social behaviour;</i></li> </ul> <p>The proposal is of high-quality design which promotes the natural surveillance of the surrounding public space.</p> <ul style="list-style-type: none"> <li>• <i>Promoting a diversity of land uses that provide active frontages and ensure vibrancy throughout the day</i></li> </ul> <p>This criteria is not applicable as the site is a public realm scheme.</p> <ul style="list-style-type: none"> <li>• <i>Promoting the efficient use of land by the development of densities appropriate to site context;</i></li> </ul>
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	<p>The proposal is for an open space public scheme therefore does not promote higher densities. The development is considered appropriate to the site context.</p> <ul style="list-style-type: none"> <li><i>Promoting healthy environments and sustainable development that support and encourage walking, cycling and access to public transport that maximises connections to the city's network of green and blue infrastructure;</i></li> </ul> <p>The proposal is accessible by public transport links and the site is within a short distance from a pedestrian and cycling route (Designated Cycling Route) between the city centre and Titanic Quarter which promotes healthy environments and sustainable development.</p> <ul style="list-style-type: none"> <li><i>Maximising energy efficiencies in buildings through the integration of passive design and renewable energy solutions in their layout, orientation, siting and design, provided the technology is appropriate to the location in terms of any visual, amenity or other environmental impact it may have;</i></li> </ul> <p>The interior of the kiosk is unheated, will not require air conditioning and will have relatively low lighting requirements. As such the development will have low energy demands. This criterion is considered to be satisfied.</p> <ul style="list-style-type: none"> <li><i>Ensuring no undue effect on the amenity of neighbouring properties or public spaces by minimising the impact of overshadowing and loss of daylight; and</i></li> </ul> <p>There is no undue impact on the amenity of existing or future properties. This criterion is considered to be satisfied.</p> <ul style="list-style-type: none"> <li><i>Ensuring that on-site vehicle parking provision and movement, where required, and any external bin storage areas do not have a negative impact at street level which would result in the creation of dead frontage or unnecessary clutter.</i></li> </ul> <p>There is no on-site vehicle parking provision nor external bin storage areas existing or proposed therefore the development will not have a greater impact at street level than the existing site.</p>
8.15	In conclusion, the design and layout of the proposal is considered appropriate. It is considered that the proposal is acceptable having regard to Policies DES1 and relevant provisions of the SPPS.
8.16	<p><b><u>Impact on Amenity</u></b></p> <p>The application has been advertised in local press and relevant neighbours have been notified of the proposed works. There have been no comments received.</p>
8.17	There is deemed to be no negative amenity aspects associated with this proposal. The site is largely unused and the apartments adjacent to the site at Quay Gate offer limited views toward the application site.
8.18	<p>In respect of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations Belfast City Council Environmental Health Services have been consulted regarding this proposal and have been assessed under (8.28-8.32) Environmental Protection. Environmental Health Services offer no objection with the proposal subject to conditions to mitigate any potential adverse amenity issues.</p> <p>The public walkway is sufficiently removed from the proposed siting of the kiosks, therefore there will be no detrimental impact to its use by the public including pedestrians and cyclists.</p>

8.19	There is also no associated negative visual impact deemed to arise from this proposal.
8.20	<b><u>Health Impacts</u></b>
8.21	Policy SP3 states that the Council will support development that maximises opportunities to improve health and wellbeing. Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
8.22	The proposal provides opportunity for active travel, physical and improved mental wellbeing. The site is within a short distance from a pedestrian and cycling route (Designated Cycling Route) between the city centre and Titanic Quarter. The design of the scheme considered to be good, which would contribute to the wellbeing of residents.
8.23	The proposal is considered to satisfy the requirements of Policies SP3 and HC1.
8.24	<b><u>Access and Transport</u></b> The existing public walkway for pedestrians and cyclists is not being interrupted as a result of the proposed development. The application site is within the City Fringe Area of Parking Restraint and no parking currently exists on site and none is proposed. Therefore, DfI Roads were not consulted. The Climate Change Statement submitted details that the kiosk is designed to encourage active travel along the Designated Cycling Route adjacent to the site and reduce car dependency. The proposal is considered acceptable, having regard to Policies TRAN1, TRAN6 and TRAN8.
8.25	<b><u>Climate Change</u></b> 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. 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.
8.26	The applicant has provided a Climate Change Statement which sets out the environmental sustainability approach for the kiosks and canopy structure including the incorporation of sustainable design features. These sustainable design features include rainwater attenuation; reuse and reducing construction waste with key approaches of design for demountability, material selection, standardisation of design and components, storage; and a wider sustainability strategy of active travel and energy use. There is no demolition proposed and so this aspect of Policy ENV2 does not apply.
8.27	The proposal is considered compliant with Policies ENV2 and ENV3.
8.28	<b><u>Environmental Protection</u></b> 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.  <i>Contaminated Land</i>

