

Public Document Pack

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



**Belfast
City Council**

9th October, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the the Lavery Room - City Hall and remotely, via Microsoft Teams, on Tuesday, 15th October, 2024 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. Routine Matters

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

2. Committee Site Visits

- (a) Note of Committee Site Visits
- (b) Pre-emptive Committee site visit: LA04/2024/0664/F - Demolition of existing Fanum House and Norwood House and erection of a new 17 storey building comprised of 594-bed Purpose Built Managed Student Accommodation (comprising a mix of clusters and studios) including landscaped roof terraces, and all other site and access works. - Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street

- (c) Pre-emptive Committee site visit: LA04/2024/0369/F - Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works. - Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road

3. **Notification of Provision/Removal of Accessible Parking Bay**

- (a) Provision at 6 Cavendish Square (Pages 1 - 4)
- (b) Provision at 21 Eliza Street Close (Pages 5 - 8)
- (c) Removal at 28 Reid Street (Pages 9 - 12)
- (d) Provision at 63 North Parade (Pages 13 - 16)
- (e) Provision at 74 Colindale (Pages 17 - 20)
- (f) Provision at 109 Ormeau Road (Pages 21 - 24)
- (g) Provision at 5 Thorndale Avenue (Pages 25 - 28)

4. **Planning Appeals Notified** (Pages 29 - 30)

5. **Planning Decisions Issued** (Pages 31 - 52)

6. **Live Applications for Major Development** (Pages 53 - 64)

7. **Committee Decisions that have yet to issue** (Pages 65 - 74)

8. **Miscellaneous Reports**

- (a) Housing Land Monitor 2023/2024 (Pages 75 - 96)
- (b) Employment Land Monitor 2023/2024 (Pages 97 - 118)
- (c) LDP Engagement Strategy (Pages 119 - 156)
- (d) Delegation of Local Applications with NI Water Objections (Pages 157 - 162)
- (e) Public Consultation on Validation Checklist (Pages 163 - 174)
- (f) Casement Park - Application for a Non-Material Change (Report to follow)

9. **Planning Applications**

- (a) **LA04/2024/0393/F** - Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works - ECIT Building Queen's Road, Queen's Island (Report to follow)

- (b) **LA04/2024/0483/F** and **LA04/2024/0480/DCA** - Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works. - 34-44 Bedford Street and 6 Clarence Street (Pages 175 - 202)
- (c) **LA04/2023/3649/F** - New 2 storey regional radiopharmaceutical facility, with associated single storey ancillary services accommodation, bin store, and emergency generator and oil tank storage. Amendment to existing car parking layout. - Royal Victoria Hospital, 274 Grosvenor Road (Pages 203 - 218)
- (d) **LA04/2023/2861/F** - Extension to Class B3 factory with associated access, servicing, parking and landscaping - 1 Millennium Way (Pages 219 - 228)

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Network Traffic

Eastern Division

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

Annexe 7

Castle Buildings

Stormont Estate

Tel: 0300 200 7899

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

Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Date: 23 September 2024

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 6 CAVENDISH SQUARE, BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

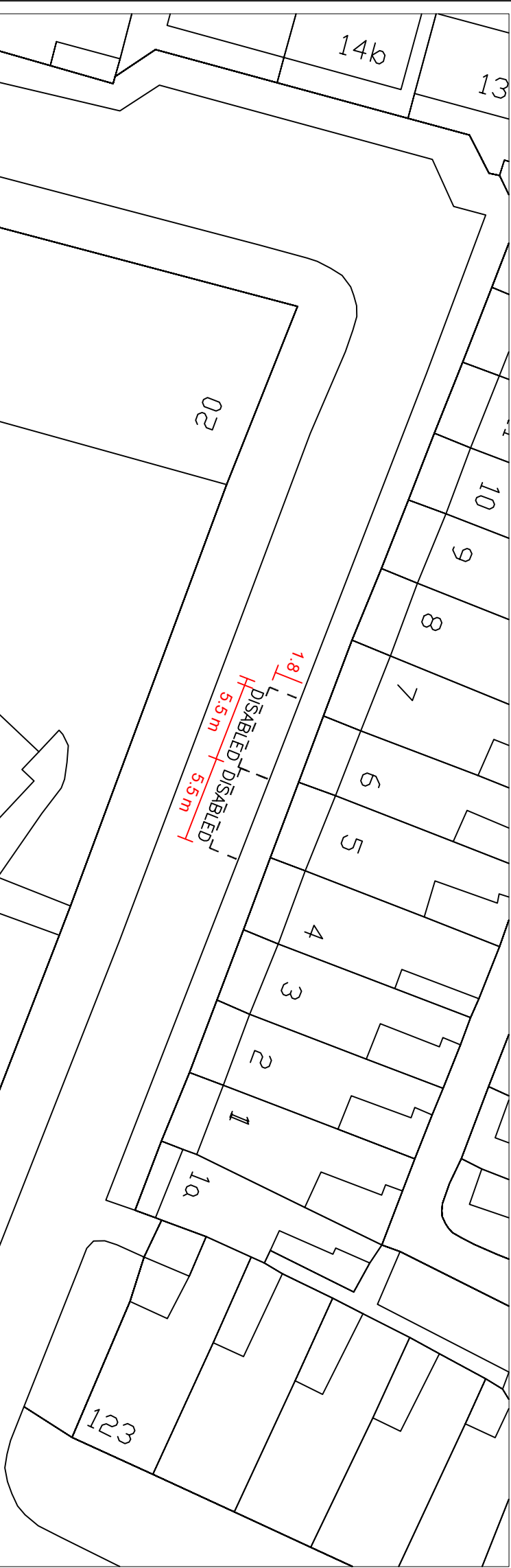
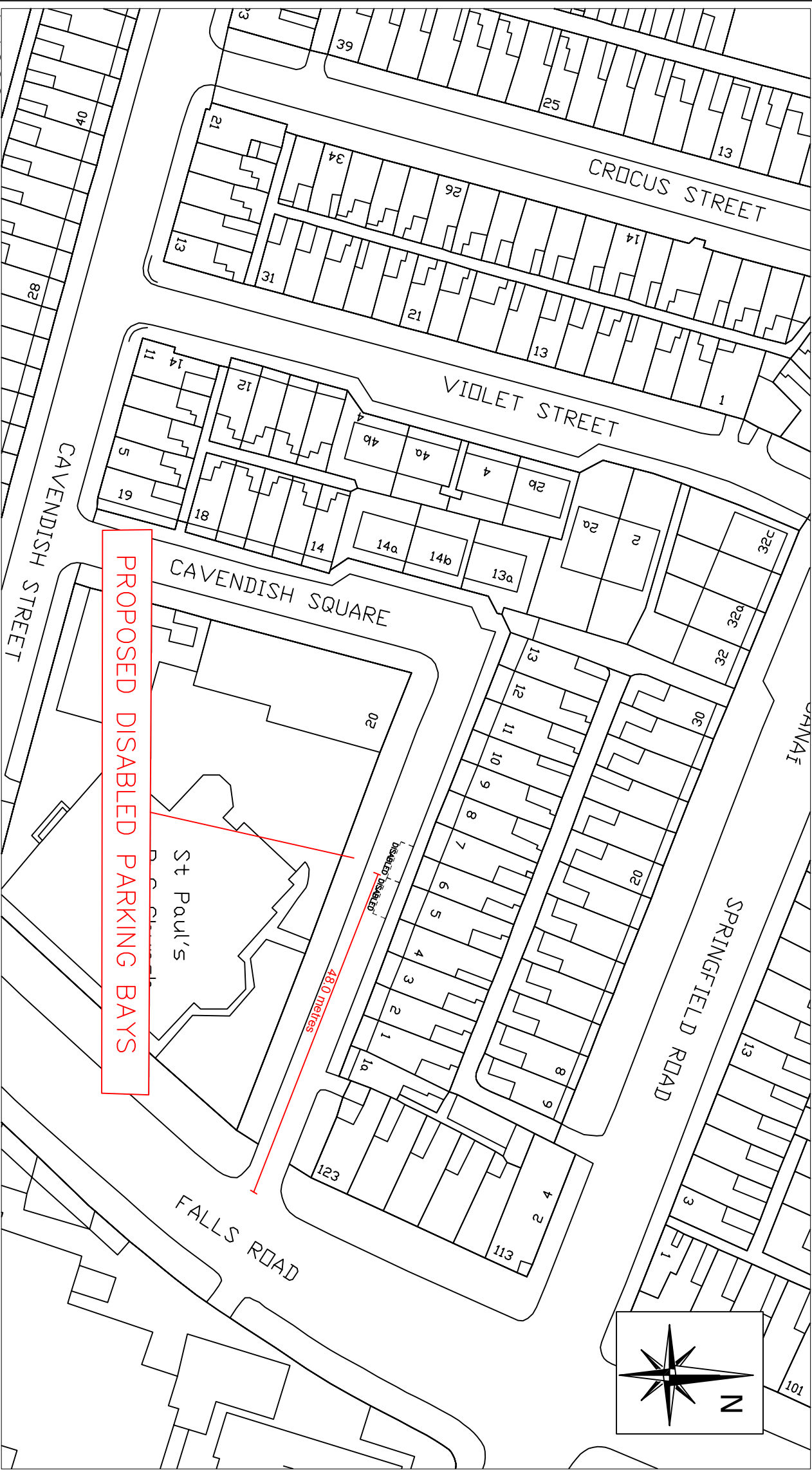
PP Alfie O'Hare

Noel Grimes

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Project				
ACCESSIBLE/ DISABLED PARKING BAY				
Title				
6 CAVENDISH SQUARE BELFAST				
FILE NO.	DESIGNED	AO'H	date	SEPT '24
DRAWN	CHECKED		date	
TRACED	APPROVED		date	
Drg. No.			Revision	
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BT1 5GS

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Stormont Estate

Tel: 0300 200 7899

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

Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Date: 30 September 2024

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 21 ELIZA STREET CLOSE, BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

PP Alfie O'Hare

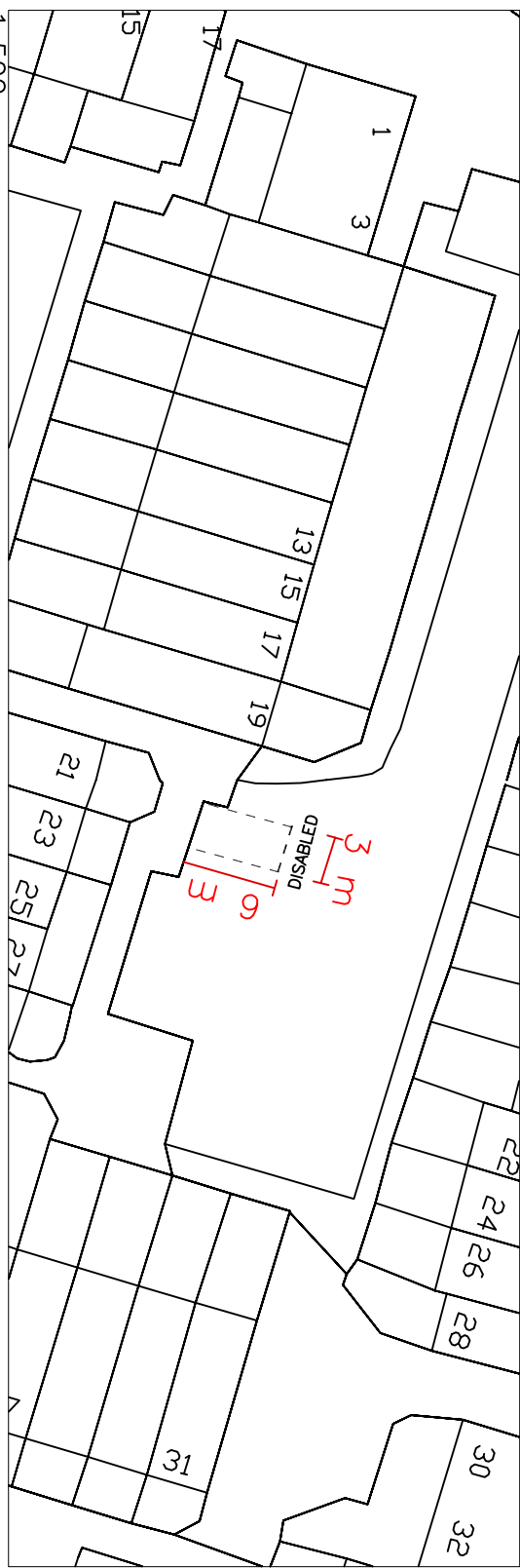
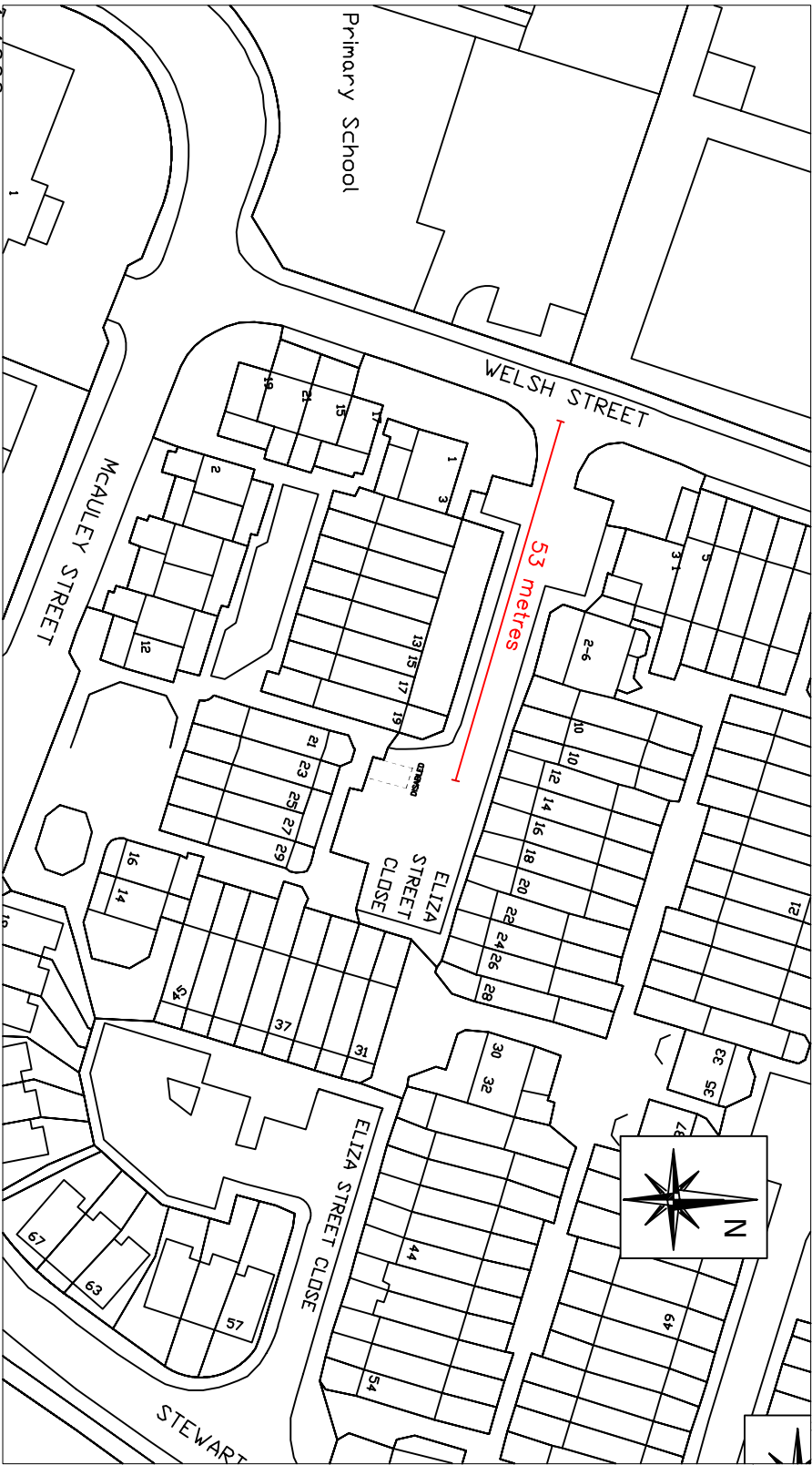
Noel Grimes

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Eliza Street Close, Belfast (south-west side) – from a point 53 metres south-east junction with Welsh Street, for a distance of 3 metres in a south-easterly direction.



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ACCESSIBLE/
DISABLED PARKING BAY

Title
21 ELIZA STREET CLOSE
BELFAST

FILE NO.

DESIGNED

AO'H

date

DRAWN

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date

Dwg. No.

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Eastern Division**

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

Annexe 7
Castle Building
Stormont Estate
Upper Newtownards Road
Belfast
BT4 3SQ

Telephone: 0300 200 7899
Email: Traffic.Eastern@infrastructure-ni.gov.uk
www.infrastructure-ni.gov.uk

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

Your Ref:
Our Ref: TM 2

Date: 16 September 2024

Dear Mr Walsh

28 REID STREET, BELFAST – REMOVAL OF AN ACCESSIBLE/BLEU BADGE PARKING BAY

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

We would welcome your comments on this proposal.

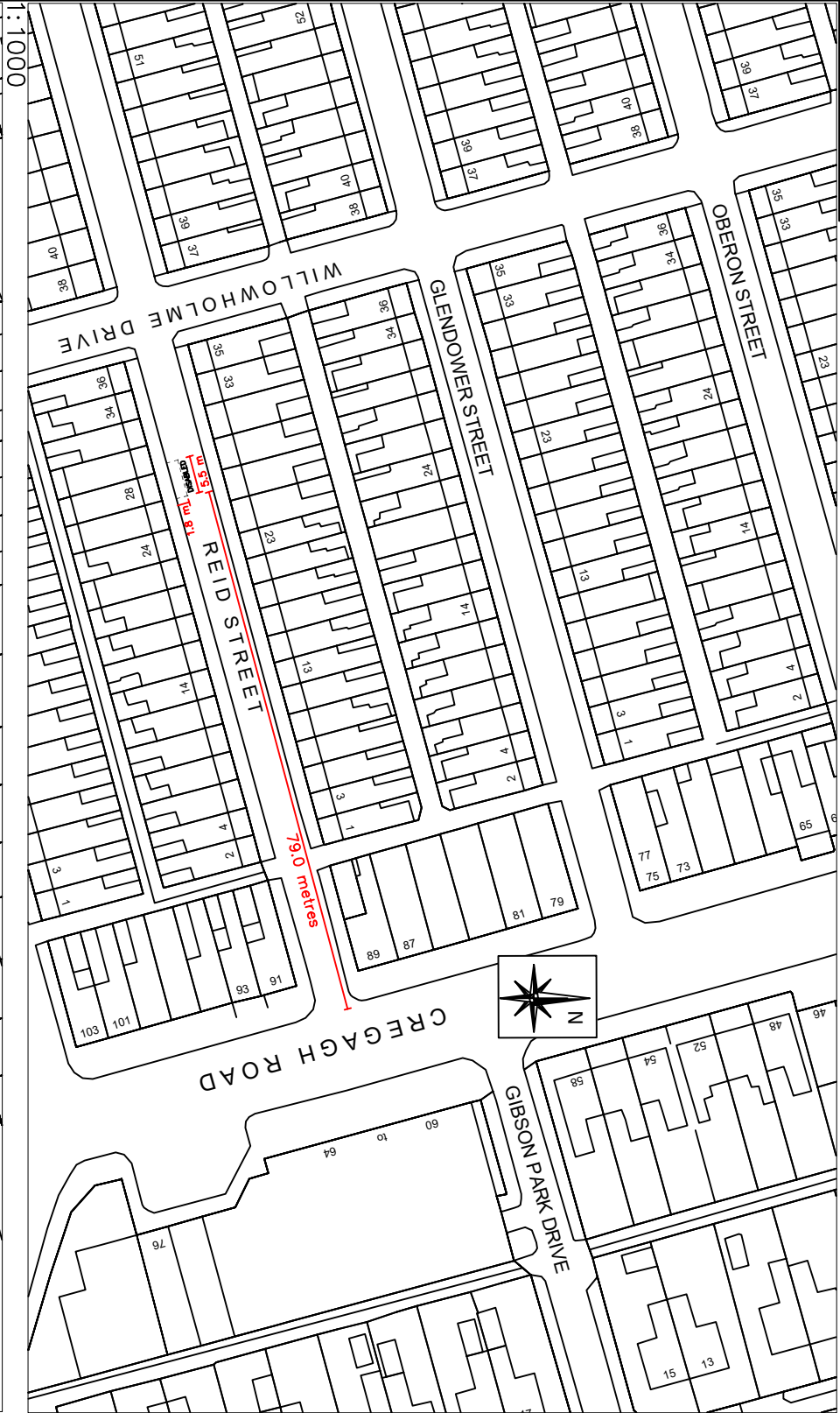
Yours sincerely

PP Alfie O'Hare
Noel Grimes
Traffic Managem

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S.R.2023 No.172 Item 3139. Reid Street, Belfast (south-east side) – from a point 79 metres south-west of Cregagh Road, for a distance of 5.5 metres in a south-westerly direction.



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REMOVAL OF AN ACCESSIBLE/
DISABLED PARKING BAY

Title
28 REID STREET
BELFAST

FILE NO.	DESIGNED	AO'H	date
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City Hall
BELFAST
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Castle Buildings

Stormont Estate

Tel: 0300 200 7899

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

Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Date: 17 September 2024

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 63 NORTH PARADE, BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

PP Alfie O'Hare

Noel Grimes

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North Parade, Belfast (south side) – from a point 51 metres east of its junction with Ravenhill Road, for a distance of 6 metres in a easterly direction.

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Project 65 NORTH PARADE 15 BELFAST

Title PROPOSED ACCESSIBLE / DISABLED PARKING BAY

FILE NO.	DESIGNED	AO'H	date
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Mr John Walsh
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BT1 5GS

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Tel: 0300 200 7899

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

Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Date: 25 September 2024

Dear Mr Walsh

**PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 74 COLINMILL,
POLEGLASS, BELFAST**

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

We would welcome your comments on this proposal.