8.29	Belfast City Council Environmental Health has advised that there is to be a gas membrane and/or tanking installed on top of the reinforced cast in situ ground slab to act as ground gas and contamination protection. A condition has been attached to their response in relation to the gas membrane shown in the Proposed Site Plan.
8.30	<i>Air Quality</i> EH has not raised any concerns with regards to air quality and in this regard the proposal is considered compliant with Policy ENV1.
8.31	<i>Noise</i> EH has not raised any concerns with regards to noise and the proposal is considered compliant with Policy ENV1.
8.32	<i>Light Pollution</i> EH has not raised any concerns with regards to light pollution and the proposal is considered compliant with Policy ENV1.
8.33	<b><u>Landscape Impact</u></b> Policy LC1 states that new development should seek to protect and, where appropriate, restore or improve the quality and amenity of the landscape. The proposal is considered to comply with criteria a. to h. of Policy LC1 as the proposal responds appropriately to the key built, archaeological and natural heritage considerations within the wider site.
8.34	<b><u>Flood Risk and Drainage</u></b> The site is located within the floodplain but the Climate Change statement details that the proposal includes planting along the street, with rainwater collection and attenuation via a series of surface mounted pre-fabricated planters. This is designed to minimise load on local storm drainage, increasing lag time before discharge and reducing the amount of total discharge via evapotranspiration and natural irrigation of the planting scheme. Overall helping to reduce flood risks. The proposal is considered compliant with Policy ENV4 and relevant provisions of the SPPS.
8.35	<b><u>Impact on the Historic Environment</u></b> The SPPS and Policy BH5 apply, Policy BH5 pertains to considerations regarding archaeology. The site contains two Industrial Heritage Records IHR 10030:030:00 and IHR 10030:031:00. As the proposal is minor in nature it is considered that these Industrial Heritage Records will not be detrimentally impacted as a result of the proposal.
9.0	<b>Conclusion and Recommendation:</b>  Having regard to the Development Plan and relevant material considerations, it is considered that the proposal is acceptable on a temporary basis. It is recommended that planning permission for 5 years is granted subject to conditions.  Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other issues that arise, provided that they are not substantive.