Yours sincerely

PP Alfie O'Hare

Noel Grimes

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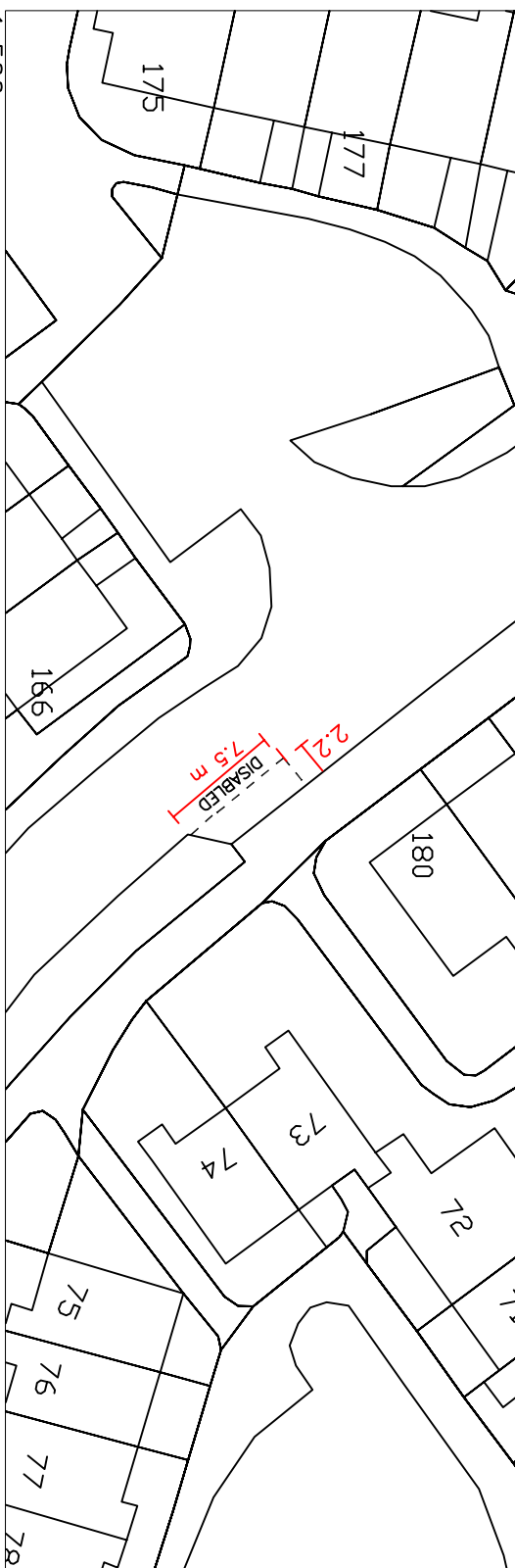
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Colinmill, Belfast (north-east side) – from a point 64 metres south-east junction with Pembroke Loop Road, for a distance of 7.5 metres in a south-easterly direction.



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Title			
74 COLINMILL BELFAST			
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Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Date: 5 October 2024

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT ESSEX STREET, BELFAST

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

We would welcome your comments on this proposal.

Yours sincerely

PP Alfie O'Hare

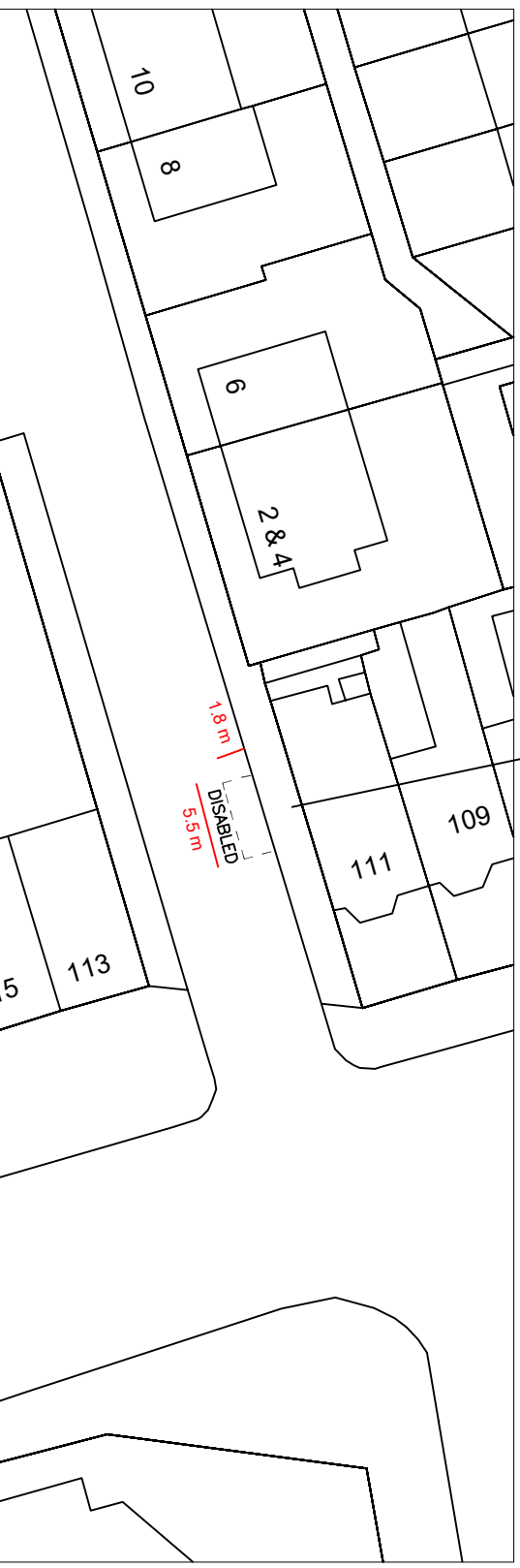
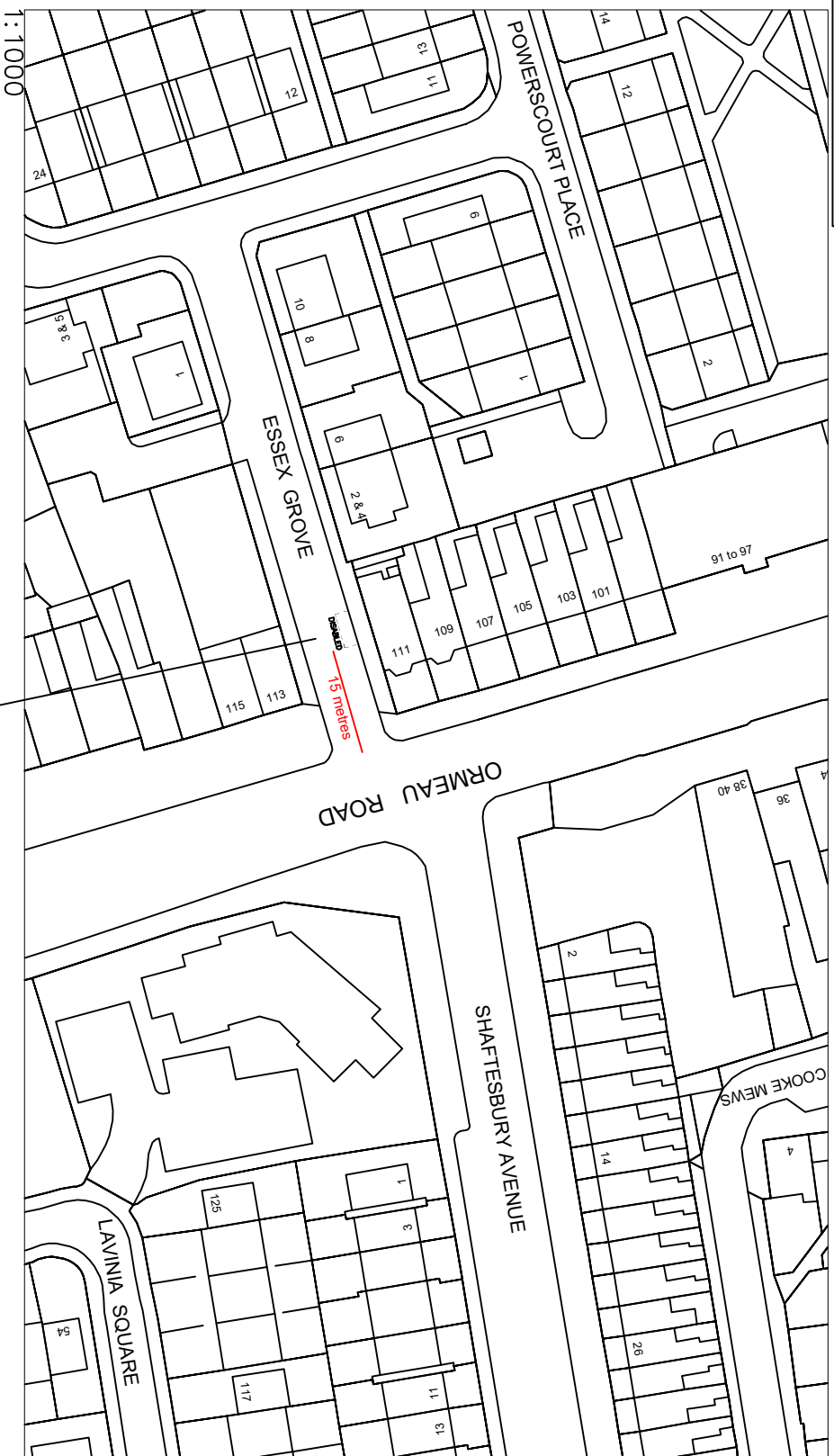
Noel Grimes

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Essex Grove, Belfast (north-west side) – from a point 15 metres south-west of its junction with Ormeau Road, for a distance of 5.5 metres in a south-westerly direction.



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Project
ACCESSIBLE/DISABLED
PARKING BAY

Title
109 ORMEAU ROAD
BELFAST

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Chief Executive
Belfast City Council
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BT1 5GS

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Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

Your reference:

Our reference: TM 2

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Date: 5 October 2024

Dear Mr Walsh

PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 5 THORNDALE 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 Alfie O'Hare

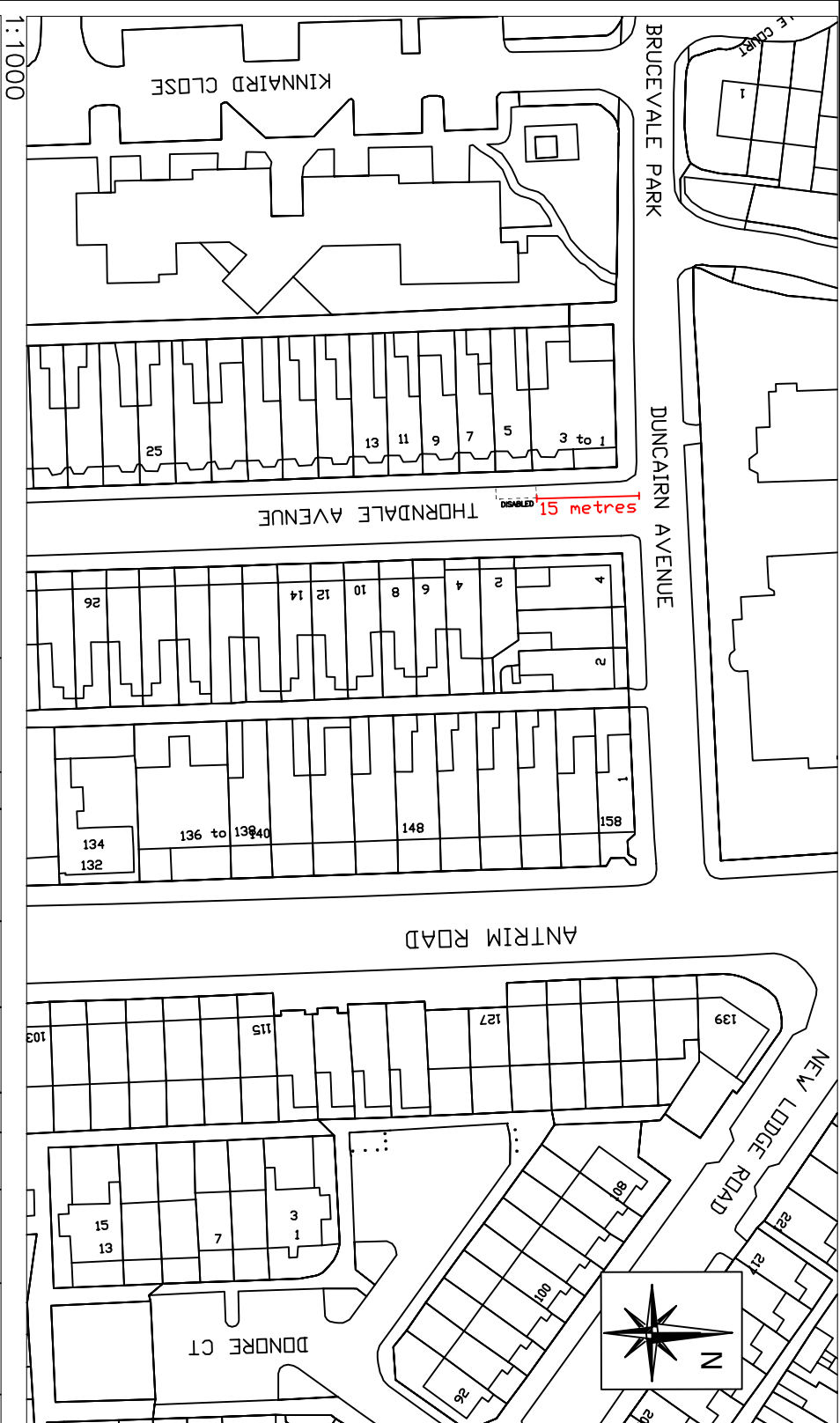
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Thorndale Avenue, Belfast (west side) – from a point 15 metres south of its junction with Duncairn Avenue, for a distance of 6 metres in a southerly direction.



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Project	PROPOSED ACCESSIBLE DISABLED PARKING BAY BELFAST		
Title	5 THORNDALE AVENUE BELFAST		

FILE NO.	DESIGNED	AO'H	date SEPT'24
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Agenda Item 4

PLANNING COMMITTEE – 15 OCTOBER 2024

APPEALS NOTIFIED

COUNCIL: BELFAST

ITEM NO	1	PAC REF	2024/E0030
PLANNING REF:	LA04/2022/0415/CA (EN 01)		
APPLICANT:	Mr Conor Farnan		
LOCATION:	Land at 79 Melrose Street, Belfast, BT9 7DP		
PROPOSAL:	The alleged unauthorised change of use from Class C1: Dwelling house to No Class specified: short term let accommodation		
PROCEDURE:			

ITEM NO	2	PAC REF	2024/A0068
PLANNING REF:	LA04/2024/1076/F		
APPLICANT:	Mr Conor Rooney		
LOCATION:	8A Balmoral Park, Upper Lisburn Road, Belfast, BT10 0QD		
PROPOSAL:	Refurbishment of existing building with single store extension to front, forming a new dwelling (partially retrospective)		
PROCEDURE:			

ITEM NO	3	PAC REF	2024/A0070
PLANNING REF:	LA04/2023/3171/A		
APPLICANT:	Mr Damien Scullion		
LOCATION:	103-105 Castle Street, Belfast, BT1 1GJ		
PROPOSAL:	Retrospective LED Digital Advertisement		
PROCEDURE:			

APPEAL DECISIONS NOTIFIED

ITEM NO	No new decisions in this period	PAC REF:	
PLANNING REF:			
RESULT OF APPEAL:			
APPLICANT:			

LOCATION:

PROPOSAL:

Decisions issued September 2024 - No. 149

<u>Application number</u>	<u>Delegated / Committee</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2020/1793/PAD	C	Hazelwood Integrated College 70 Whitewell Rd Newtownabbey BT36 7ES.	Redevelopment of Hazelwood Integrated College on existing site to include the creation of a new post primary school building, hard play area, sports pitches, car parking, landscaping and associated site works. Access to be maintained from Whitewell Road and Grays Lane, Newtownabbey.	PAD Concluded
LA04/2021/0315/F	D	37-39 Wellington Park Belfast BT9 6DN	Demolition of both existing two storey rear returns. Renovation and remodelling of existing 3 storey building as 12no. 1 bed apartments, including construction of 2 storey rear returns to provide 4no. 1 bed apartments (16 apartments total). Associated site works (Amended Description)	Permission Granted
LA04/2021/0316/DCA	D	37-39 Wellington Park	Demolition of existing rear return	Consent Granted

		Belfast BT9 6DN	structures and sundry extensions from the join to the rear wall of the existing 3 storey building	
LA04/2021/0851/DC	D	Hillview Retail Park Crumlin Road Belfast BT14 7EA	Discharge of conditions nos 2&6 of planning approval LA04/2017/0361/f	Condition Discharged
LA04/2021/1593/F	C	Recreational grounds at Blanchflower Playing Fields Holywood Road Belfast BT4.	Retrospective application for construction of new seated viewing stand with a capacity of 228 people in same location as previous seated viewing stand now demolished which had 255 capacity	Permission Granted
LA04/2021/2618/F	D	55 Disreali Street Belfast BT13 3HW.	Demolition of existing hall and construction of 3No. two storey terraced dwellings including alterations to existing entrance, and removal of existing entrance.	Permission Granted
LA04/2022/1083/F	C	Lands at London Road/Lismore Street Belfast BT6 8HH	Residential development comprising 115 units (apartments & 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 & scheme)	Permission Granted
LA04/2022/0777/O	D	Lands at 13 Barrack Street Belfast BT12 4AH	4No. townhouses. (Amended Site location and drawings)	Permission Granted

LA04/2022/1425/F	D	278 Beersbridge Road Belfast	Rear extension to existing dwelling with proposed new attached dwelling in side garden.	Permission Granted
LA04/2023/2576/DC	D	Lands at 176-184 and 202 Woodstock Road and Nos. 2-20 Beersbridge Road Belfast	Discharge of condition 12 and 20 - LA04/2022/0209/F	Condition Discharged
LA04/2023/2684/F	D	Boundary to North-west of Gibson Park Playing Fields Malone Rugby Club, Gibson Park Avenue, Belfast, BT6 9GL	Erection of 4 no. new floodlight standards to NW boundary of playing fields (part retrospective)	Permission Granted
LA04/2023/2743/F	D	Apartment 1, 34 Sans Souci Park, Belfast, BT9 5BZ	Retrospective vehicle access including proposed dropped kerb (Amended Proposal Description & Amended Site Address)	Permission Granted
LA04/2023/2894/F	D	8 College Street Town Parks Belfast BT1 6BT	Change of use from pawn broker / office to café on ground floor and nail salon on first floor (Retrospective)	Permission Granted
LA04/2023/2898/DC	D	29 Springfield Heights, Belfast, BT13 3QZ	Discharge of condition 4 and 8 LA04/2022/0853/F CEMP	Condition Not Discharged
LA04/2023/3030/F	C	41-49 Dublin Road and 3-5 Ventry Street, Belfast, BT2 7HD	Erection of 201-bed Purpose Built Managed Student Accommodation scheme and retail unit (11-storey) (amended description and plans).	Permission Granted
LA04/2023/3067/F	D	8 Fitzroy Avenue, Belfast, BT7	Change of use from 6 Bedroom HMO	Permission Granted

		1HW	to 1no. Apartment (Use class C1) and 4no. Short-term Stay 1 Bedroom Apartments including 3 storey rear extension, new front gabled dormer, and internal alterations.	
LA04/2023/3217/F	D	535 Falls Road, Belfast, BT11 9AA	Proposed demolition of existing retail unit to provide New Build Commercial Unit with 2 no. 1 Bed Apartments to upper floors.	Permission Granted
LA04/2023/3310/NMC	D	101 Corporation Street, Belfast, BT1 3BD	Proposed amendments to the west elevation, to remove decorative brick panels (Z/2010/0949/F)	Non Material Change Granted
LA04/2023/3397/F	D	2 Glenmillan Drive, Belfast, BT4 2JF	Single storey rear extension and raised patio to rear.	Permission Granted
LA04/2023/3383/DC		To the rear of 21-33 Bedford Street, Belfast, BT2 7EJ	Updated Noise Impact Assessment	Condition Discharged
LA04/2023/3670/PAD	D	140 Donegall Street, Belfast, BT1 2FJ	Non-Material Change proposal; variation of condition applications relating to junction improvements (Condition 15) and provision of disabled spaces (Condition 16); and other condition related queries	PAD Concluded
LA04/2023/3672/F	D	On a grass verge approximately 25m North-East of East Belfast Yacht Club, 4 Sydenham By-Pass, Belfast, BT3 9JH	15m telecom mast and ancillary cabinets with associated site works.	Permission Refused

LA04/2023/3694/F	D	31 Wellesley Avenue, Belfast, BT9 6DG	Proposed Change of Use of upper floor Apartment to Short Term Let, retention of ground floor apartment for permanent use.	Permission Refused
LA04/2023/3733/PAD	D	Divis Mountain Cafe, 11 Divis Road, Belfast, BT17 0NG	Development to include refurbishment of 3 no existing vernacular buildings, 1 replacement shed, a small garage and an agricultural structure with new amenity building. Surrounding landscape to be upgraded, including enhancements to the pond network, introduction of signage interpretation and a suite of site-appropriate furniture. Site improvement works to include path enhancements, installation of site furniture and interpretation signage, replacement of the existing boardwalk by the Divis transmitter.	PAD Concluded
LA04/2023/3839/F	D	99 Upper Newtownards Road, Belfast, BT4 3HW	Alterations and widening of existing access to provide new access with pillars, gates and 1.8m wall.	Permission Granted
LA04/2023/3826/LBC	D	99 Upper Newtownards Road, Belfast, BT4 3HW	Alterations and widening of existing access to provide new access with pillars, gates and 1.8m wall.	Consent Granted

LA04/2023/3849/PAD	D	Stewartstown Road, Belfast, BT17 0SB	Demolition of the existing office building occupied by NIHE and erection of a Community Hub building of four stories incorporating community uses under Class D1 to include: creche, day-care, library, education, training, health and mental health uses with ancillary uses: conferencing in Class D2 and offices in Class B1. The proposal includes the extension of Colin Town Square public open space, provision of a drop-off point for physically disabled people within the open space along with a related canopy fixed to the building and the re-configuration of the existing car parking.	PAD Concluded
LA04/2023/4070/F	D	6 Alexander Road, Belfast, BT6 9HJ	Proposed change of use of established commercial premises to Class B4 storage and distribution facility. Including partial demolition of building, alterations to building elevations, internal building modifications, new access, and revised parking & vehicle manoeuvring arrangements.	Permission Granted
LA04/2023/4152/F	D	62 Newington Avenue, Belfast, BT15 2HP	Change of use from residential to HMO.	Permission Granted