10.0	<p><b>DRAFT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>1. The permission hereby granted shall be for a limited period of 5 years only from the date of this decision notice. The structures hereby permitted shall be removed and the land restored to its former condition within 4 weeks of the end of this permission.  Reason: This type of temporary structure is such that their permanent retention may harm the surrounding character and amenity if retained permanently.</li> <li>2. All external facing materials shall be carried out as specified on the approved plans.  Reason: In the interests of the character and appearance of the area.</li> <li>3. The gas membrane as shown in drawing from MMAS + OGU Architects, titled Proposed Site Plan, referenced DWG NO. MM2010-P-101 and dated 22.12.23, should be installed to the manufacturer's instructions by a competent installer, and any penetrations to the membrane in the footprint of the kiosk should be minimised and appropriately resealed.  The hereby approved kiosks must be located as such that any fixings into the reinforced concrete plinth do not penetrate the gas membrane and/or compromise its functionality.  Reason: Protection of Human Health</li> </ol> <p><b>DRAFT INFORMATIVES:</b></p> <ol style="list-style-type: none"> <li>1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at <a href="mailto:planning@belfastcity.gov.uk">planning@belfastcity.gov.uk</a>.</li> <li>2. 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.</li> </ol>
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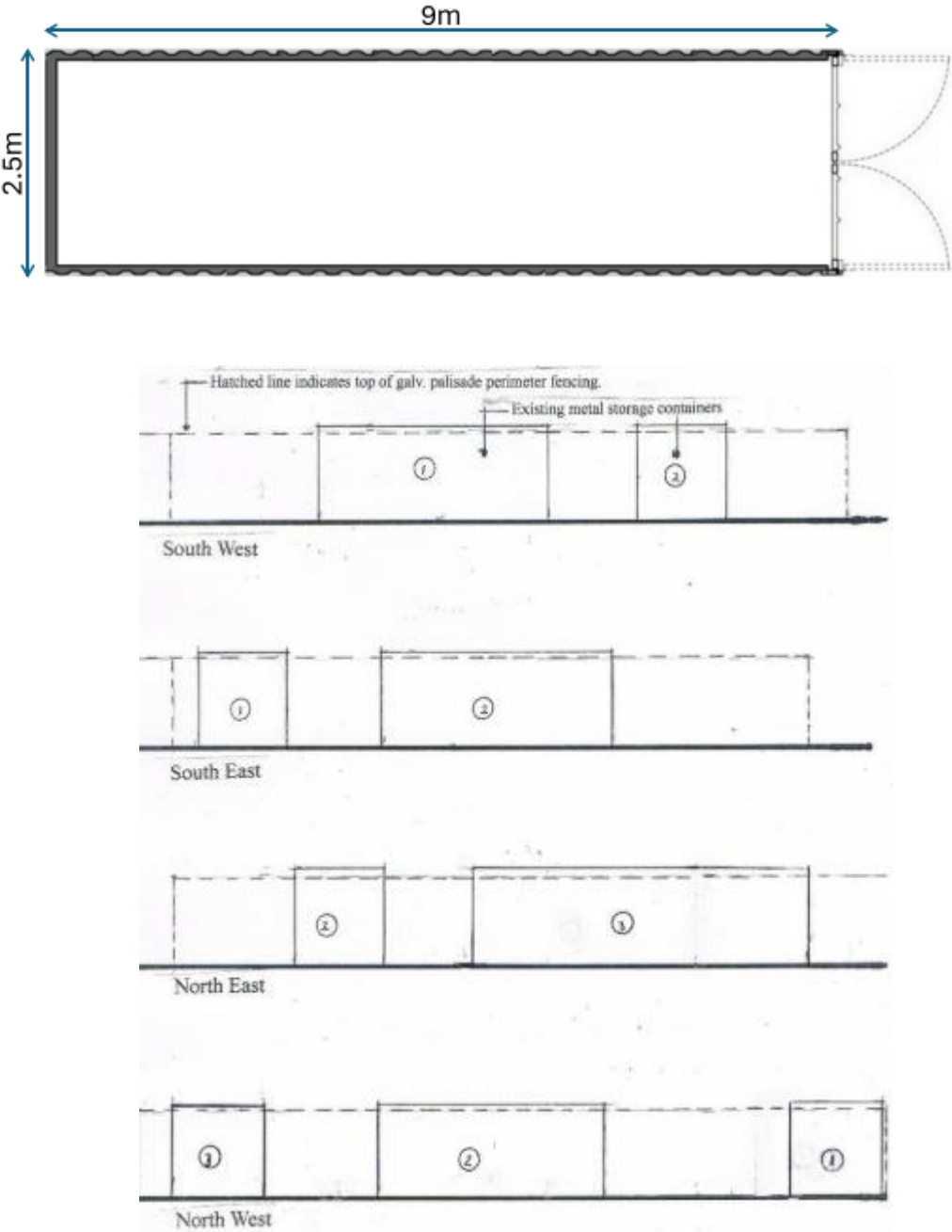
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## Development Management Officer Report Committee Application