LA04/2023/4201/F	D	18-50 Shankill Road, Belfast, BT13 2BD	Demolition of existing structure on site and construction of 24hr Petrol Filling Station (6no. pump) with associated canopy; 1no. control room/store; service facilities (air/water/AdBlue pump); tanker stand; 1no. pump house; car wash (drive thru and manual facilities); new 1.2-3m block wall to the rear and side of the site; alteration of existing entrance; creation of a new exit and all other associated site and access works. (amended plans and description)	Permission Granted
LA04/2023/4304/PAD	D	390 Belmont Road, Belfast, BT4 2NH	Replacement dwelling and detached garage	PAD Concluded
LA04/2023/4334/F	D	11 McCaughan Park, Belfast, BT6 9QJ	Single storey side extension. Ramp access to front of dwelling. Additional site works.	Permission Granted
LA04/2023/4442/F	D	Lands at Irwin Way (adjacent to and East of No.101b Airport Road West), Belfast	Temporary Bus Compound and Associated Ancillary Staff Welfare Facilities to Accommodate Translink Buses, Staff and Operations During Construction Works at Existing Translink Belfast Bus Depots (for period of 18 months)	Permission Granted
LA04/2023/4446/F	D	Land east of 12 Ormiston Parade Ballycloghan Belfast Down BT4 3JR	Two storey dwelling, associated in-curtilage parking and outdoor amenity space. New access for existing dwelling on site and demolition of existing garage.	Permission Granted

LA04/2023/4467/MDPA	D	30-44 Bradbury Place, Belfast, BT7 1RT	<p>Planning Informative 02: “Under Section 76 of the Section 76 of the Planning Act (Northern Ireland) 2011 the applicant has agreed that prior to commencement of operation of the development, the applicant must submit a Final Management Plan to be agreed and approved by the Council in writing. Evidence must be submitted that the Management Plan will be delivered by a competent PDSA operator with a proven track record in managing this type of accommodation. The Final Management Plan must demonstrate compliance with a government approved accreditation scheme for purpose-built student accommodation such as ANUK/UNIPOL National Code of Standards or the Universities UK/HE Guild Management Code and provide detailed arrangements to address the following matters:</p> <ul style="list-style-type: none"> • Noise Control and tenant behaviour; • Measures for controlling hours of use and potential noise disturbance from the use of the proposed external amenity space; • Proposed Liaison arrangements with the relevant education institutes, the Council and the PSNI in relation to 	Condition Discharged
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LA04/2023/4547/PAD		Land north of Springfield Road and Workman Avenue, west of Woodvale Avenue and Woodvale Park, south of Tesco Ballysillan Road and east of Forth River greenway (including former Mackie's lands) and unused land at Springdale Gardens and Springfield Parade.	Development of a mixed use neighbourhood to be constructed in severable phases incorporating 12,000 square metres of employment floorspace, 12,081 square metres of community floorspace, a city farm, allotments, 523 dwellings in a mix of types and sizes including apartments and town houses and in a mix of tenures, public open space in a variety of forms and a footbridge across the Forth River ravine with access from Springfield Road, Woodvale Avenue and connection to the development land to the north and provision of hydro-electric energy and water-source heat generation in the Forth River. The proposed buildings are to range between two-storey and five-storey in height. Phasing of the development includes connection between the delivery of employment floorspace and the delivery of housing, community floorspace and public open space.	PAD Concluded
LA04/2023/4608/F	D	95 Enfield Street, Belfast, BT13 3DJ	Change of use from 4-bedroom residential dwelling to a 6-bedroom HMO. Alterations to roof to remove chimney and create rear dormer. Single storey rear extension + additional site works.	Permission Granted
LA04/2024/0097/F	D	5-11 Summerhill Avenue, Belfast, BT5 7HD	Alterations to rear elevations for new fire escape	Permission Granted

LA04/2024/0148/F	D	Flame, The Ewart, 3 Bedford St, Belfast BT2 7EP	Installation of retractable canvas awnings and planter boxes to exterior facades.	Permission Granted
LA04/2024/0214/F		5 Ashburne Place, Belfast, BT7 1SE	Retrospective application for Material Change of use from C1 (residential) to Short term Let (Sui Generous).	Permission Refused
LA04/2024/0227/F	D	22-24 Windsor Park, Malone Lower, Belfast, Co. Antrim, BT9 6FR	Vary conditions 18 & 19 of LA04/2022/0047/F to allow anticipated mechanical and electrical fixtures fitted to the external elevations of the building.	Permission Granted
LA04/2024/0277/F	D	26 Maryville Park Belfast BT9 6LN	Amendments to LA04/2022/0247/F Including changes to windows at first floor, removal of two windows on ground floor, raised patio area with brick garden walls and glass guardrail (retrospective)	Permission Granted
LA04/2024/0341/NMC	D	30 Denorrton Park, Belfast, BT4 1SF	Non material change LA04/2023/3742/F. Stone cladding to rear replaced with off white painted plaster. Zinc fascia overhang replaced with Black uPVC. Replacement of glass patio guarding with iron railings. Boundary change from low level walling to wooden panelled fence.	Non Material Change Granted
LA04/2024/0407/F		Aquinas Grammar School, 518 Ravenhill Road, Belfast, BT6 0BY	5m high concrete Ball Wall with net ball stop and relocation of existing shed (Amended description)	Permission Granted

LA04/2024/0358/F	C	Park House, 87-91 Great Victoria Street, Belfast, BT2 7AG.	Proposed change of use from Office (Use class B1) to Health Care Hub (incorporating use classes D1, A1 and A2), external alterations to the façade of the property and other ancillary site works (Amended Description)	Permission Granted
LA04/2024/0362/F	D	42 Richhill Park, Belfast, BT5 6HG	Two storey rear extension	Permission Granted
LA04/2024/0422/F	D	Public Footpath 13 metres South East of No. 105 Grosvenor Rd, Belfast BT12 4GL.	Installation of Landmark 3 Bay MK1 Bus Shelter with ad panel	Permission Granted
LA04/2024/0423/A	D	Bus Shelter 13 metres South East of No. 105 Grosvenor Rd, Belfast BT12 4GL	1 Digital sign	Consent Granted
LA04/2024/0441/F	D	62 Wynchurch Park, Belfast, BT6 0JN	Two storey extension to rear and side, x2 rooflights to front and garage demolition (amended description).	Permission Granted
LA04/2024/0468/F	D	29 Eastleigh Drive, Belfast, BT4 3DX	Single storey potting/storage shed & additional site works.	Permission Granted
LA04/2024/0511/F	D	36 Maryville Park Malone Lower Belfast BT9 6LP	Single storey rear extension and extended patio.	Permission Granted
LA04/2024/0516/DCA	D	36 Maryville Park, Belfast, BT9 6LP	Demolition of rear walls to facilitate single storey rear extension	Consent Granted
LA04/2024/0598/F	D	24 Ballysillan Road, Belfast, BT14 7QP	Retention of replacement single storey extension	Permission Granted
LA04/2024/0599/A	D	165m north of 518 Lisburn Road, Belfast	1 Digital Sign	Consent Granted

LA04/2024/0617/F	D	The Ewart, Ground Floor, 17A Bedford Street, Belfast BT2 7GP	Change of use from previously approved office accommodation (vacant) to a cafe	Permission Granted
LA04/2024/0618/LBC	D	The Ewart, Ground Floor, 17A Bedford Street, Belfast BT2 7GP	change of use from previously approved ground floor office accommodation (vacant) to a cafe with internal alterations.	Consent Granted
LA04/2024/0629/F	D	Ground Floor of 2 Arthur Place, Belfast, BT1 4HG	Removal of existing canopy over entrance and existing tiles to entrance elevation. Provide new windows and tiling to entrance elevation with new wall mounted lighting.	Permission Granted
LA04/2024/0631/DCA	D	Ground floor level of 2 Arthur Place, Belfast, BT1 4HG	Demolition of existing canopy over entrance and removal of existing tiles to entrance elevation.	Consent Granted
LA04/2024/0656/F	C	41 Owenvarragh Park, Belfast, BT11 9BE	Proposed roof space conversion creating dormer to rear of dwelling with 2no rooflights.	Permission Granted
LA04/2024/0679/DC	D	105-107 Sandy Row, Belfast, BT12 5ER	Discharge of Condition 2 on LA04/2020/1755/F - Noise Impact Assessment	Condition Not Discharged
LA04/2024/0692/F	D	275 Finaghy Road North, Belfast, BT11 9EG	External alterations including extension of facade; provision of external wall insulation (EWI); 1.2m high fence and gates at front and 1.8m fence at rear	Permission Granted
LA04/2024/0693/F	D	47 Riverdale Park South, Belfast, BT11 9DD	External alterations including extension of facade and external wall insulation (EWI), 1.2m fence and 1.2m double gate at vehicular entrance; and 1.2m fence at front boundary	Permission Granted

LA04/2024/0698/F	D	39 Edenvale Crescent, Belfast, BT4 2BH	Single storey rear extension.	Permission Granted
LA04/2024/0738/F	D	43-63 Chichester Street, Belfast, BT1 4RA	Proposed additional roof plant to support new office fit out of Levels 7 & 8 and new wi-fi access points on Level 8 Terrace.	Permission Granted
LA04/2024/0742/DC	D	Corner site between Mayo Street and Mayo Link off Lanark Way, Shankill Road, Belfast, Belfast, BT13 3BD	Discharge of Condition 9 on LA04/2021/2488/F - Final drainage details	Condition Discharged
LA04/2024/0757/LBC	D	99 Upper Newtownards Road, Belfast, BT4 3HW	Proposed demolition of wooden shed located in the garden, footprint 9m x 3.5m. The structure is uninhabitable and unsafe.	Consent Granted
LA04/2024/0787/F	D	26 Ailesbury Crescent, Belfast, BT7 3EZ	Addition of a single-storey rear and side extension	Permission Granted
LA04/2024/0790/DC	D	Lands immediately north and south of existing film studios, north of Dargan Road, Belfast (within wider Belfast City Council lands known as North Foreshore/Giant's Park).	Discharge condition 10 and 19 on LA04/2021/1358/F RSK Verification Report - April 2024	Condition Partially Discharged
LA04/2024/0799/F	D	1 Fortwilliam Drive, Belfast, BT15 4EB	Two-storey side extension to consist of porch / w.c. / boiler housing on ground floor with walk in wardrobe on first floor.	Permission Granted
LA04/2024/0811/F	D	20B Eastleigh Drive, Belfast, BT4 3DX	Two storey side extension	Permission Granted
LA04/2024/1087/F	D	Public Footpath outside 108 Woodvale Road BT13 3BU	Replacing and relocating an existing bus stop onto a new pavement buildout.	Permission Granted
LA04/2024/0827/F	D	5 Ardvarna Park, Belfast, BT4 2GH	Single storey rear extension to dwelling	Permission Granted

LA04/2024/0845/F	D	585a Crumlin Road, Belfast, BT14 7GB	Extension to existing GP Surgery	Permission Granted
LA04/2024/0896/F	D	13 Mill Valley Way, Belfast, BT14 8LH	Attic conversion with dormer to the rear.	Permission Granted
LA04/2024/0914/F	D	35 Newington Avenue, Belfast, BT15 2HP	Retention of single storey extension to rear of dwelling to provide a garden room and alterations to boundary wall.	Permission Granted
LA04/2024/0897/F	D	19 Knockbracken Park, Belfast, BT6 0HL	Roofspace conversion to dwelling with change from hipped roof to gable end, and rear dormer window.	Permission Granted
LA04/2024/0898/LBC	D	Ground Floor Retail Unit, 41 High Street, Belfast, BT1 2AB.	Consent application for the amendment of the shop frontage. Proposed works will reinstate street access to facilitate a self contained unit accessed directly from High Street.	Consent Granted
LA04/2024/0909/F	D	8 Vionville Heights, Belfast, BT5 7QF	Single storey extension to rear of property with internal alterations and level access to front of property.	Permission Granted
LA04/2024/0927/F	D	6 Marylebone Park, Belfast, BT9 5HF	Single storey rear extension and addition of single storey front porch, external refurbishments, re-roofing and external cladding.	Permission Granted
LA04/2024/0964/F	D	218 Upper Lisburn Road, Finaghy, Belfast, BT10 0LB	Proposed new dwelling and amended boundary to neighbouring dwelling to create rear amenity space.	Permission Granted
LA04/2024/0993/DCA	D	1 Fortwilliam Drive, Belfast, BT15 4EB.	Demolition of non-original boiler house to facilitate proposed two-storey side extension.	Consent Granted
LA04/2024/0958/F	D	10 Rossmore Park, Belfast, BT7 3LB	Single storey rear extension	Permission Granted
LA04/2024/0960/F	D	2 Galwally Park, Belfast, BT8 6AH	Two-storey side/rear extension	Permission Granted

LA04/2024/0974/F	D	Land to the north east of Titanic Belfast and north of Titanic Hotel, Queens Road, Belfast.	Retention of use of land for coach parking for up to 12 coaches on a temporary basis for one year.	Permission Granted
LA04/2024/0976/DC	D	- Lands north-east of 43 Stockman's way and south west of 49 Stockman's Way, Belfast, BT9 7ET	Discharge condition 13 LA04/2021/0629/F - Final Drainage Assessment	Condition Not Discharged
LA04/2024/1033/F	D	Ground Floor Retail Unit, 41 High Street, Belfast, BT1 2AB	Proposed change of frontage and material change of use from ground floor office space to a self contained retail unit accessed directly from High Street.	Permission Granted
LA04/2024/1006/CLOPUD	D	Lands opposite 47 Dundela Avenue Dundela Avenue, BT4 3BS	Laying of foundations associated to Block C prior to the expiry of planning permission LA04/2018/2285/F	Permitted Development
LA04/2024/1057/F	D	107 -109 Malone Avenue Malone Lower Belfast BT9 6EQ	Replacement of existing windows	Permission Granted
LA04/2024/1058/DCA	D	107-109 Malone Avenue, Belfast, BT9 6EQ	Removal of existing front windows	Consent Granted
LA04/2024/1001/F	D	33 Broughton Gardens, Belfast, BT6 0BB	Addition of single-storey side extension and two-storey side extension to the rear return.	Permission Granted
LA04/2024/1063/F	D	10 Ravenhill Park Gardens, Belfast, BT6 0DH	single storey extension to rear/side. 2 storey extension to front/side to form new stairwell	Permission Granted

LA04/2024/1076/F	D	8A Balmoral Park, Upper Lisburn Road, Belfast, BT10 0QD	Refurbishment of existing building with single storey extension to front, forming a new dwelling (Partially retrospective).	Permission Refused
LA04/2024/1062/LBC	D	Madison Lofts 3-19 Rydalmere Street, Belfast, BT12 6GF	Residential conversion of the existing listed warehouses to form 54 no. 1 to 3 bed residential units (including 60% affordable housing to include a minimum of 20% social housing).	Consent Granted
LA04/2024/1088/A	D	North East corner of the Car Park of No. 53 -59 Ravenhill Road, Belfast.	Replacement of Existing 48 Sheet Advertisement Hoarding with Digital Screen.	Consent Granted
LA04/2024/1082/A	D	300 Airport Road West, Belfast, BT3 9EJ	17 shop signs	Consent Granted
LA04/2024/1093/A	D	Cleaver House, 56 Donegall Place, Belfast, BT1 5BB	Awnings & Signage 1 No. Illuminated Projecting Sign 4 No. Internal Vinyl Logos 3 No. Illuminated individual letters internally hung 5 No. Fabric Awning lettering 1 No. Wall mounted menu box	Consent Granted
LA04/2024/1103/NMC		Lands between McDonalds and Railway Line Rear of 233-263 Shore Road Belfast BT15 3PW	Proposed non-material change to planning condition No. 10 of LA04/2018/2835/F regarding timing of noise verification report.	Non Material Change Granted
LA04/2024/1097/F	D	14 Edgcumbe Drive, Belfast, BT4 2EN	Proposed single storey extension to front of dwelling	Permission Granted
LA04/2024/1107/F	D	46 Ladas Drive, Belfast, BT6 9FT	Two storey side/rear extension & demolition of garage	Permission Granted

LA04/2024/1119/F	D	21 Houston Park, Belfast, BT5 6AT	Two storey side/rear extension (amended roof pitch to bathroom)	Permission Granted
LA04/2024/1143/F	D	25-27 Donegall Place, Belfast, BT1 5AB	Alterations to 2 no Listed Buildings including internal reordering, amendments to façade, and new shopfront signage	Permission Granted
LA04/2024/1145/LBC	D	25-27 Donegall Place, Belfast, BT1 5AB	Alterations to 2 no Listed Buildings including internal reordering, amendments to façade, and new shopfront signage	Consent Granted
LA04/2024/1144/A	D	25-27 Donegall Place, Belfast, BT1 5AB	New shopfront signage	Consent Granted
LA04/2024/1164/F	D	9 Dunlambert Drive, Belfast, BT15 3NE	Rear extension to semi-detached dwelling including conversion of garage to ground floor ensuite bedroom	Permission Granted
LA04/2024/1147/F	D	71 Earlswood Road, Belfast, BT4 3EB	Demolition of detached garage and erection of single storey rear and side extension	Permission Granted
LA04/2024/1161/LBC	D	30 Derryvolgie Avenue, Belfast, BT9 6FN	Restoration and maintenance of Grade 2 listed victorian property with no additional building or extensions	Consent Granted
LA04/2024/1171/F	D	Unit B2 22 Heron Road, Sydenham Business Park, Belfast, BT3 9LE	Replace roller shutter door to rear with a window. Erection of mechanical services to rear and ventilation grilles to rear and roof.	Permission Granted
LA04/2024/1155/F	D	Almar, 50 Finaghy Park Central, Belfast, BT10 0HP	Erection of two storey rear extension and addition of new garage at side of dwelling (Retrospective) (Amended site address)	Permission Granted
LA04/2024/1277/F	D	34 Glendun Park, Belfast, BT17 9AY	Proposed Side Extension to dwelling	Permission Granted

LA04/2024/1180/F	D	68 Wynchurch Park, Belfast, BT6 0JN	2 Storey extension to rear & side of dwelling	Permission Granted
LA04/2024/1169/F	D	49 Cranmore Gardens, Belfast, BT9 6JL	Single storey extension to side elevation to accommodate utility and shower room	Permission Granted
LA04/2024/1170/DCA	D	49 Cranmore Gardens, Belfast, BT9 6JL	Removal of ground floor window and brickwork below side elevation to provide access to new extension	Consent Granted
LA04/2024/1194/F	D	Lands approx. 80m North West of no.35 Hampton Park BT7 3JP and 75m South West of no.7 Mornington BT7 3JS	Erection of 1no. detached dwelling (change of house type to site no.10 previously approved under ref: LA04/2022/0609/F), garage and all associated site works. Internal road network as per LA04/2019/0775/F and access via Hampton Park is under construction as per the previous approval	Permission Granted
LA04/2024/1205/WPT	D	73 Somerton Road, Belfast, BT15 4DE	Works to trees in conservation area	Works to Trees in CA Agreed
LA04/2024/1255/A	D	Unit 03 - The Keep Castle Lane, Belfast, BT1 5DY	Projecting Sign	Consent Granted
LA04/2024/1293/F	D	17 Hillsborough Drive, Belfast, BT6 9DS	Flat roof to pitched roof on rear single storey extension.	Permission Granted
LA04/2024/1241/WPT	D	23 Deramore Drive, Belfast, BT9 5JR	Works to 1x tree and fell 1x tree in Malone CA	Works to Trees in CA Agreed
LA04/2024/1258/F	D	79 Sunnyside Street, Belfast, BT7 3EG	Single storey rear extension.	Permission Granted
LA04/2024/1265/LBC	D	34-38 Victoria Street, Belfast, BT1 3GH	Internal refurbishments of suite 2 including new bathroom, removal of cabinetry and alterations to door.	Consent Granted
LA04/2024/1278/NMC	D	2 Bristol Avenue, Belfast, BT15 4AJ	NMC to LA04/2022/1476/F for amendments to the external wall finish of the approved extension	Non Material Change Granted
LA04/2024/1296/A	D	Decathlon Exchange Retail Park, Holywood, Belfast, BT3 9EJ	4 Replacement illuminated fascia signs	Consent Granted

LA04/2024/1317/F	D	Lands opposite Ruby Cottages and St Ellens Terrace, Edenderry Road, Edenderry Village. BT8 8JN	Application to vary condition No. 7 of permission LA04/2021/2678/F relating to submission of soft landscaping plan.	Permission Granted
LA04/2024/1315/F	D	64 Mooreland Park, Belfast, BT11 9AZ	Single storey rear extension	Permission Granted
LA04/2024/1318/F	D	Lands opposite Ruby Cottages and St. Ellens Terrace, Edenderry Road, Edenderry. BT8 8JN	Application to vary condition No. 7 of permission LA04/2017/1439/F (Landscaping works)	Permission Granted
LA04/2024/1324/F	D	UU Donegall Street 113 - 117 Donegall Street, Belfast, BT1 2GE	Removal of a uPVC window and metal roller shutter to create emergency exit door with disabled access ramp in rear courtyard.	Permission Granted
LA04/2024/1325/LBC		UU Donegall Street 113 - 117 Donegall Street, Belfast, BT1 2GE	Removal of a uPVC window and metal roller shutter to create emergency exit door with disabled access ramp in rear courtyard.	Consent Granted
LA04/2024/1329/A	D	Gable wall of 62-64 Botanic Avenue, Belfast, BT7 1JR	1 Digital Advertising Sign	Consent Granted
LA04/2024/1341/F	D	117 Brooke Drive, Belfast, BT11 9NJ	Proposed 2 Storey rear and side extension	Permission Granted
LA04/2024/1354/F	D	58 Finaghy Road South, Belfast, BT10 0DE	Provision of ramped access to front of dwelling	Permission Granted
LA04/2024/1344/F	D	10 Charleville Avenue, Belfast, BT9 7HG	Proposed rear extension to ground floor with first floor extension over existing	Permission Granted
LA04/2024/1358/WPT		38 Cleaver Park, Belfast, BT9 5HY	Works to trees in Conservation Area	Works to Trees in CA Agreed
LA04/2024/1347/WPT	D	92 Somerton Road, BT15 4DE	Works to trees in CA	Works to Trees in CA Agreed
LA04/2024/1349/WPT	D	11 & 13 Windsor Park, Belfast, BT9 6FQ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1387/WPT	D	44 Bawnmore Road, Belfast, BT9 6LB	Works to trees in a Conservation Area	Works to Trees in CA Agreed