Summary	
<b>Application Ref:</b> LA04/2024/0334/F	<b>Committee Meeting Date:</b> Tuesday 16 <sup>th</sup> April 2024
<b>Proposal:</b> Renewal of planning permission LA04/2021/2804/F - shipping container for bikes and equipment.	<b>Location:</b> Land adjacent to Connswater Community Centre Ballymacarrett Walkway Severn Street Belfast BT4 1SX
<b>Referral Route:</b> Referral to the Planning Committee under section 3.8.5 (d) – BCC has an estate in the land.	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Sustrans 2 Cathedral Square College Green Bristol BS1 5DD	<b>Agent Name and Address:</b> Sustrans 2 Cathedral Square College Green Bristol BS1 5DD
<p><b>Executive Summary:</b> This application seeks full planning permission for a two-year extension to planning approval LA04/2021/2804/F consisting of a 9m x 2.5m shipping container to serve as a storage facility for bikes. The shipping container is associated with the Active Travel Hub at CS Lewis Square which seeks to increase active travel and push for modal shift to sustainable modes of transport. As a time-limited project, it is in general conformity with the relevant policy and area designations.</p> <p>The key issues are: a) Principle of development; b) Impact on the character and appearance of the area c) Noise, odour and other environmental impacts</p> <p>Under the BUAP 2001 the site is un-zoned white land. Under both versions of BMAP, the site is within a wider designation as an Area of Existing Open Space which extends to 1.8ha.</p> <p>No third-party objections have been received, DFI Roads have responded with no objection to the proposal.</p> <p><b>Recommendation:</b> 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, for a temporary two-year period.</p> <p>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>	

Officer Report	
1.0	Drawings
1.1	<div>Site Location</div> <div></div> <div>Block Plan</div> <div></div>

	<p><b>Floorplans/elevations</b></p> 
<b>2.0</b>	<b>Characteristics of the Site and Area</b>
2.1	<p>The site is located at lands adjacent to and south-east of Ballymacarrett Community Centre, between Severn Street and Ballymacarrett Walkway, Belfast. The site is currently an area of hardstanding having been used previously to temporarily facilitate the wider works to the Greenway. The site is bounded by a metal palisade fence, approximately 2.4m.</p>
2.2	<p>The site is designated as an area of Existing Open Space as outlined in dBMAP (both versions). The immediate area North of the site is residential, to the South of the site is CS Lewis Square which is a public open space. The wider area is largely residential characterised by semi-detached dwellings, beyond that is commercial and retail with various other mixed-use facilities along the Newtownards Road.</p>

<b>3.0</b>	<b>Description of Proposal</b>
3.1	Planning permission is sought for the retention of a 9m x 2.5m shipping container to serve as a storage facility for bikes, project equipment and materials for a temporary period of two years.
<b>4.0</b>	<b>Planning Policy and Other Material Considerations</b>
4.1	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035
4.2	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	<b>Other Policies</b> Developer Contribution Framework (BCC) Belfast Agenda Creating Places (DfI)
4.5	<b>Relevant Planning History</b> LA04/2019/2990/F - Lands adjacent to and southeast of Ballymacarrett Community Centre, between Severn Street and Ballymacarett Walkway, Belfast BT4 1SX - Change of Use of land from derelict hardstand to replacement car park, new access/egress via Severn Street and Boundary treatment – Temporary Permission Granted - 02.07.2020.
<b>5.0</b>	<b>Consultations and Representations</b>
5.1	<b>Statutory Consultations</b> DfI Roads – No objections
5.2	<b>Non-Statutory Consultations</b> N/A
5.3	<b>Representations</b> The application has been advertised and neighbours notified. No representations were received.
<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
6.1	<b>Development Plan Context</b> Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.2	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	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.5	<b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals 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	<b>Assessment</b> The key issues are: a) Principle of development; b) Impact on the character and appearance of the area c) Noise, odour and other environmental impacts
6.7	<b>Principle of Development</b> The principle of a temporary development of this nature on the site has already been established under planning approval LA04/2021/0334/F which was approved at April committee in 2022.
6.8	Policy OS1 – Protection of Open Space applies to all areas of existing open space and states that the council will support the retention and improvement of existing open space throughout the district area. There will be a general presumption in favour of retaining all such lands and used, including protecting any character and amenity value, whether specifically identified in the LDP or not. Whilst the site was designated as Existing Open Space under both versions of the BMAP, it is undesignated white land under the BUAP. In addition, the land has been covered in hard standing for at least 15 years.
6.9	It is considered that the proposal will not result in an overall loss of open space and will maintain and extend an existing recreational function through the operation of the charity Sustrans for necessary short-term storage. The proposal is considered acceptable in principle as a temporary solution. The proposal complies with the development plan, SPSS and OS1.
6.10	Under the initial approval, officers suggested that the scheme was a temporary solution to the site and therefore should be giving permission for a period of 2 years. The Council maintain this opinion and suggest that another 2 years is granted as no permanent solution to the site has yet arisen. Any permanent solution will need to address the open space requirements of the prevailing development plan at that time.
6.11	<b>Impact on the character and appearance of the area</b> Planning permission is sought for the installation of a 9m x 2.5m shipping container to serve as a storage facility for bikes, project equipment and materials. The existing site is an enclosed vacant parcel of land owned by Belfast City Council. The site is bound by a 2.4m

	metal palisade fencing. The site currently has hardstanding as its surfacing which will facilitate the shipping container. The site is accessed by a large gate opening onto Severn Street. Whilst the container is minor in size and will be contained within this enclosed area, its permanent retention would not be acceptable, as shipping containers are of a form and material that would be inappropriate in this designated open space location if retained permanently. If Committee is minded to approve the container, a condition is recommended to ensure removal after 2 years and a more permanent alternative storage solution should be found for the bikes to be stored.
6.12	The immediate area surrounding the site is characterised as largely residential with housing developments present North of the site and to the South. The site is near the CS Lewis Square, which was designated as white land and now provides a much-used public open space and acts as a vital linkage between the adjacent linear parks at Severn Street through to the Newtownards Road and the wider Comber Greenway.
6.13	In respect of visual impact, the proposal seeks to install a shipping container on land comprising a derelict hardstanding area. There exists a boundary fence surrounding the site and a vehicular access point onto Severn Street.
6.14	<b>Noise, odour and other environmental impacts</b> The introduction of the proposed shipping container is not considered to cause an unacceptable impact on the visual amenity of the site or the residential amenity of neighbours. The proposal will not have any utilities connected and will be used for storage purposes for a temporary basis which will not result in unacceptable noise, nuisance, or disturbance to nearby residential properties.
6.15	DFI Roads have been consulted on this application and have offered no objection. The proposal is considered to comply with prevailing policy with respect to amenity.
<b>8.0</b>	<b>Recommendation</b>
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.
<p><b>DRAFT CONDITIONS:</b></p> <p>1. The permission hereby granted shall be for a limited period of 2 years only from the date of this decision notice. The structures hereby permitted shall be removed and the land restored to its former condition within 4 weeks of the end of this permission.</p> <p>Reason: This type of temporary structure is such that their permanent retention may harm the surrounding character and amenity if retained permanently.</p> <p><b>DRAFT INFORMATIVES:</b></p> <p>1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If</p>	

you would like advice about how to comply with the planning permission, you are advised to the contact the Planning Service at Belfast City Council at [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk).

2. 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.

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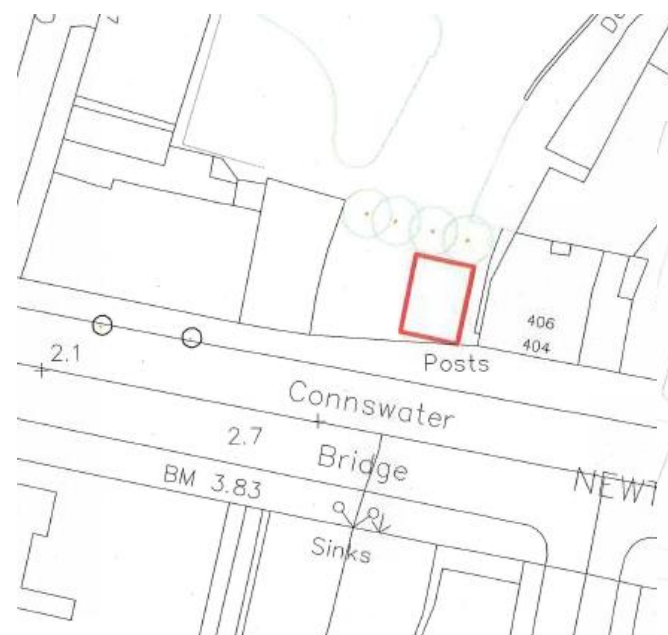