LA04/2024/1400/DC	D	Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurry, Belfast, BT17 0TG	Discharge of condition 6 LA04/2023/2890/F. RSK - Climate Change Statement	Condition Discharged
LA04/2024/1434/DC	D	Vacant lands at access road to Olympia Leisure Centre – directly opposite and approx. 70m east of Nos 9-15 Boucher Road, Belfast	Partial Discharge Condition 18 LA04/2021/2815/F -Remediation Verification Report	Condition Partially Discharged
LA04/2024/1420/CLEUD	D	26 Elaine Street, Belfast, BT9 5AR	House in Multiple Occupation (HMO)	Permitted Development
LA04/2024/1431/CLEUD	D	Apartment W10 Central Park, 33 Alfred Street, Belfast BT2 8ED	Change of use to short term let	Permitted Development
LA04/2024/1459/DC	D	Lands to the north east of 3 Westbank Road, Immediately South West of the existing Stena Line Terminal, Belfast Harbour Estate, Belfast, BT3 9JL	Discharge of condition 2 LA04/2022/0063/F-Landscape Plan	Condition Discharged
LA04/2024/1449/A	D	Holiday Inn Express, 106 A University Street, Belfast, BT7 1HP	1 Illuminated logo advertisement	Consent Granted
LA04/2024/1502/A	D	Junction of Athol Street and Durham Street, Belfast, BT12 4GX	2 Metal Laminate Signs	Consent Granted
LA04/2024/1473/WPT		22 Knockdene Park South, Belfast, BT5 7AB	To fell 2 no. Trees within CA	Works to Trees in CA Agreed
LA04/2024/1474/WPT		10 Cadogan Park, Belfast, BT9 6HG	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1479/CLEUD	D	56 Fitzroy Avenue, Belfast, BT7 1HX	HMO (House in multiple occupation)	Permitted Development
LA04/2024/1482/WPT		113 Osborne Park, Belfast, BT9 6JQ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1507/NMC	D	61 Vauxhall Park, Belfast, BT9 5HB	Change of external finishes from brick to render in relation to LA04/2024/1148/F	Non Material Change Granted

LA04/2024/1549/WPT	D	101 Osborne Park, Belfast, BT9 6JQ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1586/WPT	D	28 Oakwood Park, Belfast, BT9 6SE	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1587/WPT	D	12 Glenburn Park, Belfast, BT14 6TF	Works to TPO protected trees	Works to Trees in CA Agreed
				<u>Total Decsions</u>

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Live Major Planning Applications @ 07.10.24

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2017/1991/F	Major	Land adjacent to Concourse Buildings Queens Road Belfast BT3 9DT.	Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.	20-Sep-17		Case Officer Recommendation
2	LA04/2020/2105/F	Major	1-5 Gaffikin Street Belfast BT12 5FH	Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works.	21-Oct-20		Case Officer Recommendation
3	LA04/2020/2607/F	Major	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.	Residential development for the erection of 33 no dwellings (including 5 no affordable units) including public open space, equipped children's play area and associated development as enabling works to deliver the refurbishment of 3 no listed pavilions within the Belvoir Park Hospital complex (previously approved under Y/2014/0401/F and Y/2014/0390/LBC). [amended scheme]	16-Dec-20		Case Officer Recommendation
4	LA04/2021/2016/F	Major	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).	26-Aug-21		Case Officer Recommendation
5	LA04/2021/2687/F	Major	3 Milner Street Belfast BT12 6GE.	Residential development for 87 no. apartments (1 no. and 2 no. bedroom) of which 18no. units are affordable housing, internal car park, landscaped gardens/ terraces and all associated site works (amended description and plans).	02-Nov-21		CONSULTATION(S) ISSUED
6	LA04/2022/0612/F	Major	Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.	Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works.(revised description & amended plans).	15-Apr-22		Case Officer Recommendation
7	LA04/2022/0809/F	Major	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.	21-Apr-22		CONSULTATION(S) ISSUED
8	LA04/2022/1206/F	Major	Glenwood Primary School 4-22 Upper Riga Street Belfast BT13 3GW.	Demolition of existing 1960s three-storey block and caretakers house and erection of split level two-storey extension and refurbishment of original school building to provide 21no. classrooms, including 4no. support classrooms, a nurture suite and a school canteen. New boundary walls with railings, landscaping, car parking, new access from the Shankill Road and retention of existing access from Upper Riga Street. Works to include 4no temporary classroom units for the duration of construction work. (revised description and plans)	05-Aug-22		CONSULTATION(S) ISSUED

9	LA04/2022/1219/F	Major	177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street Belfast	Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4 storey building (Gloucester Street) comprising 77 apartments with communal areas, ground floor retail services (A2) unit, cycle and car parking, and vehicular access via Gloucester Street	21-Jun-22		CASE OFFICER CONSIDERATION
10	LA04/2023/2388/F	Major	Lands immediately north of Cross Harbour Bridge, East of Donegall Quay and south of AC Marriott Hotel, City Quays, Belfast	Residential development comprising 256no. units, public realm, and associated access and site works	16-Dec-22	14-Jul-23	CONSULTATION(S) ISSUED
11	LA04/2023/2390/F	Major	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22	Section 54 application to vary a number of conditions to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road.	22-Feb-23	20-Sep-23	Case Officer Recommendation
12	LA04/2023/2557/F	Major	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	24-Feb-23	22-Sep-23	Case Officer Recommendation
13	LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	14-Mar-23	10-Oct-23	SITE INSPECTED
14	LA04/2023/2668/F	Major	Lands bound by Pilot Street, Short Street, the rear of nos. 11-29 Garmoyle Street and, the rear of Nos. 63 & 65a Dock Street and No. 123 Corporation Street, Belfast	Demolition of existing buildings and the erection of an affordable housing development comprising of 69 No. units with a mix of apartments and townhouses, including an ancillary community hub and offices, car parking, landscaping and all associated site and access works (amended description).	10-Feb-23	08-Sep-23	CONSULTATION(S) ISSUED
15	LA04/2023/2922/F	Major	Site bounded by Glenalpin Street, Wellwood Street and Norwood Street, Belfast	Redevelopment of existing surface car park for the erection of new purpose built, managed student accommodation scheme comprising of 354no. units with shared amenity spaces, ancillary accommodation, on street car parking and landscaping.	23-Mar-23	19-Oct-23	PLANNING APPEAL IN PROGRESS
16	LA04/2023/3483/F	Major	Land North of Former Corpus Christi College, Accessed off Michael Davitts GAC Grounds, Via St Mary's Gardens, Belfast	Proposed Michael Davitt Heritage & Community Centre, Reception, Toilets and associated Car Parking with Exhibition Signage to existing Trim Trail	09-Oct-23	06-May-24	Case Officer Recommendation
17	LA04/2023/3649/F	Major	Royal Victoria Hospital 274 Grosvenor Road, Belfast, BT12 6BA	New 2 storey regional radiopharmaceutical facility, with associated single storey ancillary services accommodation, bin store, and emergency generator and oil tank storage. Amendment to existing car parking layout.	08-Aug-23	21-Nov-23	CONSULTATION(S) ISSUED

18	LA04/2023/3832/F	Major	Blacks Gate Development (Former Visteon Factory) Blacks Road Belfast, BT10	Section 54 application to vary condition No. 4 of LA04/2013/434/F (as amended in PAC decision 2016/A0033) to vary trigger point for provision of community centre. Proposed amended text for this condition: In accordance with the Phasing Plan agreed under Condition 3 and on the occupation of the first residential unit, the Council shall be notified, and no later than six years from that date the Community Centre and associated infrastructure, marked on stamped approved drawing no. 2E, dated 28.08.2015 shall be completed and a report submitted to the Council to verify this	09-Aug-23	06-Mar-24	Case Officer Recommendation
19	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	CONSULTATION(S) ISSUED
20	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	CONSULTATION(S) ISSUED
21	LA04/2023/4405/F	Major	Westland House, 40 Old Westland Road, Belfast, BT14 6TE	Redevelopment of existing storage sheds, temporary office structures and yard area to provide new replacement Analytical Services Laboratories.	20-Dec-23	17-Jul-24	CONSULTATION(S) ISSUED
22	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Amendment to Reserved Matters Approval Z/2007/2069/RM to include reduced number of units (43 dwellings and 10no. apartments), reconfiguration of internal road and associated ancillary works.	22-Dec-23	19-Jul-24	CONSULTATION(S) ISSUED
23	LA04/2024/0122/F	Major	Former Belfast Metropolitan College Campus, Whiterock Road, Belfast, BT12 7PG	Proposed mixed use development comprising of 62No. social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works.	19-Jan-24	16-Aug-24	CONSULTATION(S) ISSUED

24	LA04/2024/0211/F	Major	Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.	Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.	15-Mar-24	11-Oct-24	CONSULTATION(S) ISSUED
25	LA04/2024/0369/F	Major	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	08-Feb-24	05-Sep-24	CONSULTATION(S) ISSUED
26	LA04/2024/0285/F	Major	Ardoyne Youth Club, Old Beltex Mill, Flax Street, Belfast, BT14 7EJ	Demolition of existing building and erection of a new purpose-built youth facility including retention of existing chimney. (Renewal of planning permission reference LA04/2018/1998/F)	20-Feb-24	17-Sep-24	CONSULTATION(S) ISSUED
27	LA04/2024/0344/F	Major	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.	20-Feb-24	17-Sep-24	Case Officer Recommendation
28	LA04/2024/0393/F	Major	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	21-Mar-24	17-Oct-24	SITE INSPECTED
29	LA04/2024/0429/F	Major	Lands bound by North Street, Royal Avenue, Rosemary Street and building south of Lower Garfield Street located approximately 400m west of Laganside bus station 300m northeast of City Hall and 1km northwest of Central Train Station.	Renewal of planning permission LA04/2017/2126/F (Phase 1B Tribeca) for redevelopment including the construction of a new six storey building on the existing surface level car park, part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street.	08-Mar-24	04-Oct-24	VALID
30	LA04/2024/0475/F	Major	Ulidia Resource Centre, Somerset Street, Ballynafoy, Belfast, BT7 2GS	Renewal of planning permission ref: LA04/2018/1755/F. New 7 classroom primary school and single unit nursery on the former site of the now demolished Ulidia Primary School. Existing site entrances to be retained and used for site access with proposed car parking, bus parking and drop off, footpaths, boundary treatment, and hard and soft play areas.	18-Apr-24	14-Nov-24	CONSULTATION(S) ISSUED

31	LA04/2024/0483/F	Major	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	19-Mar-24	15-Oct-24	SITE INSPECTED
32	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22)	Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space.	04-Apr-24	31-Oct-24	CONSULTATION(S) ISSUED
33	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22)	Outline planning permission with all matters reserved for independent living and assisted living retirement apartments (Use Class C3), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping.	04-Apr-24	31-Oct-24	CONSULTATION(S) ISSUED
34	LA04/2024/0714/F	Major	Units 2A and 2B at 38 Boucher Road, Belfast, BT12 6HR.	Proposed development to create a private medical facility (a hospital within Class C3) comprising of the change of use of part of retail warehouse and the extension of the building to create a private medical facility with a significant element of overnight residential care together with all associated ancillary development.	14-Jun-24	10-Jan-25	CONSULTATION(S) ISSUED
35	LA04/2024/0626/F	Major	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Proposed residential development of 104no. dwelling units providing General Needs Social Housing and Category 1 over 55's accommodation consisting of a varied housing mix including family maisonettes, apartments and wheelchair accessible units with all associated site works including; landscaping communal and private amenity space and ancillary cycle and car parking provision..	17-Apr-24	13-Nov-24	CONSULTATION(S) ISSUED
36	LA04/2024/0675/F	Major	The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA	Change of Use of first and second floor of The Arches building to provide 39 No. apartments; extension to second floor to provide a further 6 No. apartments and erection of new third floor to provide 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works.	13-May-24	09-Dec-24	CONSULTATION(S) ISSUED
37	LA04/2024/0681/F	Major	Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College, Belfast.	Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, pv array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road.	18-Apr-24	14-Nov-24	Case Officer Recommendation
38	LA04/2024/0664/F	Major	Lands comprising existing Fanum House, Norwood House and adjacent lands, No's 96-110 Great Victoria Street, Belfast, BT2 7BE	Demolition of existing Fanum House and Norwood House and erection of a new 17 storey building comprised of 594-bed Purpose Built Managed Student Accommodation (comprising a mix of clusters and studios) including landscaped roof terraces, and all other site and access works.	19-Apr-24	15-Nov-24	CONSULTATION(S) ISSUED
39	LA04/2024/0910/F	Major	70 whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	CONSULTATION(S) ISSUED

40	LA04/2024/1086/F	Major	Unit 1, Connswater Retail Park, Belfast, BT5 5DL	Variation to the wording of Condition 4 of Outline Planning Approval Z/1990/0127, to allow for the sale of bulky and non-bulky goods for a charity shop.	24-Jun-24	20-Jan-25	Case Officer Recommendation
41	LA04/2024/1138/F	Major	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast	Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (895no. rooms) with heights of between 6-10 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses	04-Jul-24	30-Jan-25	CONSULTATION(S) ISSUED
42	LA04/2024/1385/F	Major	Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH	Amendment to planning permission Z/2013/0931/F to permit occupation for either Class B1(a) office or Class B1(c) research and development.	09-Aug-24	07-Mar-25	CONSULTATION(S) ISSUED
43	LA04/2024/1592/F	Major	Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street, Belfast BT1 3GG	residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works.			Awaiting information to validate
44	LA04/2024/1635/F	Major	Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road, Belfast.	Section 54 application to vary condition 13 of LA04/2022/0209/F regarding vapour protection measures prior to occupation of approved development and refer to the updated Remediation Strategy of September 2024. The removal of the wording of part c of condition 13, which is no longer required.	27-Sep-24	10-Jan-25	CONSULTATION(S) ISSUED

Planning Applications Discussed at Committee Between 01 Apr 2019 and 07 Oct 2024

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

Decision Description

Totals

To be Issued

34

Consent Granted

0

Consent Refused

0

Permission Granted

3

Permission Refused

0

Total

37

Application No.

Location

Proposal

Category

Date Valid

Delegated Committee

Committee Date

Weeks between Valid date and Comm date

Weeks Since Committee

Weeks between Comm Date and Issued Date 2

Decision

Issue date

Todays Date

Reason decision not issued

LA04/2021/0547/F

Lands at 124-126 Lisburn Road
Belfast
BT9 6AH

Demolition of the existing buildings and redevelopment of site for 2 no. commercial units on ground floor; 11 no. 1 & 2 bed apartments; landscaped communal courtyard; and all associated site works.

LOC

30-Mar-21

C

15/02/2022

46

137

No Issue Date

Permission Granted

07/10/2024

Awaiting Section 76 Agreement

LA04/2022/1499/F

The Lockhouse
13 River Terrace
Belfast
BT7 2EN.

Construction of new community wellbeing centre and cafe incorporating refurbishment and change of use of existing house, with a new adjacent community garden and men's shed facility.

LOC

30-Aug-22

C

18/04/2023

33

76

No Issue Date

Permission Granted

07/10/2024

Awaiting survey / report

LA04/2022/2059/F

Lands south of 56 Highcairn Drive Belfast
BT13 3RU
Site located at junction between Highcairn Drive and Dunboyne Park Belfast.

Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)

LOC

04-Nov-22

C

29/06/2023

33

66

No Issue Date

Decision To Be Issued

07/10/2024

Awaiting Section 76 Agreement

LA04/2022/1924/F

160-164 Kingsway
Dunmurry
BT17 9RZ.

Mixed-use proposal comprising 13 apartments (with 13 car parking spaces) and coffee shop.

LOC

19-Oct-22

C

29/06/2023

36

66

No Issue Date

Decision To Be Issued

07/10/2024

Awaiting Section 76 Agreement

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Age

LA04/2023/2324/F	MOUNTAIN VIEW CENTRE NORGLIN GARDENS BALLYMURPHY BELFAST ANTRIM BT11 8EL	Proposed redevelopment comprising demolition of an extant building and development of two apartment blocks (12 units category 1 over 55s tenure) and change of use/alterations of existing retail unit to apartments (8 units private tenure), communal amenity, parking, site access alterations, landscaping and ancillary site works	LOC	13-Dec-22	C	17/10/2023	44	50	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2023/2709/F	Lands at Apartment Blocks 1-3 Clonaver Drive Belfast BT4 2FB	Demolition of existing buildings and erection of social housing development comprising 30 no. apartments across 3 buildings with amenity space, landscaping, car parking and associated site works	LOC	03-Feb-23	C	14/11/2023	40	46	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2022/1861/F	1-3 Arthur Street Belfast BT1 4GA.	Replacement facade to active facade to facilitate the display of internally illuminated moving images (Temporary Permission for 3 years)	LOC	04-Oct-22	C	14/11/2023	58	46	No Issue Date	Decision To Be Issued		07/10/2024	Referred to DFI
LA04/2022/1867/DC A	1-3 Arthur Street Belfast BT1 4GA.	Part demolition of facade to facilitate replacement facade.	LOC	04-Oct-22	C	14/11/2023	58	46	No Issue Date	Decision To Be Issued		07/10/2024	Referred to DFI
LA04/2019/0081/F	Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.	Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed & 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works.	LOC	03-Jan-19	C	14/11/2023	253	46	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2020/2325/F	Lands at Former Maple Leaf Club 41-43 Park Avenue Belfast.	Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information)	LOC	06-Nov-20	C	14/11/2023	157	46	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement

LA04/2022/1860/A	1-3 Arthur Street Belfast BT1 4GA.	Active facade to facilitate the display of LED internally illuminated moving images (Temporary consent for 5 years)	LOC	04-Oct-22	C	14/11/2023	58	46	No Issue Date	Decision To Be Issued		07/10/2024	Referred to DFI
LA04/2020/1858/F	Hillview Retail Park Crumlin Road Belfast.	Proposed residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works. (amended plans uploaded to the Planning Portal on the 5th April 2023 that revise the proposed access and road layout, including the introduction of a traffic island).	LOC	08-Jan-21	C	14/11/2023	148	46	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2021/2687/F	3 Milner Street Belfast BT12 6GE.	Residential development for 87 no. apartments (1 no. and 2 no. bedroom) of which 18no. units are affordable housing, internal car park, landscaped gardens/terraces and all associated site works (amended description and plans).	MAJ	02-Nov-21	C	12/12/2023	110	42	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2023/2390/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane Glanaulin 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Section 54 application to vary a number of conditions to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road.	MAJ	22-Feb-23	C	12/12/2023	41	42	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2023/2388/F	Lands immediately north of Cross Harbour Bridge, East of Donegall Quay and south of AC Marriott Hotel, City Quays, Belfast	Residential development comprising 256no. units, public realm, and associated access and site works	MAJ	16-Dec-22	C	16/01/2024	56	37	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement

LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).	MAJ	26-Aug-21	C	16/01/2024	124	37	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2023/2668/F	Lands bound by Pilot Street, Short Street, the rear of nos. 11-29 Garmoye Street and, the rear of Nos. 63 & 65a Dock Street and No. 123 Corporation Street, Belfast	Demolition of existing buildings and the erection of an affordable housing development comprising of 69 No. units with a mix of apartments and townhouses, including an ancillary community hub and offices, car parking, landscaping and all associated site and access works (amended description).	MAJ	10-Feb-23	C	16/01/2024	48	37	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2022/1219/F	177-183 Victoria Street 66-72 May Street and 4-8 Gloucester Street Belfast	Demolition of existing building and erection of 11 storey building (May Street/Victoria Street) and 4 storey building (Gloucester Street) comprising 77 apartments with communal areas, ground floor retail services (A2) unit, cycle and car parking, and vehicular access via Gloucester Street	MAJ	21-Jun-22	C	16/01/2024	82	37	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2022/0097/F	22-30 Hopefield Avenue Belfast BT15 5AP	Proposed three and a half storey residential development comprising of 18no. units (3no. wheelchair apartments and 15no. Category 1 - Social Housing) and associated access, bin storage, boundary treatments, bike stands, car parking and site and landscaping works (Amended Drawings)	LOC	04-Apr-22	C	13/02/2024	97	33	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement

LA04/2022/1384/F	Lands at 12 Inverary Avenue Sydenham Belfast BT4 1RN	Residential development of 10 no. apartments within a single building, including demolition of existing structures, car parking and relocation of existing access, and all other associated siteworks.	LOC	05-Aug-22	C	19/03/2024	84	28	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2020/2607/F	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.	Residential development for the erection of 33 no dwellings (including 5 no affordable units) including public open space, equipped children's play area and associated development as enabling works to deliver the refurbishment of 3 no listed pavilions within the Belvoir Park Hospital complex (previously approved under Y/2014/0401/F and Y/2014/0390/LBC). [amended scheme]	MAJ	16-Dec-20	C	19/03/2024	169	28	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2017/1991/F	Land adjacent to Concourse Buildings Queens Road Belfast BT3 9DT.	Construction of a new 5 storey office development for science and I.T. based business and associated car parking and public realm works.	MAJ	20-Sep-17	C	19/03/2024	338	28	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2020/2105/F	1-5 Gaffikin Street Belfast BT12 5FH	Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works.	MAJ	21-Oct-20	C	19/03/2024	177	28	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2022/0612/F	Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.	Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works.(revised description & amended plans).	MAJ	15-Apr-22	C	18/06/2024	113	15	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement

LA04/2023/4607/F	Parkmore Building, 284A Ormeau Road, Ballynafoy, Belfast, BT7 2GB	Removal of existing temporary sectional buildings and construction of new three storey childcare building with external play area, associated landscaping and alterations to existing access.	LOC	20-Dec-23	C	27/06/2024	27	14	No Issue Date	Decision To Be Issued		07/10/2024	
LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	C	27/06/2024	69	14	No Issue Date	Decision To Be Issued		07/10/2024	Awaiting Section 76 Agreement
LA04/2024/0432/DC A	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Demolition of the dining hall, swimming pool, school steward's house and landscape planters. The proposed demolition forms part of the overall RBAI Campus Vision proposal which is the subject of a related planning application (ref. LA04/2024/0344/F) and listed building consent application (ref. LA04/2024/0321/LBC).	LOC	07-Mar-24	C	13/08/2024	22	7	No Issue Date	Decision To Be Issued		07/10/2024	

LA04/2024/0344/F	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.	MAJ	20-Feb-24	C	13/08/2024	25	7	No Issue Date	Decision To Be Issued		07/10/2024	
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LA04/2024/0321/LB C	The Royal Belfast Academical Institution College Square East, Belfast, BT1 6DL	Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.	LOC	20-Feb-24	C	13/08/2024	25	7	No Issue Date	Decision To Be Issued		07/10/2024	
LA04/2024/0681/F	Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College, Belfast.	Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, pv array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new junction with Hamilton Road.	MAJ	18-Apr-24	C	17/09/2024	21	2	No Issue Date	Decision To Be Issued		07/10/2024	

LA04/2024/1084/F	Henry Jones Playing Fields, Church Road, Belfast, BT6 9SB	2 no. (35m width x 16m height) ball stop fences. 1.2m height perimeter fencing with 2 no. gate access points. 2 no. (10m width x 4m depth) dugouts + hardstanding path and associated site works.	LOC	11-Jun-24	C	17/09/2024	14	2	No Issue Date	Decision To Be Issued		07/10/2024	
LA04/2024/1086/F	Unit 1, Connswater Retail Park, Belfast, BT5 5DL	Variation to the wording of Condition 4 of Outline Planning Approval Z/1990/0127, to allow for the sale of bulky and non-bulky goods for a charity shop.	MAJ	24-Jun-24	C	17/09/2024	12	2	No Issue Date	Decision To Be Issued		07/10/2024	
LA04/2024/0470/F	Lower Botanical Gardens, Belfast, BT7 1LP	To develop a community garden for sustainable food growth and education purposes	LOC	17-May-24	C	17/09/2024	17	2	2	Permission Granted	04 Oct 2024	07/10/2024	
LA04/2023/4162/F	51 Rosemary Street Town Parks Belfast Antrim BT1 1QB	Change of use from retail unit to amusement arcade and adult gaming centre.	LOC	10-Oct-23	C	17/09/2024	49	2	2	Permission Granted	07 Oct 2024	07/10/2024	Deferred for Site Visit
LA04/2023/4215/F	141-147 Upper Dunmurry Lane, Dunmurry, Belfast, BT17 0EY	Proposed 3no. residential apartment blocks (19no. Cat 1 Elderly apartments and 2no. Wheelchair apartments, 21 units in total) Associated car parking, site works and landscaping.	LOC	16-Oct-23	C	17/09/2024	48	2	No Issue Date	Decision To Be Issued		07/10/2024	Deferred for Site Visit
LA04/2023/4153/F	44 Ponsonby Avenue, Belfast, BT15 2LS	Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property.	LOC	04-Oct-23	C	17/09/2024	49	2	No Issue Date	Decision To Be Issued		07/10/2024	Deferred for Site Visit
LA04/2023/3879/F	Vacant lands at access road to Olympia Leisure Centre – directly opposite and approx. 70m east of, Nos 9-15 Boucher Road, Belfast, Belfast	Vary of condition 11 of LA04/2021/2815/F to extend opening hours.	LOC	31-Aug-23	C	17/09/2024	54	2	2	Permission Granted	04 Oct 2024	07/10/2024	



Subject:	Employment Land Monitor Report
Date:	15/10/2024
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Dermot O’Kane – Acting Development Planning & Policy Manager

Restricted Reports

Is this report restricted?