## Development Management Officer Report Committee Application

Summary	
<b>Application ID:</b>	<b>Committee Meeting Date:</b> 16 <sup>th</sup> April 2024
<b>Proposal:</b> Renewal of planning permission LA04/2021/0791/F for temporary single storey timber structure	<b>Location:</b> 402 Newtownards Road, Belfast, BT4 1HH
<b>Referral Route:</b> Belfast City Council is the landowner	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> East Side Property Avalon House 278-280 Newtownards Road Belfast BT4 1HE	<b>Agent Name and Address:</b> Donald McCrory DOUG Works McBride House London
<p><b>Executive Summary:</b> This application was submitted on 06/03/2023 and seeks permission for the renewal of planning approval LA04/2021/0791/F for the construction of a timber structure at CS Lewis Square prior to its expiry on 21/03/2023.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Design and placemaking</li> <li>• Access and transport</li> <li>• Flood risk and drainage</li> <li>• Open Space</li> <li>• Trees</li> </ul> <p>The site is within the Development limit of Belfast and within an un-zoned area of “white land” within the BUAP and within the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014) as commercial node/ area of parking restraint.</p> <p>The pavilion has been constructed on the existing square leaving the paving intact and exposed. The development offers shelter to users of C.S Lewis Square and passing through via the Connswater Greenway. The retention of this structure would not detract from the public space and surrounding area including the Connswater Greenway.</p> <p>Rivers Agency were consulted in relation to the proposal and have no objections to its renewal.</p> <p>The application has been neighbour notified and advertised in the local press. No representations have been submitted.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved.</p> <p><b>Recommendation</b> Having regard to the development plan and other material considerations, the proposal is considered acceptable on balance. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.</p>	

## 1.0 DRAWINGS AND IMAGERY

### 1.1 Site Location Plan:



### 1.2 Site layout



<p><b>2.0</b></p> <p>2.1</p>	<p><b>Characteristics of the Site and Area</b></p> <p>The site is approximately 74 sq.m in size. The application site is a paved area of open space located between the visitor's centre and the neighbouring Boots chemist, in view of the Newtownards Road. The surrounding area is predominantly commercial with the Connswater Greenway to the north of the site.</p>
<p><b>3.0</b></p>	<p><b>Planning Policy and Other Material Considerations</b></p>
<p>3.1</p>	<p><b>Development Plan – operational policies</b></p> <p>Belfast Local Development Plan, Plan Strategy 2035</p>
<p>3.2</p>	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
<p>3.3</p>	<p><b>Regional Planning Policy</b></p> <p>Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<p>3.4</p>	<p><b>Relevant Planning History</b></p> <ul style="list-style-type: none"> <li>LA04/2018/0593/F - Temporary single storey open timber structure. Permission granted 27.04.2018. Conditioned for a limited period of 18 months, to expire on 15<sup>th</sup> November 2019 and be removed in its entirety.</li> <li>LA04/2018/1390/NMC - Non material change ref LA04/2018/0593/F. NMC Granted.</li> </ul>