Yes

☐

No

☒

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

Insert number

☐

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

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Sometime in the future

Never

☐
☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

1.0	Purpose of Report/Summary of Main Issues
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1.1	To provide an overview of the Council's Housing Land Availability Summary Report and the Employment Land Monitor (ELM) for the 2023/24 monitoring period.
1.2	<p>Housing Land Availability Summary Report</p> <p>The report presents the outcomes of annual housing land monitoring and provides a snapshot of the amount of land available for new residential development as of 31 March 2024. It will be supported by an online map portal showing the status of all existing housing monitor sites. The map portal will also spatially reflect key information contained within the tables of the report.</p>
1.3	<p>Employment Land Monitor</p> <p>The ELM sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31 March 2024) for the amount of land available for employment purposes and capacity for future employment across the city.</p>
2.0	Recommendation
2.1	The Committee is asked to note the outcomes of the annual Housing Monitor report and the ELM for 2023/24 contained at Appendix 1 and 2 ; and the intention to publish these summary documents and accompanying online map portals on the Council's website.
3.0	Main Report
	<u>Background</u>
3.1	Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the Local Development Plan (LDP) are being achieved.
3.2	Members will also be aware that the Plan Strategy (PS), the first of two LDP documents, was formally adopted on 2 May 2023, with work now commenced on the second document, the Local Policies Plan (LPP).
3.3	The current monitor period predates the adoption of the LPP and therefore the data for this period is presented in an annual Housing Land Availability Monitor report (referred to as the 'Housing Monitor' report). In proceeding years, Annual Monitoring Reports will be prepared for the periods subsequent to the adoption of the LPP.
3.4	<p>Housing Land Availability Reports</p> <p>The primary purpose of the Housing Monitor is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.</p>
3.5	The Housing Land Availability Summary Report contained at Appendix 1 presents the headline figures from a register of potential housing land maintained by the Council, based on current planning policy designations and planning permissions. This provides a snapshot of the amount of land available for new homes and capacity for future housing units as of 31 March 2024, as well as providing the net gains in housing units for the 2023/24 period. This differs from the new dwelling completion statistics published routinely by central Government which

	only provide a total for new build homes, without accounting for units lost as a result of demolitions and redevelopment.
3.6	<p>This information is summarised within the report in relation to:</p> <ul style="list-style-type: none"> • Each settlement within the District, including settlement areas in the case of Belfast; • Whether land falls within the existing urban footprint¹ or is classified as greenfield land; and • The type of land use zoning (i.e. land zoned for housing or land zoned for mixed use development) or all other land.
3.7	The report will be supported by the online map portal showing the status of all existing housing monitor sites, on the Development Plan and Policy part of the Council website. During the 2023/24 monitoring year 586 units were completed on 11.9 ha of land across the District. 344.7 ha of land remains, with potential capacity for 21,102 residential units. This is based on deliverable planning approvals and land allocated within the development plan but doesn't include other potential sites that may be suitable for residential development.
3.8	<p>The total number of dwellings completed in the district has decreased by 17.9% from 714 in 2022/23 to 586 in the current monitor year. The proportion of dwellings completed within the Urban Footprint is recorded at 80.8% with 33.5% of the remaining potential available for future dwellings being on land zoned for housing or mixed use development, at the 01 April 2024. It is emphasised that the monitor represents a register of housing land primarily based on policy designations and planning permissions, rather than an accurate picture of all potentially viable housing land.</p>
3.9	<p>Employment Land Monitor</p> <p>The primary purpose of the ELM is to inform decision making and the ongoing performance of policy in respect of land supply across the city. As an evolving information source, it will provide a mechanism to identify where imbalances in land supply may develop and can inform prospective investors or developers on the availability of land that may be suitable for employment uses across the city.</p>
3.10	<p>Similar to the Housing Monitor, the ELM (Appendix 2) sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31st March 2024) for the amount of land available for employment purposes and capacity for future employment across the city.</p> <ul style="list-style-type: none"> • This information is summarised within the report in relation to: • completed net employment gains over the period 2023/24; • completed net employment gains over the period 2022/23; • remaining net supply (comprising extant consents and sites where development is ongoing) - at 31st March 2024; and • the potential additional supply in terms of vacant land suitable for employment use - at 31st March 2024;

¹ The continuous built-up area of the settlement.

3.11	<p>This ELM report will also be supported by the online map portal showing the status of all existing employment monitor sites alongside the other spatial mapping for the LDP on the council's website. For the 2023/24 monitoring year there was 59,989m² of employment floorspace completed with the majority of this being office floorspace. At the 31 March 2024 there was approximately 31,337m² of employment floorspace under construction and 459,655m² remaining by way of extant planning permissions. Additional yields of 240,992m² are available from vacant sites within existing employment areas, applying the best practice standard of 40% building to plot ratio and 125,159m² from mixed use sites.</p> <p><u>Financial and Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u> The report presents factual information and makes no recommendations relating to the future allocation of land for employment. There are therefore no relevant equality or good relations implications attached to the report.</p>
4.0	Appendices - Documents Attached
	<p>Appendix 1 – Belfast Housing Land Availability Summary Report 2023/24</p> <p>Appendix 2 – Employment Land Monitor Report 2023/24</p>



Belfast Housing Land Availability Summary Report

2023/2024

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1. Introduction

The Strategic Planning Policy Statement (SPPS) for NI (September 2015) outlines a 'plan, monitor and manage' approach to ensure that, as a minimum, a 5 year supply of land for housing is maintained. It states that monitoring should be an ongoing process with annual reporting and review. As a minimum, it states that monitoring must include:

- The housing land supply at the beginning and end of the annual reporting period;
- The number of net additional units built during the annual reporting period; and
- The number of net additional housing units built in the period since adoption of the local plan.

The primary purpose of the Housing Land Availability Monitor (referred to as the 'Housing Monitor') is to inform the formulation of the Council's new Local Development Plan (LDP). However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.

The information collated will allow a clear view of the overall progress in meeting the housing objectives of the existing development plan and in identifying issues likely to require intervention. For example, a need to release phased housing sites in order to maintain a 5 year supply of available housing land, or the release of a site providing for a particular housing need.

The Planning Act (NI) 2011 requires Belfast City Council to make an annual report to the Department for Infrastructure outlining the extent to which the objectives set out in the LDP are being achieved. In accordance with this legislation the Council are currently preparing the first new LDP for Belfast which will comprise two documents; the Plan Strategy (PS) and the Local Policies Plan (LPP). The PS was formally adopted on 2 May 2023 and work has now commenced on the LPP.

Although this report relates to the period following adoption of the PS it continues to take the form of an annual Housing Land Availability Monitor report and is not intended to fulfil the requirements of an Annual Monitoring Report.

2. Methodology

The Housing Land Availability Monitor (the “Monitor”) measures net gains in housing within the Belfast City Council boundary. It provides a snapshot of the amount of land available for new homes as of 1st April each year. The process followed to produce the Annual Housing Monitor is summarised at Appendix A.

The Monitor presents a register of potential housing land, based on current planning policy designations¹ and planning permissions, rather than an accurate picture of viable housing land. It is the role of an Urban Capacity Study (UCS), which will be undertaken from time to time, to assess the suitability, availability and achievability of monitored sites to contribute to a viable supply of land. The most recent UCS² was completed in March 2018 and, although new sites identified are not included in the Monitor, the outcomes are summarised within the 2017/2018 Belfast Housing Land Availability Summary Report.

¹ *For the purposes of the Housing Land Availability Monitor, the draft Belfast Metropolitan Area Plan (BMAP) 2015 is utilised rather than the former Belfast Urban Area Plan (BUAP) 2001. The adopted BMAP was quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017 and, although this means the BUAP is now the statutory development plan for the area, the draft BMAP, in its most recent, pre-examination, form remains a significant material consideration in future planning decisions. Draft BMAP therefore refers to that which was purported to be adopted and not the pre-examination draft published in 2004.*

² [Belfast City Council Urban Capacity Study – Final, 20 March 2018](https://bit.ly/324Ny8i) or <https://bit.ly/324Ny8i>

3. Summary Tables and Graphs

The following summary tables detail the supply of housing for the Belfast district from 1 April 2023 to 31 March 2024 and provide a snapshot of the land remaining for housing and its associated potential capacity to accommodate new homes. Cumulative totals are also provided since the Council's housing monitor was established – i.e. 1 April 2015, the date at which the Council gained statutory responsibility for planning.

3.1 Settlement Summary

Table 1 provides a breakdown of the housing supply, land availability and capacity for future housing units for each Settlement within the District, including Belfast City and the Small Settlements of Edenderry, Hannahstown and Loughview.

Belfast City is then further sub-divided into a number of settlement areas or sectors based on key designations within the prevailing development plan. These areas include Belfast City Centre, the Belfast Harbour Estate and Outer Belfast, which is defined as the area covered by the Settlement Limit of Belfast City outside of the City Centre and Harbour Area.

The data within the table is divided into the following columns:

- **Area Developed 1 April 2023 to 31 March 2024** – the area of land in hectares (ha) developed during the current monitor year;
- **Area Developed 1 April 2015 to 31 March 2024** – the cumulative area of land in hectares (ha) developed to date from 1 April 2015 (the date at which the Council gained statutory responsibility for planning);
- **Units Complete 1 April 2023 to 31 March 2024** – the number of dwellings completed during the current monitor year;
- **Units Complete 1 April 2015 to 31 March 2024** – the cumulative total number of dwellings completed to date from 1 April 2015 (the date at which the Council gained statutory responsibility for planning);
- **Available Potential (Hectares)** – the area of land estimated as available for additional dwelling completions within monitored sites as at 31 March 2024; and
- **Available Potential (Dwelling Units)** – the estimated number of dwellings that could be accommodated on the available potential land as at 31 March 2024.

During the 2023/24 monitoring year 586 units were completed on 11.9 ha of land across the District. 344.7 ha of land remains, with potential capacity for 21,102 units. Within Belfast City, 521 units completed were within Outer Belfast, with a further 61 units completed within the City Centre. 11,323 of the available potential units are within Outer Belfast, whilst 6,632 and 3,128 potential dwelling units remain in the City Centre and Harbour Area respectively. There were 4 completions in Edenderry, no completions in Hannahstown or Loughview with a total of 19 potential dwelling units available across these three Small Settlements.

Figure 1 shows the total dwellings completed for the district from 2015/16 to present, to allow for an analysis of trends over a longer timeframe. The total number of dwellings completed in the district has decreased by 17.9% from 714 in 2022/23 to 586 in the current monitor year.

3.2 Urban Footprint Summary

Table 2 provides a breakdown of the housing supply, land availability and capacity for future housing units within Belfast City, further categorised into land within the identified 'Urban Footprint'³ or Greenfield land. This only refers to Belfast City, given that the Urban Footprint is only defined in relation to settlements with a population greater than 5,000 people. This excludes Belfast's three Small Settlements.

In addition to the columns featured in Table 1 (as described in Section 3.1), the **Units within the Urban Footprint (%)** row calculates the proportion of dwellings completed within the Urban Footprint during the current monitor year and the cumulative total number of dwellings completed to date from 1 April 2015 (the date at which the Council gained statutory responsibility for planning), expressed as a percentage of the total number of dwellings completed over the respective time periods.

80.8% of the 582 units completed within Belfast City were built on land within the Urban

³ The Urban Footprint is defined within the Regional Development Strategy 2035 as "the continuous built-up area of the settlement". The Urban Footprint boundary was updated as part of the UCS (March, 2018) as explained in the 2017/2018 Belfast Housing Land Availability Summary Report. The 2018 Urban Footprint forms a revised baseline position for the 2017/2018 monitor period onwards.

Footprint. Of the remaining potential dwelling units, 96% are within the Urban Footprint.

Figure 2 shows the proportion of dwellings within the Urban Footprint for the district from 2015/16 to present, to allow for an analysis of trends over a longer timeframe. The proportion of dwellings completed within the Urban Footprint has decreased from 89.3% in 2022/23 to 80.8% in the current monitor year.

3.3 Land Use Zoning Summary

Table 3 provides a breakdown of the dwelling units completed by type of land use zoning within the prevailing development plan within each settlement or settlement area. The data within this table is divided into the following columns:

- **Land Zoned for Housing** – the number of units completed and the remaining potential units on land allocated for residential use within the prevailing development plan;
- **Land Zoned for Mixed Use** – the number of units completed and the remaining potential units on land zoned for mixed use development, which includes an element of residential development within key site requirements;
- **All other land** – the number of units completed and the remaining potential units on any other land not falling within the first two, which include non-zoned land and land zoned for non-residential uses; and
- **Proportion of Zoned Land (%)** – the proportion of units completed on either housing or mixed use zoned land expressed as a percentage of the total number of dwellings completed.

26.8% of the dwelling units completed during 2023/24 have been delivered on zoned land within Belfast City. The number of units completed on all other land was 429 dwellings.

Figure 3 shows the proportion of units completed for the district on both housing or mixed use zoned land expressed as a percentage of the total number of dwellings completed from 2015/16 to present. This proportion has decreased from 30.7% in 2022/23 to 26.8% in the current monitor year. Figure 4 shows the total number of units completed on all other land.

This 'windfall' provision has decreased by 13.3% from 495 units in 2022/23 to 429 in the current monitor year.

Table 4 provides details of the capacity for future dwelling units on the same basis as Table 3. Of the remaining potential available for future dwellings, 33.5% is currently zoned for housing or mixed use. 3,481 of the available 21,102 potential dwelling units can be delivered on land zoned for housing and 3,597 units on land zoned for mixed use. In comparison, 14,024 of the remaining potential units can be provided on all other land.

Table 1: Settlement Summary 2023/24

Settlement	Area Developed (Hectares)		Units Complete		Available Potential (Hectares)	Available Potential (Dwelling Units)
	01-04-23 to 31-03-24	01-04-15 to 31-03-24	01-04-23 to 31-03-24	01-04-15 to 31-03-24		
Belfast City						
Outer Belfast	11.6	152.6	521	5,650	216.6	11,323
City Centre	0.1	2.7	61	433	40.9	6,632
Harbour Area	0.0	0.0	0	0	86	3,128
Belfast City Total	11.7	155.3	582	6,083	343.5	21,083
Small Settlements						
Edenderry	0.2	0.3	4	7	0.6	14
Hannahstown	0.0	1.0	0	23	0.4	4
Loughview	0.0	0.0	0	0	0.2	1
Small Settlement Total	0.2	1.3	4	30	1.2	19
DISTRICT TOTAL	11.9	156.6	586	6,113	344.7	21,102

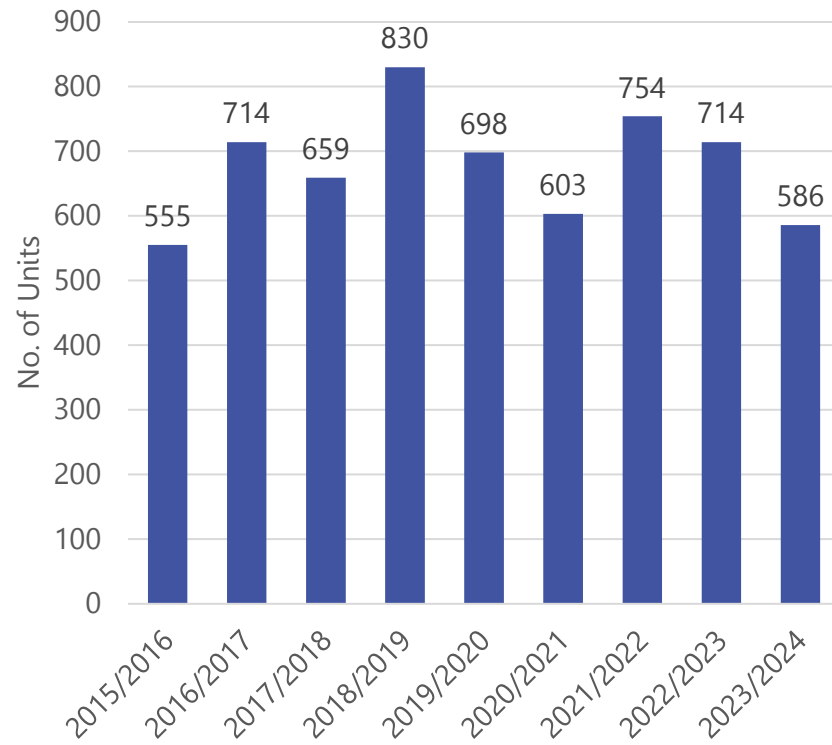
Note – Hectare values may not tally due to rounding

Table 2: Urban Footprint Summary 2023/24

Settlement / Area	Area Developed (Hectares)		Units Complete		Available Potential (Hectares)	Available Potential (Dwelling Units)
	01-04-23 to 31-03-24	01-04-15 to 31-03-24	01-04-23 to 31-03-24	01-04-15 to 31-03-24		
Urban Footprint	7.8	110.9	470	5,150	310.9	20,248
<i>Units within the Urban Footprint (%)</i>	-	-	<i>80.8%</i>	<i>84.7%</i>	-	<i>96%</i>
Greenfield	3.9	44.4	112	933	32.6	835
Belfast City Total	11.7	155.3	582	6,083	343.5	21,083

Note – Hectare values may not tally due to rounding

**Figure 1: Total Dwellings Completed
2015-2024**



**Figure 2: Proportion of Dwellings Within the Urban Footprint
2015-2024**

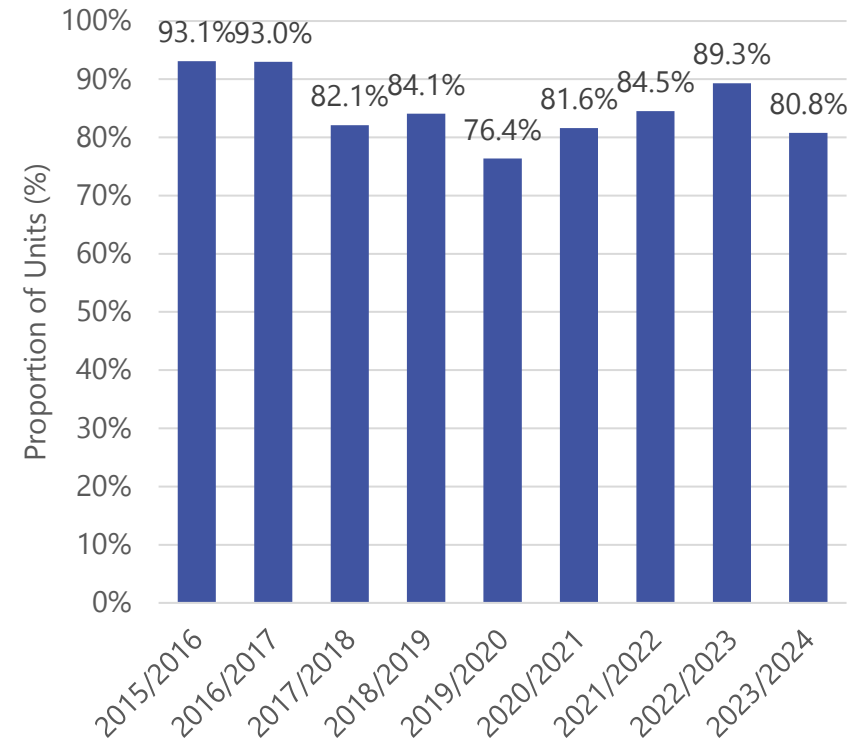
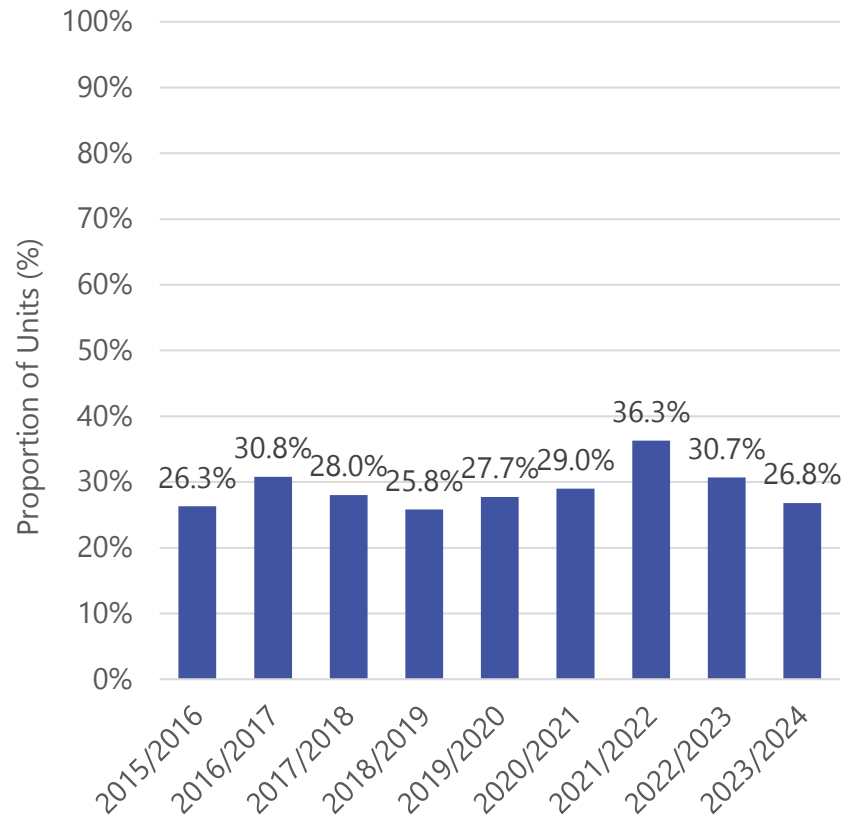


Table 3: Land Use Zoning Completed Units 2023/24

Settlement / Area	Units Complete									
	Land Zoned for Housing		Land Zoned for Mixed Use		All other land		Total		Proportion on Zoned Land (%)	
	01-04-23 to 31-03-24	01-04-15 to 31-03-24	01-04-23 to 31-03-24	01-04-15 to 31-03-24	01-04-23 to 31-03-24	01-04-15 to 31-03-24	01-04-23 to 31-03-24	01-04-15 to 31-03-24	01-04-23 to 31-03-24	01-04-15 to 31-03-24
Belfast										
Outer Belfast	86	1,639	71	131	364	3,880	521	5,650	30.1%	31.3%
City Centre	0	37	n/a	n/a	61	396	61	433	0.0%	8.5%
Harbour Area	n/a	n/a	0	0	0	0	0	0	0.0%	0.0%
Belfast Total	86	1,676	71	131	425	4,276	582	6,083	27%	29.7%
Small Settlements										
Edenderry	n/a	n/a	n/a	n/a	4	7	4	7	n/a	n/a
Hannahstown	n/a	n/a	n/a	n/a	0	23	0	23	n/a	n/a
Loughview	n/a	n/a	n/a	n/a	0	0	0	0	n/a	n/a
Small Settlement Total	n/a	n/a	n/a	n/a	4	30	4	30	n/a	n/a
DISTRICT TOTAL	86	1,676	71	131	429	4,306	586	6,113	26.8%	29.6%

**Figure 3: Proportion of Units Complete on Zoned land
2015-2024**



**Figure 4: No. of Units Complete on All Other Land
2015-2024**

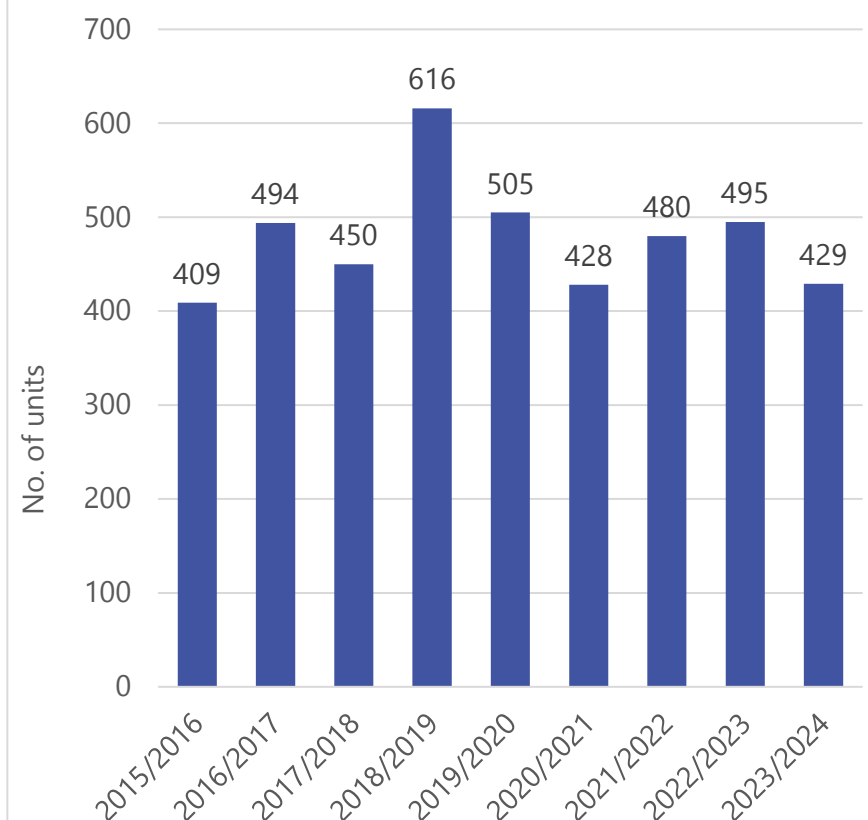


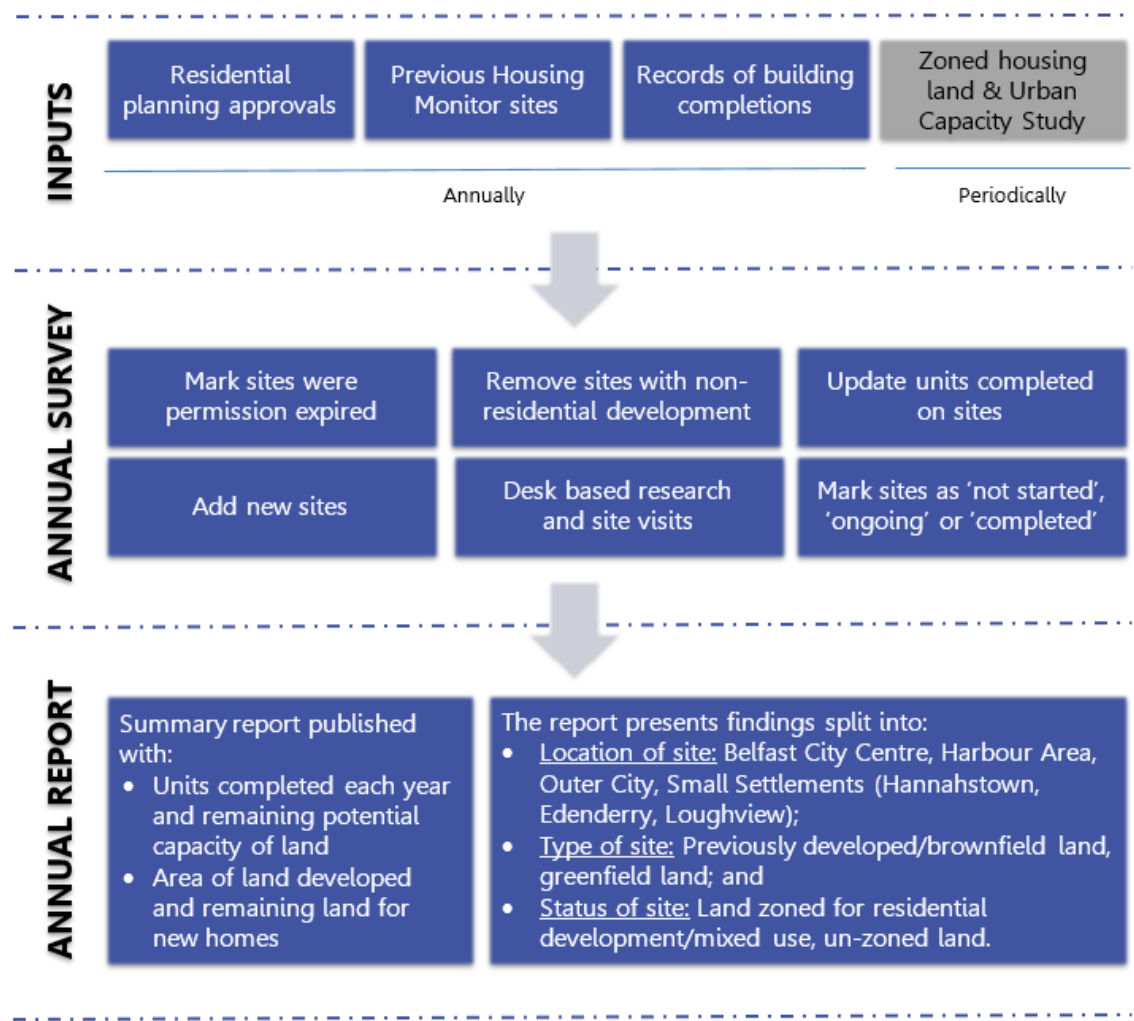
Table 4: Land Use Zoning Remaining Potential Units 2023/24

Settlement / Area	Remaining Potential Units				
	Land Zoned for Housing	Land Zoned for Mixed Use	All other land	Total	Proportion on Zoned Land (%)
Belfast City					
Outer Belfast	2,829	582	7,912	11,323	30.1%
City Centre	652	n/a	5,980	6,632	9.8%
Harbour Area	n/a	3,015	113	3,128	96.4%
Belfast City Total	3,481	3,597	14,005	21,083	33.6%
Small Settlements					
Edenderry	n/a	n/a	14	14	n/a
Hannahstown	n/a	n/a	4	4	n/a
Loughview	n/a	n/a	1	1	n/a
Small Settlement Total	n/a	n/a	19	19	n/a
DISTRICT TOTAL	3,481	3,597	14,024	21,102	33.5%

Appendix A: Summary Methodology

The Housing Land Availability Monitor measures net gains in housing within the Belfast City Council area. It provides a snapshot of the amount of land available for new homes as of 1st April each year. The Monitor demonstrates the presence of an adequate and continuous supply of housing land in the city and provides evidence to inform the preparation of the Local Development Plan and to make planning decisions.

The Monitor presents a register of potential housing land, based on current planning policy designations and planning permissions, rather than an accurate picture of viable housing land. An Urban Capacity Study will be undertaken from time to time to assess the suitability, availability and achievability of monitored sites to contribute to a viable 5 year supply of land. An Urban Capacity Study for Belfast was published in March 2018.



Belfast Planning Service

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

 www.belfastcity.gov.uk/LDP

 localdevelopmentplan@belfastcity.gov.uk

 028 9050 0510

Text phone: 028 9027 0405

 @belfastcc

 @belfastcitycouncil

 Belfast City Council



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Subject:	Employment Land Monitor Report
Date:	15/10/2024
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Dermot O’Kane – Acting Development Planning & Policy Manager

Restricted Reports									
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
<p>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</p> <p>Insert number <input style="width: 40px;" type="text"/></p> <ol style="list-style-type: none"> 1. Information relating to any individual 2. Information likely to reveal the identity of an individual 3. Information relating to the financial or business affairs of any particular person (including the council holding that information) 4. Information in connection with any labour relations matter 5. Information in relation to which a claim to legal professional privilege could be maintained 6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction 7. Information on any action in relation to the prevention, investigation or prosecution of crime 									
<p>If Yes, when will the report become unrestricted?</p> <table style="width: 100%;"> <tr> <td style="width: 70%;">After Committee Decision</td> <td style="width: 30%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>After Council Decision</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Sometime in the future</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Never</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		After Committee Decision	<input type="checkbox"/>	After Council Decision	<input type="checkbox"/>	Sometime in the future	<input type="checkbox"/>	Never	<input type="checkbox"/>
After Committee Decision	<input type="checkbox"/>								
After Council Decision	<input type="checkbox"/>								
Sometime in the future	<input type="checkbox"/>								
Never	<input type="checkbox"/>								

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

1.0	Purpose of Report/Summary of Main Issues
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1.1	To provide an overview of the Council's Housing Land Availability Summary Report and the Employment Land Monitor (ELM) for the 2023/24 monitoring period.
1.2	<p>Housing Land Availability Summary Report</p> <p>The report presents the outcomes of annual housing land monitoring and provides a snapshot of the amount of land available for new residential development as of 31 March 2024. It will be supported by an online map portal showing the status of all existing housing monitor sites. The map portal will also spatially reflect key information contained within the tables of the report.</p>
1.3	<p>Employment Land Monitor</p> <p>The ELM sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31 March 2024) for the amount of land available for employment purposes and capacity for future employment across the city.</p>
2.0	Recommendation
2.1	The Committee is asked to note the outcomes of the annual Housing Monitor report and the ELM for 2023/24 contained at Appendix 1 and 2 ; and the intention to publish these summary documents and accompanying online map portals on the Council's website.
3.0	Main Report
	<u>Background</u>
3.1	Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the Local Development Plan (LDP) are being achieved.
3.2	Members will also be aware that the Plan Strategy (PS), the first of two LDP documents, was formally adopted on 2 May 2023, with work now commenced on the second document, the Local Policies Plan (LPP).
3.3	The current monitor period predates the adoption of the LPP and therefore the data for this period is presented in an annual Housing Land Availability Monitor report (referred to as the 'Housing Monitor' report). In proceeding years, Annual Monitoring Reports will be prepared for the periods subsequent to the adoption of the LPP.
3.4	<p>Housing Land Availability Reports</p> <p>The primary purpose of the Housing Monitor is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.</p>
3.5	The Housing Land Availability Summary Report contained at Appendix 1 presents the headline figures from a register of potential housing land maintained by the Council, based on current planning policy designations and planning permissions. This provides a snapshot of the amount of land available for new homes and capacity for future housing units as of 31 March 2024, as well as providing the net gains in housing units for the 2023/24 period. This differs from the new dwelling completion statistics published routinely by central Government which

	only provide a total for new build homes, without accounting for units lost as a result of demolitions and redevelopment.
3.6	<p>This information is summarised within the report in relation to:</p> <ul style="list-style-type: none"> • Each settlement within the District, including settlement areas in the case of Belfast; • Whether land falls within the existing urban footprint¹ or is classified as greenfield land; and • The type of land use zoning (i.e. land zoned for housing or land zoned for mixed use development) or all other land.
3.7	The report will be supported by the online map portal showing the status of all existing housing monitor sites, on the Development Plan and Policy part of the Council website. During the 2023/24 monitoring year 586 units were completed on 11.9 ha of land across the District. 344.7 ha of land remains, with potential capacity for 21,102 residential units. This is based on deliverable planning approvals and land allocated within the development plan but doesn't include other potential sites that may be suitable for residential development.
3.8	<p>The total number of dwellings completed in the district has decreased by 17.9% from 714 in 2022/23 to 586 in the current monitor year. The proportion of dwellings completed within the Urban Footprint is recorded at 80.8% with 33.5% of the remaining potential available for future dwellings being on land zoned for housing or mixed use development, at the 01 April 2024. It is emphasised that the monitor represents a register of housing land primarily based on policy designations and planning permissions, rather than an accurate picture of all potentially viable housing land.</p>
3.9	<p>Employment Land Monitor</p> <p>The primary purpose of the ELM is to inform decision making and the ongoing performance of policy in respect of land supply across the city. As an evolving information source, it will provide a mechanism to identify where imbalances in land supply may develop and can inform prospective investors or developers on the availability of land that may be suitable for employment uses across the city.</p>
3.10	<p>Similar to the Housing Monitor, the ELM (Appendix 2) sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31st March 2024) for the amount of land available for employment purposes and capacity for future employment across the city.</p> <ul style="list-style-type: none"> • This information is summarised within the report in relation to: • completed net employment gains over the period 2023/24; • completed net employment gains over the period 2022/23; • remaining net supply (comprising extant consents and sites where development is ongoing) - at 31st March 2024; and • the potential additional supply in terms of vacant land suitable for employment use - at 31st March 2024;

¹ The continuous built-up area of the settlement.

3.11	<p>This ELM report will also be supported by the online map portal showing the status of all existing employment monitor sites alongside the other spatial mapping for the LDP on the council's website. For the 2023/24 monitoring year there was 59,989m² of employment floorspace completed with the majority of this being office floorspace. At the 31 March 2024 there was approximately 31,337m² of employment floorspace under construction and 459,655m² remaining by way of extant planning permissions. Additional yields of 240,992m² are available from vacant sites within existing employment areas, applying the best practice standard of 40% building to plot ratio and 125,159m² from mixed use sites.</p> <p><u>Financial and Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u> The report presents factual information and makes no recommendations relating to the future allocation of land for employment. There are therefore no relevant equality or good relations implications attached to the report.</p>
4.0	Appendices - Documents Attached
	<p>Appendix 1 – Belfast Housing Land Availability Summary Report 2023/24</p> <p>Appendix 2 – Employment Land Monitor Report 2023/24</p>



Belfast Local Development Plan

Employment

Monitor Report 2023/24

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1 Introduction

As part of the preparation of a new Local Development Plan (LDP) for Belfast, the Strategic Planning Policy Statement (SPPS) for NI (September 2015) states that “a system to monitor the take up and loss of land allocated for economic development purposes should be implemented.”

The primary purpose of the employment monitor is to inform the formulation of the council’s new LDP. However, it will also help the council identify and track changes in the potential land supply across the city.

The information collated will allow a clear view of the overall progress in meeting the employment objectives of the emerging development plan and in identifying issues likely to require intervention.

The Planning Act (NI) 2011 requires the council to make an annual report to the Department for Infrastructure outlining the extent to which the objectives set out in the LDP are being achieved. Although the new plan is not yet adopted it is still important to report on the availability and take-up of employment land in advance of the full LDP adoption.

2 Methodology

This section will explain the data collection methods used to analyse employment land availability within the district. It provides information relating to employment land data between 01 April 2023 and 31 March 2024. An analysis has been undertaken of all new sites with planning approvals within the periods stated above. The survey identifies and records sites that have been completed, sites that are currently under construction and sites with outstanding planning permission, yet to be implemented. Any existing employment land which was lost to non-employment uses during the monitoring year has also been recorded. Sites identified for the purposes of this report are those that fall within Class B of the Use Classes Order. These are defined as:

Class B1a	General offices
Class B1b	Call centres
Class B1c	Research and development
B2	Light industry
B3	General industry
B4	Storage and Distribution

The methodology has been revised since the publication of the last report to allow for more accurate reporting which removes the risk of double counting yields where there is more than one extant approval on a site. The monitor also captures instances where there is a loss and a gain of employment floorspace as part of the same proposal.

The process followed to produce the employment land monitor is summarised at Appendix A.

The Monitor presents a register of potential employment land, based on current planning policy designations and planning permissions¹. It is the role of an Urban Capacity Study (UCS) and the Employment Land Review which will be undertaken from time to time, to assess the suitability, availability and achievability of monitored sites to contribute to a viable supply of land.

3 Limitations

The figures included in this document do not include all development. It should therefore be assumed that some refurbishments and other permitted development have been developed and are not included in this document as there is no requirement for such works to be subject to the planning process. Where there has been an application permitted which includes intensification of an existing employment site, i.e. an extension or additional floor to existing employment building, only net additional floorspace is recorded as the site area already exists and would be misrepresentative.

It must also be recognised that the site area for planning applications expressed in hectares has been reduced in some instances to reflect only the site and not the access arrangements as this would have the potential to give misleading results. In a small number of schemes, the floorspace figures were not readily available and estimates of the floorspace gained or lost has been provided based on the existing building footprint and the number of storeys. Due to rounding, numbers presented throughout this report may not add up precisely to the totals provided.

¹ For the purposes of the employment monitor, the draft Belfast Metropolitan Area Plan (BMAP) 2015 is utilised rather than the former Belfast Urban Area Plan (BUAP) 2001. The adopted BMAP was quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017 and, although this means the BUAP is now the statutory development plan for the area, the draft BMAP, in its most recent, pre-examination, form remains a significant material consideration in future planning decisions. Draft BMAP therefore refers to that which was purported to be adopted and not the pre-examination draft published in 2004.

4 Overview

The following summary tables detail the uptake and loss of employment space for the monitoring period (01 April 2023-31 March 2024). The position at the 31 March 2024 in terms of the remaining supply of vacant employment land and as well as committed floorspace gains through extant planning permission for B use classes balanced against committed losses (extant planning permission for alternative uses) for Belfast district is also included.

4.1 Belfast LGD overview 01 April 2023 - 31 March 2024

Table 1 provides a breakdown for the completed gains and losses in employment land over the monitoring year period of 01 April 2023 to 31 March 2024. The total amount of floorspace completed was 59,989m². The majority of this was in use class B1(a) general offices. The total amount of completed employment floorspace lost to non- employment uses over the monitoring period was 2,457m². The net change between completed losses and gains was +57,532m².

4.2 Belfast LGD extant and under construction overview

Table 2 and Figure 1 set out the completions (gains and losses) across three monitor periods (2021/22, 2022/23 and 2023/24) to give an indication of the annual average and the net changes across a greater time period.