	<ul style="list-style-type: none"> <li>LA04/2019/2412/F - Renewal of planning approval LA04/2018/0593/F for single storey timber structure. Permission Granted 31.01.2020 for 18 months and expire on 31/07/2021</li> <li>LA04/2021/0791/F - Renewal of planning approval LA04/2019/2412/F for single storey timber structure. Permission Granted 22/09/2021 for 18 months, expires on 21/03/2023.</li> </ul>
<b>4.0</b>	<b>Consultations and Representations</b>
4.1	<p><b><u>Statutory Consultees</u></b></p> <ul style="list-style-type: none"> <li><b>DFI Rivers</b> – Content subject to conditions</li> </ul> <p>Whilst consultees may have referred to the no longer extant Planning Policy Statements in their consultation responses, the equivalent policies in the Plan Strategy are either the same or sufficiently similar to not require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p>
4.2	<p><b><u>Representations</u></b></p> <p>The application has been advertised in the newspaper and neighbours notified. No third party representations have been received.</p>
<b>5.0</b>	<b>PLANNING ASSESSMENT</b>
5.1	<b>Development Plan Context</b>
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	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.
5.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
5.6	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	<p><b>Relevant Planning Policies</b></p> <p>The following policies in the Plan Strategy are relevant to consideration of the application.</p>

	<p><u>Belfast Local Development Plan, Plan Strategy 2035</u>  Policy DES1 – Principles of urban design  Policy TRAN 2 – Creating an accessible environment  Policy ENV4 – Flood Risk  Policy OS1 – Protection of open space  Policy TRE1 – Trees</p> <p><u>Supplementary Planning Guidance</u>  Placemaking and Urban Design  Planning and Floodrisk</p>
5.8	<p><b>Key Issues</b>  The key issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Design and placemaking</li> <li>• Access and transport</li> <li>• Flood risk and drainage</li> <li>• Open Space</li> <li>• Trees</li> </ul>
5.9	<p><b><u>Principle of development in this location</u></b>  The site is located within the development limit in the Belfast Urban Area Plan 2001 and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014). The site is also designated as white land within the BUAP 2011, the site is zoned as a commercial node/ parking restraint in draft Belfast Metropolitan Plan 2015 (v2004 and v2014). The presumption is therefore in favour of development subject to planning considerations detailed below.</p>
5.10	<p><b><u>Design and placemaking</u></b>  The proposal has been assessed against the SPPS, and Policy DES1 of the Plan Strategy. Policy DES1 promotes 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> <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 scale and massing of the structure sits comfortably with the overall character of this area. The proposal is in compliance with policy DES1.</p>
5.11	<p><b><u>Access and transport</u></b>  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 will maintain pedestrian/cyclist connectivity to and from the Newtownards Road through C.S Lewis Square from the Connswater Greenway. The proposal is in compliance with Policy TRAN2.</p>
5.12	<p><b><u>Flood risk and drainage</u></b>  The application site is located within the flood plain. Policy ENV4 states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). The proposal represents a planning</p>

<p>5.13</p> <p>5.14</p>	<p>exception as it is a minor development within an area protected by flood defences. The proposal is an open structure which would not impede the flow of water. DfI Rivers Agency was consulted on the submitted flood risk assessment and offer no objection to the retention of the existing structure. The proposal is in compliance with Policy ENV4.</p> <p><b><u>Protection of Open Space</u></b> Policy OS1 states that the council will support the retention and improvement of existing open space. The structure retains the area of open space and serves a practical function providing shelter to users of the open space. The retention of the structure would not result in the loss of the open space. The proposal is in compliance with Policy OS1.</p> <p><b><u>Trees</u></b> Policy TRE1 promotes the protection of existing trees from new development and there will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment and amenity. A line of four oak trees lies directly behind the structure. The structure has been positioned to avoid the canopy of these trees and it is considered that it will not have a detrimental impact on them. The proposal satisfies Policy TRE1.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p>	<p><b>Recommendation</b></p> <p>Having regard to the policy context and other material considerations including the previous history on site, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p> <p>The three previous approvals on site for the existing wooden structure have demonstrated that the development would not cause harm to the surrounding character and appearance of the area, open space, trees or flood risk if it were to remain a permanent structure.</p> <p>It is 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.</p>
<p>7.0</p>	<p><b>DRAFT CONDITIONS</b></p> <p><b>Retrospective planning permission</b> This planning permission has effect from the date which the development hereby approved was carried out.</p> <p><b>Reason:</b> As required by Section 55 of the Planning Act (Northern Ireland) 2011.</p> <p><b>Existing trees to be retained</b> All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p><b>Reason:</b> In the interests of visual amenity.</p>