4.3 Belfast LGD extant and under construction overview

Table 3 provides overall totals for schemes where development is on-going and where planning permission remains extant on 31 March 2024. Under construction schemes at the 31 March 2024 have the potential to deliver approximately 31,337m² of new floorspace. The completion of all schemes yet to start has the potential to deliver approximately 459,655m² of new employment floorspace. Further analysis of the extant permissions demonstrates that approximately 343,510m² consist of B1(a) general offices.

4.4 Belfast LGD completions (gains) and remaining capacity by location

Table 4 and Figure 2 set out the completions (gains) by location over the period 01 April 2021 to 31 March 2024. It also sets out the remaining capacity by way of extant planning permissions for employment use by location and areas of developable land

within existing employment locations (that is, land where there is no development under construction or that does not have an extant planning consent). In line with best practice a 40% building to plot ratio was applied to these areas to reflect the servicing, parking and landscaping requirements. As of the 31 March 2024 there is approximately 240,992m² of vacant land suitable for employment purposes.

4.5 Belfast LGD completions (losses) and remaining potential losses by location

Table 5 outlines the completed (losses) by location over the period 01 April 2021 to 31 March 2024. It also sets out the remaining potential losses of employment uses to non-employment uses if all extant planning permissions are realised. These extant planning permissions are located mostly within the city centre and the rest of the city.

4.6 Mixed use sites remaining capacity

There are four sites zoned for mixed use in draft BMAP (table 6). The yields for Titanic Quarter (BHA01) and Lands at Monagh By-Pass / Upper Springfield Road (BT 002) are captured in table 2 as they consist of extant planning permissions or development under construction. The yields on the remaining two mixed use zonings have been captured from their respective masterplans.

5 Summary tables

Table 1: Completions for monitor period 01 April 2023 to 31 March 2024

	Office (B1A)		Call centres (B1B)		R & D (B1C)		Light industry (B2)		General Industry (B3)		Storage & Distribution (B4)		Total	
	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2
Completed (gains) 01/04/2023-31/03/2024	4.3	59,348	0.0	0.0	0.0	0.0	0.3	641	0.0	0.0	0.0	0.0	4.5	59,989
Completed (losses) 01/04/2023-31/03/2024	0.3	2,433	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.03	24	0.3	2,457
Net Change	4	56,915	0	0	0	0	0.3	641	0	0	-0.03	-24	4.2	57,532

Table 2: Completions across three monitor periods, from 01 April 2021 to 31 March 2024

	Office (B1A)		Call centres (B1B)		R & D (B1C)		Light industry (B2)		General Industry (B3)		Storage & Distribution (B4)		Total	
	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2
Completed (gains) 01/04/2021-31/03/2024	15.6	122,004	0.0	0.0	1.6	11,714	4	9,756	0.0	0.0	3.2	4,284	24.4	147,758
Annual Average	5.2	40,668	0.0	0.0	0.5	3,905	1.3	3,252	0.0	0.0	1.1	1,428	8.1	49,253
Completed (losses) 01/04/2021-31/03/2024	0.8	9,971	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	2,291	0.9	12,262
Annual Average	0.3	3,324	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.04	764	0.3	4,087
Net Change	15	112,033	0.0	0.0	1.6	11,714	4	9,756	0.0	0.0	3.1	1,993	23.5	135,496

Figure 1: Completions by Use Classes across three monitor periods from 2021/22 to 2023/24 (m²)

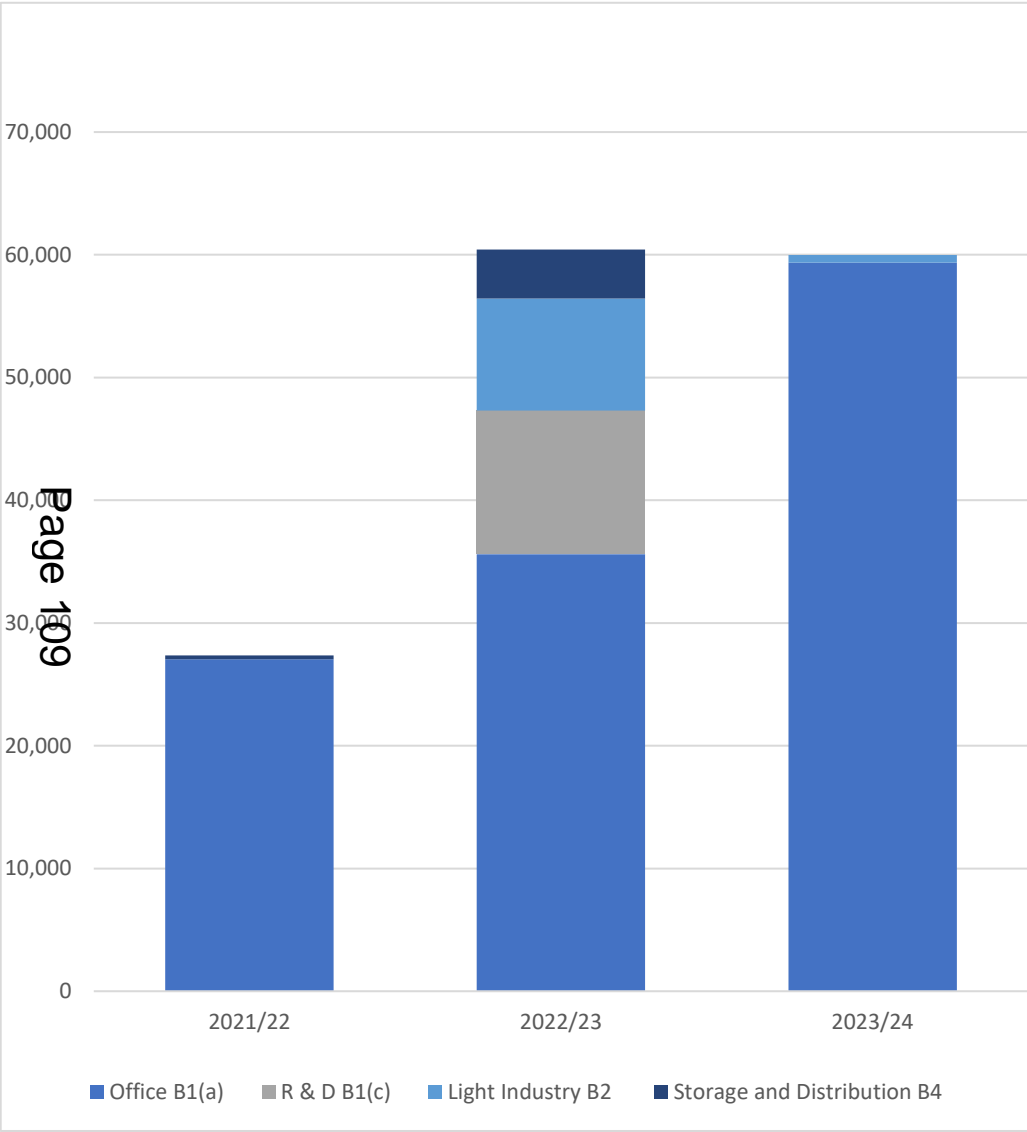


Figure 2: Completions (gains) by location across monitor periods 2021/22 to 2023/24 (%)

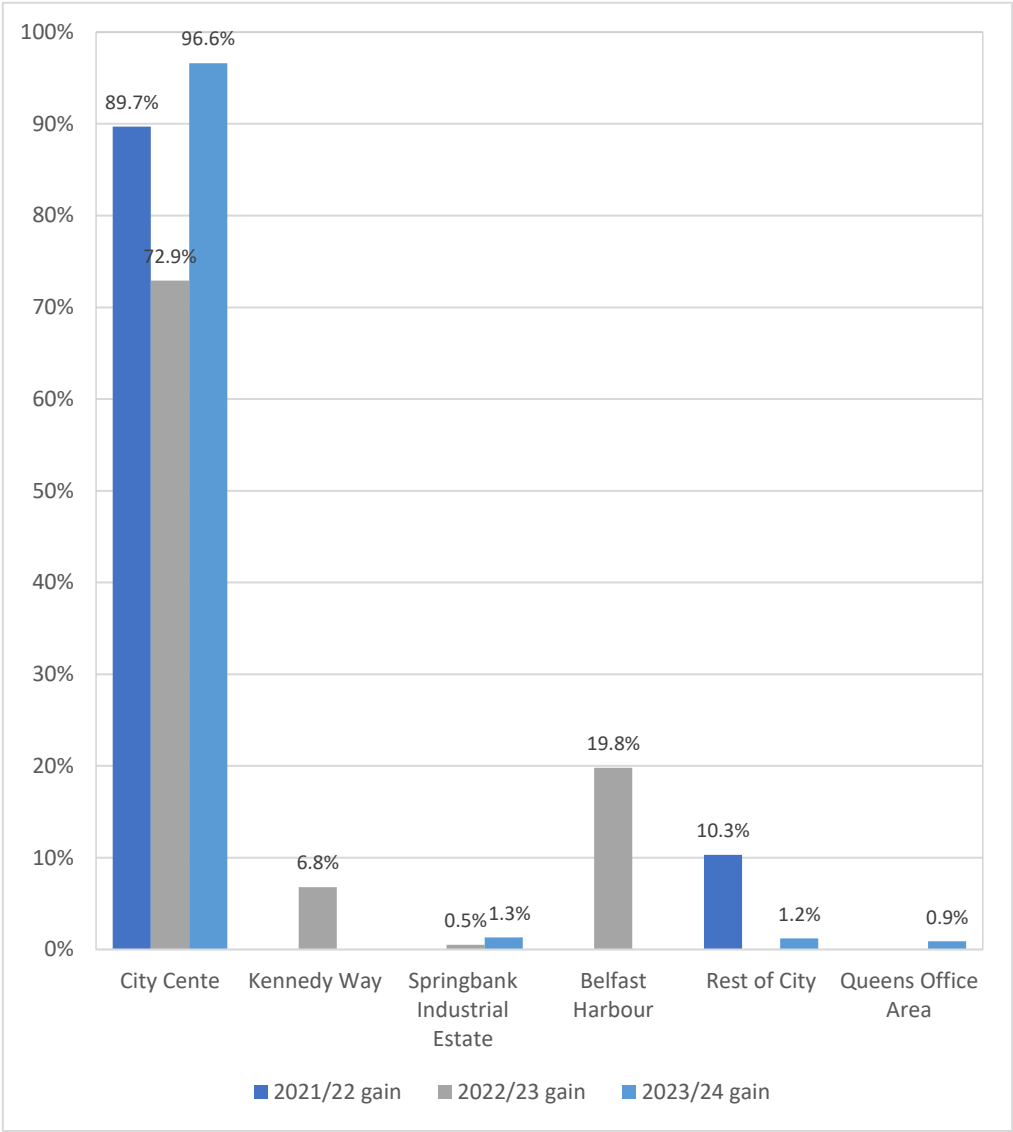


Table 3: Development under construction, extant permission (gain and losses)

	Office (B1A)		Call centres (B1B)		R & D (B1C)		Light industry (B2)		General Industry (B3)		Storage & Distribution (B4)		Vacant employment land		Total	
	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2	Area (Ha)	m2
Development on-going at 31/03/24	7.5	24,611	0.0	0.0	0.0	0.0	1.5	5,543	0.0	0.0	3.9	1,183	*	*	13	31,337
Not started gains - Full & Outline at 31/03/24	73.5	343,510	15.6	8,179	12.6	8,948	17.1	31,692	42.8	32,605	20	34,721	*	*	182	459,655
Sub-total	80.9	368,121	15.6	8,179	12.6	8,948	18.6	37,235	42.8	32,605	23.9	35,904	*	*	194.4	490,992
Losses not started at 31/03/24	6.2	33,634	0.1	1,868	0.1	381	2.8	10,877	2.9	12,139	10.8	27,274	0.0	0.0	23	86,173
Net Total	74.7	334,487	15.5	6,311	12.5	8,567	15.8	26,358	39.9	20,466	13.1	8,630	0.0	0.0	171.4	404,819

*For vacant employment land not covered by an existing planning consent please refer to table 4.

Table 4: Completions (gains) and remaining potential gains by location

Ref No.	Location	Completions (m ²)			Remaining Capacity (m ²)	
		01-04-2023 to 31-03-2024	01-04-2022 to 31-03-2023	01-04-2021 to 31-03-2022	Remaining potential from extant permissions and under construction	Remaining potential from vacant developable land
CC	City Centre	57,949	32,741	26,987	280,986	*
ML 08	KILWEE INDUSTRIAL ESTATE, DUNMURRY	0	0	0	0	811
BT 005/05	HILLVIEW ROAD	0	0	0	3,543	1,416
BT 005/19	BALLYGOMARTIN INDUSTRIAL ESTATE, BALLYGOMARTIN ROAD	0	0	0	862	374
BT 005/10	GLENBANK BUSINESS PARK, CRUMLIN ROAD	0	0	0	0	11,988
BT 005/25	NORTH HOWARD LINK	0	0	0	0	*
BT 005/15	KENNEDY WAY	0	3,438	68	3,859	*
BT 005/04	CASTLEREAGH ROAD	0	0	0	0	2,423
MCH 09	PRINCE REGENT ROAD	0	0	0	5,243	3,332
ML 07	SPRINGBANK INDUSTRIAL ESTATE	798	221	0	2,248	35,199
BT 005/13	RAVENHILL BUSINESS PARK	0	0	0	0	*
BT 005/09	SHORE ROAD/SKEGIONEILL STREET	0	0	0	0	629
BT 004	LAND AT SPRINGFIELD ROAD (FORMER MACKIE'S SITE)	0	0	0	0	65,122
BT 005/11	DONEGALL ROAD	0	0	0	0	*
BT 005/08	DUNCAIRN GARDENS	0	0	0	1,618	342
BHA 06	BELFAST HARBOUR	0	9,932	0	62,001	101,745
BT 005/17	WESTLINK ENTERPRISE CENTRE, DISTILLERY STREET	0	0	0	0	1,281
MCH 10	MONTGOMERY ROAD	0	0	0	11,044	*
BT 005/20	LANARK WAY	0	0	0	740	641
BT 005/07	YORK ROAD INCLUDING JENNYMOUNT BUSINESS PARK	0	0	0	563	*

BT 005/12	STOCKMANS WAY	0	0	292	283	*
MCH 11	BALLYGOWAN ROAD	0	0	0	0	*
BT 005/02	ISLAND STREET/BALLYMACARRETT ROAD	0	0	0	0	331
BT 005/21	ARGYLE BUSINESS PARK, SHANKILL ROAD	0	0	0	749	*
BT 005/01	NEWTOWNARDS ROAD/TAMAR STEET	0	0	0	0	*
BT 005/18	SPRINGFIELD ROAD	0	0	0	4,466	5,107
BT 005/22	AGNES STREET INDUSTRIAL ESTATE	0	0	0	456	*
BT 005/03	EAST BELFAST ENTERPRISE PARK	0	0	0	0	*
BT 005/23	LOUDEN STREET/TOWNSEND STREET	0	0	0	0	*
BT 005/16	WHITEROCK INDUSTRIAL ESTATE, SPRINGFIELD ROAD	0	0	0	13,177	6,652
BT 005/26	CONWAY STREET	0	0	0	0	*
BT 005/06	CAMBRAI STREET	0	0	0	310	*
BT 005/24	ANDREWS MILL, DIVIS STREET	0	0	0	0	0
BT 005/14	GLEN ROAD	0	0	0	20	0
ML 05	SEYMOUR INDUSTRIAL ESTATE	0	0	0	0	3,598
ROC	Rest of City	717	0	0	18,350	*
BHA 01	TITANIC QUARTER	0	14,080	0	59,309	*
QOA	QUEENS OFFICE AREA	525	0	0	0	*
ODL	Outside Development Limit	0	0	0	3,288	*
Total		59,989	60,412	27,347	473,116	240,992
Total					714,107	

*Vacant land suitable for employment uses in existing employment locations.

**See Table 6 for remaining capacity at BHA 01 Titanic Quarter.

Table 5: Completions (losses) and remaining potential losses by location

Ref No.	Location	Completed losses (m ²)			Remaining potential losses (m ²)
		01-04-2023 to 31-03-2024	01-04-2022 to 31-03-2023	01-04-2021 to 31-03-2022	Remaining commitments at 31-03-2024
CC	City Centre	1,529	3,320	4,898	32,055
ML 08	KILWEE INDUSTRIAL ESTATE, DUNMURRY	0	0	0	0
BT 005/05	HILLVIEW ROAD	0	0	0	5,028
BT 005/19	BALLYGOMARTIN INDUSTRIAL ESTATE, BALLYGOMARTIN ROAD	0	0	0	0
BT 005/10	GLENBANK BUSINESS PARK, CRUMLIN ROAD	0	0	0	0
BT 005/25	NORTH HOWARD LINK	0	0	0	0
BT 005/15	KENNEDY WAY	0	0	0	0
BT 005/04	CASTLEREAGH ROAD	0	0	0	0
MCH 09	PRINCE REGENT ROAD	0	0	0	800
ML 07	SPRINGBANK INDUSTRIAL ESTATE	0	0	0	0
BT 005/13	RAVENHILL BUSINESS PARK	0	0	0	93
BT 005/09	SHORE ROAD/SKEGIONEILL STREET	0	0	0	0
BT 004	LAND AT SPRINGFIELD ROAD (FORMER MACKIE'S SITE)	0	0	0	0
BT 005/11	DONEGALL ROAD	0	0	0	0
BT 005/08	DUNCAIRN GARDENS	0	0	0	381
BHA 06	BELFAST HARBOUR	0	0	0	10,108
BT 005/17	WESTLINK ENTERPRISE CENTRE, DISTILLERY STREET	0	0	0	0
MCH 10	MONTGOMERY ROAD	0	0	0	2,531
BT 005/20	LANARK WAY	0	0	0	0
BT 005/07	YORK ROAD INCLUDING JENNYMOUNT BUSINESS PARK	0	0	0	0
BT 005/12	STOCKMANS WAY	0	0	0	800
MCH 11	BALLYGOWAN ROAD	0	0	0	0
BT 005/02	ISLAND STREET/BALLYMACARRETT ROAD	0	0	0	0
BT 005/21	ARGYLE BUSINESS PARK, SHANKILL ROAD	0	0	0	0

BT 005/01	NEWTOWNARDS ROAD/TAMAR STEET	0	0	0	956
BT 005/18	SPRINGFIELD ROAD	0	0	0	4,429
BT 005/22	AGNES STREET INDUSTRIAL ESTATE	0	0	0	0
BT 005/03	EAST BELFAST ENTERPRISE PARK	0	0	0	0
BT 005/23	LOUDEN STREET/TOWNSEND STREET	0	0	0	0
BT 005/16	WHITEROCK INDUSTRIAL ESTATE, SPRINGFIELD ROAD	0	0	0	271
BT 005/26	CONWAY STREET	0	0	0	0
BT 005/06	CAMBRAI STREET	0	0	0	1,672
BT 005/24	ANDREWS MILL, DIVIS STREET	0	0	0	0
BT 005/14	GLEN ROAD	0	0	0	148
ML 05	SEYMOUR INDUSTRIAL ESTATE	0	0	0	0
QOA	QUEENS OFFICE AREA	0	0	0	196
ROC	Rest of City	982	506	0	28,404
	Total	2,457	3,826	4,898	87,872

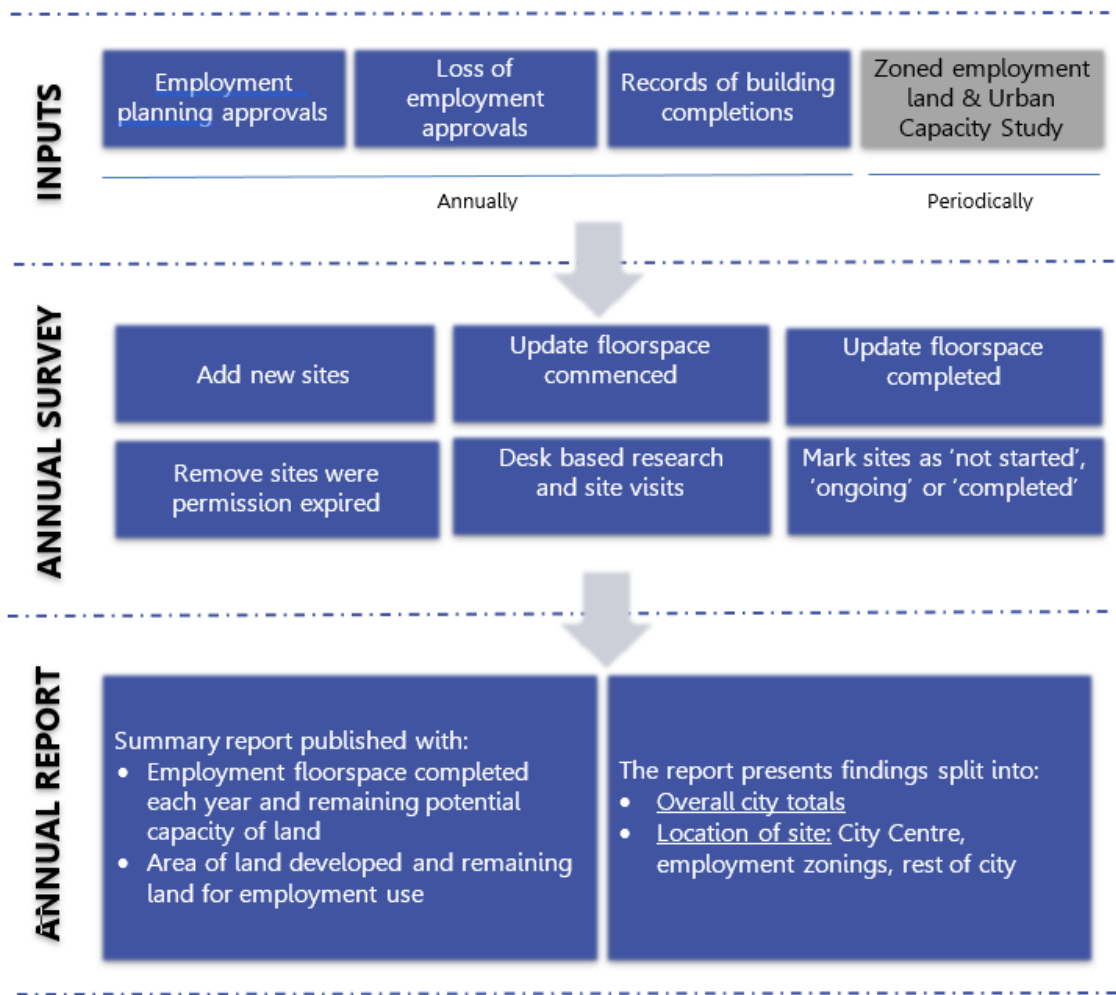
Table 6: Mixed use sites remaining yield/capacity

ZONING REFERENCE	LOCATION	EMPLOYMENT YIELD
BHA 05	NORTH FORESHORE	38,140
BT 003	LAND AT CRUMLIN ROAD INCLUDING GIRDWOOD BARRACKS	20,000
BT 002	LAND AT MONAGH BYPASS / UPPER SPRINGFIELD ROAD	4,030
BHA 01	TITANIC QUARTER	62,989
	TOTAL	125,159

Appendix A: Summary Methodology

The employment land monitor measures net gains and losses in employment floorspace within the Belfast City Council area. It provides a snapshot of the amount of land available for employment as of 1st April each year. The Monitor demonstrates the presence of an adequate and continuous supply of employment land in the city and provides evidence to inform the preparation of the Local Development Plan and to make planning decisions. The Monitor presents a register of potential employment land, based on current planning policy designations and planning permissions, rather than an accurate picture of viable employment land.

An Urban Capacity Study will be undertaken from time to time to assess the suitability, availability and achievability of monitored sites to ensure the land required to facilitate the required jobs growth over the plan period is met. An Urban Capacity Study for Belfast was published in March 2018. (https://www.belfastcity.gov.uk/getmedia/3794156e-b2b5-4437-ab36-2f13f2f4f742/DPS028_Evi-05.pdf)



Belfast Planning Service

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

-  www.belfastcity.gov.uk/LDP
-  planning@belfastcity.gov.uk
-  028 9050 0510
-  @belfastcc
-  @belfastcitycouncil
-  Belfast City Council

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Subject:	Draft LDP Engagement and Communications Strategy Draft LDP Engagement and Communications Plan (2024)
Date:	15/10/2024
Reporting Officer:	Dermot O'Kane – Acting Development Planning & Policy Manager
Contact Officer:	Joanne Doherty - Senior Planning Officer

Restricted Reports

Is this report restricted?

Yes

☐

No

☒

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

Insert number

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

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Sometime in the future

Never

☐
☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

1.0	Purpose of Report/Summary of Main Issues
-----	--

1.1	The first part of the Belfast Local Development Plan (LDP) 2035, the Plan Strategy (PS), was adopted on 2 May 2023 and sets out the strategic and operational policy framework for the plan area across a range of topics.
1.2	The Council has commenced work on the draft Local Policies Plan (LPP) which is the second part of the two-stage LDP process under the provisions of Part 2 of the Planning Act (NI) 2011. The purpose of the LPP is to set out the Council's local policies and site-specific proposals, designations and land use zonings in relation to the development and use of land in its district required to deliver the Council's vision, objectives and strategic policies.
1.3	The purpose of this report is to provide members with an update on the ongoing review and refresh of the LDP Engagement and Communications Strategy and the LDP Engagement and Communications Plan for the LPP.
2.0	Recommendation
2.1	The Committee is asked to note the update.
3.0	Main Report
	<u>Background</u>
	Engagement and Communications Strategy
3.1	The Engagement and Communications Strategy sets out our approach to engaging and communicating with key stakeholders, interested parties and the community during the production of the Council's LDP.
3.2	The strategy builds on the Statement of Community Involvement (SCI) and contains methods of engagement that are tailored to each consultation period, the needs of consultees and takes into consideration the Timetable and need to deliver a robust LDP.
3.3	An Engagement and Communications Strategy for the LDP was originally drafted in 2016 to reflect best practice. The LDP Engagement Strategy has been updated to reflect the Council's Corporate Consultation and Engagement Framework published November 2020 and is linked to the Belfast Agenda's vision and outcomes. The Council's Consultation and Engagement Framework recognises the importance of meaningful consultation and engagement and sets out the broad policy as to how this activity will be undertaken by the council. The approach has been tailored to ensure that wider Planning legislative requirements are adhered to.
	Engagement and Communications Plan
3.4	The Engagement and Communications Plan falls from the Strategy. The Plan details the purpose of engagement, the methods of engagement, the communication methods and the communication channels the LDP team will utilise for the draft LPP. Examples of these include a 'launch' media release being issued, promotion on the council's social media channels as well as public engagement events being held to raise awareness of the draft LPP.
3.5	Both documents have been prepared in collaboration with the Corporate Comms Team to ensure that we are utilising best practice and are compliant with Council guidelines.
3.6	The purpose of engagement for this stage is to provide audiences with the appropriate tools and opportunities to provide their representations on the draft LPP stage of plan making. Through the consultation process it is important to manage the audience's expectations of

3.7	<p>how their engagement will impact the draft LPP; what can they influence or change and how they can do this.</p> <p>Both the Engagement Strategy and Plan will continue to be live documents and will be updated as we move through the production of the Plan and will be adapted to reflect any changes to regional policy, regulations and emerging best practice. A further Communication and Engagement Action Plan will set out precise details of events, costs and timescales which will also be updated to reflect the progress of the LDP.</p> <p><u>Financial and Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u> There are no equality or good relations implications arising from this report.</p>
4.0	Appendices - Documents Attached
	<p>Appendix 1 – Draft LDP Engagement and Communications Strategy 2024</p> <p>Appendix 2 – Draft LDP Engagement and Communications Plan 2024</p>

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Belfast

Local Development Plan

Draft Engagement and Communications Strategy

August 2024

www.belfastcity.gov.uk/LDP



Belfast
City Council



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DRAFT

1 Introduction

- 1.1.1 This strategy sets out an approach to engaging and communicating with key stakeholders, interested parties and the community during the production of the Council's Local Development Plan (LDP). The Council is committed to providing the local community and other stakeholders with opportunities to shape the place in which they live and has developed an approach to engagement designed to make this achievable.
- 1.1.2 We are committed to ensuring that all council engagement is meaningful, inclusive and fit and this will be supported by communications that are appropriate and accessible. This is a shared vision of participation in decision making which should ensure that:
- 1.1.3 Everyone has an early and informed opportunity to express their views on the development of the area and that these representations are considered before decisions are made; and
- 1.1.4 All groups in our community, regardless of religious belief, political opinion, racial group, age, sex, marital status, physical ability, sexual orientation, and those with and without dependents are enabled and empowered to participate.
- 1.1.5 The requirement to produce a Statement of Community Involvement (SCI) was introduced in the Planning Act (Northern Ireland 2011). The Planning (Statement of Community Involvement) Regulations (Northern Ireland) 2015 sets out the process by which this should be done. This strategy builds on the SCI and methods of engagement that are tailored to each consultation period, the needs of consultees and takes into consideration the Timetable and need to deliver a robust Local Development Plan.
- 1.1.6 The Strategy is being updated as the Council has commenced work on the Local Policies Plan, the second part of the LDP process. The purpose of the update is to ensure that our engagement is fit for purpose and that the Strategy reflects any changes to Regional Policy, Regulations and emerging best practice.
- 1.1.7 Anyone can register their interest and be added to the LDP database by emailing planning@belfastcity.gov.uk.

Aims and objectives of the LPD

- 1.1.8 The purpose of the Local Development Plan, comprising the Plan Strategy and Local Policies Plan, is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will

implement the strategic objectives of the Regional Development Strategy and guide development decisions within Belfast until 2035. The community needs to take part in plan-making for local ownership and to help create the policies that will shape the future of land uses and development in Belfast.

1.1.9 The LDP will provide a framework to support the economic and social needs of the council in line with regional strategies and policies while providing for the delivery of sustainable development. It will allocate sufficient land to meet Belfast's needs and provide an opportunity for all stakeholders to have a say about where and how development within their local area will take place

1.1.10 The purpose of the Council's Local development plan is to: -

- Set out future land uses and how the city will develop up to 2035.
- Deliver sustainable development.
- Reflect local aspirations for the city.
- Provide a basis for rational and consistent development.
- Guide growth and change.
- Show how and where change will occur.

2 Duty to Cooperate: The Belfast Agenda and Local Development Plan

2.1.1 The Local Government Act 2014 and Planning Act 2011 link the community planning and development plan processes with draft guidance, suggesting that the LDP is intended to be "the spatial reflection of the community plan" with the process working in tandem "towards the same vision for the council area and its communities" by setting "the long term social, economic and environmental objectives".

2.1.2 The Local Government Act (2014) defines community planning as: "...a process whereby councils, statutory bodies and communities work together to develop and implement a shared vision for promoting the (social, economic and environmental) well-being in an area".

2.1.3 Council will lead this process for the city, and along with our community planning partners, are required by law to produce a community plan every four years which must include:

- an agreed long-term vision for the city.
- a number of agreed key priority outcomes that partners will focus on to improve:
 - social wellbeing (including promoting equality and good relations);

- economic wellbeing (including tackling poverty, social exclusion and deprivation); and
- environmental wellbeing (including how the city will contribute to achieving sustainable development)
- a plan outlining a range of short, medium and long-term actions that partners across the city, including public services, community and voluntary groups plan to take to contribute to improve outcomes for communities.

3 Approaches to consultation

- 3.1.1 A Consultation and Engagement Framework has been developed by the Council to ensure a consistent approach that allows it to meet and exceed its statutory consultation requirements. This approach also helps to tailor engagement activities to ensure that the Council gets as much useful consultation feedback as possible within the resources available.
- 3.1.2 The Council's Consultation and Engagement Framework was developed in line with current legal requirements and best practice principles and takes into account the UK Government's Statement of Consultation Principles (Cabinet Office 2012) which replaced the 2008 Code of Practice; the Gunning Principles; the Consultation Institute's Seven Best Practice Principles for consultation and the Scottish National Standards for Community Engagement. In particular, it is in keeping with and builds on our commitments to and legal obligation under Section 75.

Engagement

- 3.1.3 The purpose of engagement refers to the level or role of stakeholder involvement and the amount of influence they have in the process. For the purposes of this strategy three levels of engagement are used to describe the nature and purpose of engagement methods. These are to inform, consult and involve.
- 3.1.4 Council's consultation and engagement framework recognises the importance of meaningful consultation and engagement and sets out the broad policy as to how this activity will be undertaken by the council. The council works to ensure that the consultation and engagement framework aims to:
- Make our consultation and engagement processes meaningful and fit for purpose.
 - Ensure our consultation and engagement processes provide Value for Money.
 - Ensure our consultation and engagement is Inclusive and improves equality of opportunity, enabling greater participation in consultation and engagement especially.
 - from 'seldom heard' groups.

Introduction

- Strengthen strategic planning through more effective use and co-ordination of consultation.
- and engagement - A 'One-Council' Coordinated Approach.

3.1.5 Engagement with all consultee groups seeks to encourage inclusive discussions on the LDP and key planning policies that will guide future development to deliver the tangible social, economic and environmental benefits for the city. Public consultation is therefore an essential part of the plan making process.

3.1.6 In order to tailor the consultation accordingly and gain maximum input, stakeholders have been divided into groups. The Council has a statutory duty to consult a range of consultees, some of which are residents and businesses, others named as specific bodies including Section 75 groups and statutory consultees.

3.1.7 Public involvement should be transparent and accessible and seek to reach as many local residents and businesses as possible and aim to: Engagement with the local community should form part of a continuous programme, not be a one-off event.

- Consistent imagery should be used across all Local Development Plan media.
- Consultation and communication methods used should be appropriate to the communities concerned.
- Work closely with other Directorates within the Council. There may be opportunities to link in with other consultation activities and use the feedback received.
- Information gathered through other consultations should be used wherever possible.
- The level of community involvement should be appropriate to the role of the plan or study in question.
- Accessible report summaries of planning documents should be produced where appropriate.
- Any consultation method should be designed to ensure that meaningful feedback is achievable within the Council's resources and Local Development Plan timescales.
- All communication throughout the Local Development Plan consultation should be directed through generic telephone and email contacts rather than named team members.

4 Stakeholder Analysis

- 4.1.1 There are a number of stakeholders that we are required to engage with because they are statutory consultees, because of their geographical or strategic planning association with Belfast City Council, are an identified community organisation or simply because they may be expected to have an interest in the Council's LDP. All stakeholders have the potential to benefit from the LDP and therefore must have the opportunity to input into the council's proposals. These stakeholders include:

Stakeholder	Interest
Citizens and residents	Improved quality of life, addressing community division, minimal rate burden
Elected Members	Local responses; Improved co-ordination and alignment of interventions, value for money, equitable distribution of resources; input
Thematic interests	Local responses; co-ordination, value for money, equitable distribution of resources; input into policy development and consultative role
Internal stakeholders	Establish synergies, points of contact, strategic alignment and dependencies
Community & Voluntary Sector	Opportunities to access resources, improved relationship with central and local government; continuation funding; mainstreaming of projects; reduced bureaucracy
Private Sector and industry	City Centre Regeneration, opportunities to improve business performance and investment and become more profitable.
Central Government and Statutory agencies	Complementarity; Achievement of Programme for Government objectives, particularly the Regional Development Strategy
Staff	Improved quality of life, development opportunities, improvement of local environment
Media/Social Media	Opportunities for promoting the Local Development Plan
Service providers	Opportunities to improve business performance and become more profitable.

Internal consultees and approach across Council

- 4.1.2 Council is a large organisation that provides a range of services for the city that will be impacted by the LDP. This presents challenges and opportunities for the LDP process. Through internal working groups staff will work collaboratively across the

organisation and this will reap benefits in terms of resources, alignment of council strategies with the LDP and information flows and through the engagement activity. LDP working groups meet over the course of the LDP lifecycle. The working groups include external statutory partners as appropriate.

Engagement of Members

4.1.3 Whilst the councillors who sit on the Planning Committee have a role in directing the LDP as it progresses through the production process this is not the sole area of engagement for councillors on the Committee. A programme of workshops for elected members of the Council was held in order to:

- Facilitate an in depth understanding of issues in relation to the evidence used to support the plan.
- Provide perspectives and steer on issues that the plan aims to address.
- Explore the policy options that the plan aims to resolve.
- Offer local perspectives on the potential proposals in the plan and explain the impacts at a local level.

Project management team

4.1.4 A group comprising senior council officers was established to oversee the development of the Plan, to support and advise the LDP Steering group and ensure key consultees co-operate in the plan making process.

Local Development Plan Steering Group

4.1.5 In accordance with the SCI, the Council established an LDP Steering Group as a high-level co-ordinating body to ensure overview and strategic input on behalf of the whole community, as well as from planning professionals. Membership of the group comprises of council Members, with the Chief Executive, Director of Planning and Building Control or Planning Manager and representatives from key statutory partners, including:

- Department for Infrastructure (DfI);
- Department for Communities (DfC);
- Department of Agriculture, Environment and Rural Affairs (DAERA); and
- Department for the Economy (DfE).

Metropolitan Area Spatial Working Group (MASWG)

4.1.6 Alongside this, the surrounding councils within the wider Belfast metropolitan area were invited to form a Metropolitan Area Spatial Working Group (MASWG) along with DfI and other statutory representatives. The MASWG provides a forum for cross-boundary issues to be discussed along with the broader LDP development process.

The MASWG membership is made up of both officers and political representatives and provides an opportunity to discuss shared and mutual interests.

Thematic working groups

4.1.7 The Council also established a series of thematic working groups to bring together key stakeholders and ensure the coordination of the activity required to support the preparation of the LDP for Belfast. The working groups involve representation from key stakeholders, such as statutory partners and representative bodies, and provide a forum to:

- Gather information, views and details from a wide representation of stakeholders in order to maximise collaboration and build a consensus to provide the evidence base for the development of the Plan Strategy.
- Contribute to drafting the final LDP.
- Contribute to the LDP process through effective participation to ensure work is initiated and maintained in a timely manner to progress the Plan; and
- Provide a platform to inform sub-regional issues such as infrastructure and facilitate involvement from adjoining authorities.

4.1.8 The working groups established relate to the following thematic areas:

- Population and Housing.
- Urban Design, archaeology and built heritage.
- Economy and retail.
- Transport and infrastructure.
- Waste.
- Water and sewerage.
- Minerals.
- Environmental resilience; and
- Green and active (open space, natural heritage, landscape and coast, etc.).

5 LDP Stages

5.1.1 The engagement and consultation during the LDP are outlined in detail in the Statement for Community Involvement. The table below details the main stages of the LDP preparation, the status and the actions required/taken.

Key

Not Started

In progress

Complete

Local Development Plan (LDP)**Stage 1: Initial Plan Preparation**

Detail	Actions
Preparation of the Statement of Community Involvement and approval by Department for Infrastructure	<p>Consultation on Statement of Community Involvement (SCI) and collation of responses</p> <p>Give notice by local advertisement for two consecutive weeks of the following:</p> <ul style="list-style-type: none"> • SCI is available for inspection and the place and times at which it can be inspected • Publication of SCI on council's website
Development of Timetable and approval of Timetable by Department for Infrastructure	<p>Give notice by local advertisement for two consecutive weeks of the following:</p> <ul style="list-style-type: none"> • Timetable is available for inspection and the place and times at which it can be inspected. • Publication of Timetable on council's website
Agree governance for LDP	<p>Establish steering group that it a high-level co-ordinating body that will ensure overview and strategic input on behalf of the whole community, as well as from the planning professionals. Comprising of:</p> <ul style="list-style-type: none"> • Council Planning Committee • Chief Executive • Director of Planning and Place or Planning Manager <p>Set up a project management team to ensure key consultees co-operate in the plan making process. The project management team will be consulted on, and act as the screening and scoping group for the Sustainability Appraisal, including Strategic Environmental Assessment and EIA. The Scoping Report of the Sustainability Appraisal (including SEA) and EQIA will be sent to the statutory consultation body. Comprising of:</p> <ul style="list-style-type: none"> • Senior council officers • Principal Planning Officer • Representatives from the key statutory/government departments
<p>Collection of baseline data/research to establish:</p> <ul style="list-style-type: none"> • Key issues to be addressed 	<p>Hold workshops with Planning Committee to support decision making and outline the key findings from the topic papers that will inform the LDP</p>

<ul style="list-style-type: none"> Options to address them Review if new policies are required <p>Stakeholder engagement and development of stakeholder database. These lists will be kept under review and written request for inclusion from additional bodies will be considered on their individual merits.</p> <p>Preparation of the scoping report for the Sustainability Appraisal (including the Strategic Environmental Assessment)</p>	<p>Invite key consultees to participate in the plan making process and providing information on the key strategic issues that the LDP should address</p> <p>Invite Section 75 groups to identify whether there are any types of planning policies which are likely to have a significant impact on the groups they represent and identify any particular issues or needs which they feel the plan should address. Where requested, this can be done through a face-to-face meeting with a planning official.</p> <p>Consultation with the Northern Ireland Environment Agency</p>
Stage 2: Preparation and Adoption of Plan Strategy	
Detail	Actions
<p>Publication of Preferred Options Paper (POP) setting out the key plan issues and the preferred options available to address them</p>	<p>Issue a public notice in the local newspapers for two consecutive weeks, Belfast Gazette and on the council website, detailing:</p> <ol style="list-style-type: none"> I. The intention to prepare an LDP, accompanied by Sustainability Appraisal, including Strategic Environmental and Environmental Impact Assessment (EIA) II. Publication of the POP, inviting comment within 12 weeks III. Community meetings, exhibitions and pop-in information sessions IV. Publication of the screening and scoping papers for the Strategic Environmental and EIAs, the intention to prepare a LDP and invite comments on the POP <p>Make the Strategic Countryside Assessment and Topic Papers available on the council website and provide hard copy at a specified price</p> <p>Issue a press release about the intention to prepare a new plan and draw attention to the POP and the public consultation.</p> <p>Hold a launch and exhibition to announce the publication of the POP</p>

<p>Production of public consultation report containing a summary of each representation and professional comment, recording where members take a different view and the rationale for that view. This will be taken into account whilst formulating the draft LDP.</p>	<p>Hold information sessions on the POP</p> <p>Hold public meetings and exhibitions with drop-in sessions throughout the city.</p> <p>Write to key consultees and elected members providing them with a copy of the POP and inviting them to:</p> <ul style="list-style-type: none"> • Attend the launch • Provide comments within 12 weeks • Inform them of the public meetings, exhibition and drop-in information sessions <p>Write to local community groups and under-represented (Section 75) groups providing them with a copy of the POP and inviting them to:</p> <ul style="list-style-type: none"> • Comment within 12 weeks • Attend the public meetings, exhibition and drop-in information sessions • Offering the opportunity of a meeting with a planning officer to record their views <p>Notify all those within our Planning and Policy stakeholder database of the release of the Preferred Options Paper.</p> <p>Present public consultation report to elected members following the consultation period.</p>
Stage 3: Publication of Draft Plan Strategy	
Detail	Action
<p>Publication of the draft Plan Strategy for consultation that outlines council's intentions regarding the future development of the area</p>	<p>Issue a public notice in the local newspapers for two consecutive weeks in the Belfast Gazette and on the council website, detailing:</p> <ul style="list-style-type: none"> • Publication of draft Plan Strategy and accompanying Sustainability Appraisal including the Environmental Report and Equality Report and how to view or obtain copies • Dates and locations of public exhibitions

	<ul style="list-style-type: none"> • The 12-week period and closing date for receipt of representations to the draft Plan Strategy and accompanying Environmental Report <p>Make the draft Plan Strategy, the Sustainability Appraisal, including the Environmental Report and Equality Report and the Public Consultation Report, available on the council website and at our planning office and provide hard copies, upon request, at a specified price.</p> <p>Hold a launch and exhibition to announce the publication of the draft plan and issue press release.</p> <p>Hold public exhibitions where Belfast Planning Service officers will be available to answer queries.</p> <p>Write to key consultees and elected members informing them of:</p> <ul style="list-style-type: none"> • The publication of the draft Plan Strategy and providing them with a copy • Dates of the public exhibitions • The 12-week period and closing date for representations. <p>Notify all those within our Planning and Policy stakeholder database of the release of the draft Plan Strategy.</p> <p>Write to all who submitted a representation informing them of the publication of the draft Plan Strategy and accompanying documents including the Public Consultation Report; advise how they can view or obtain copies; the dates of the public exhibitions; the 12-week period and closing date for representations</p> <p>Representations will be reported to elected members before being forwarded to DfI to determine whether and if appropriate, an independent examination will be held.</p>
Stage 4: Public Inspection of representation	
Detail	Action
Make representations available for public inspection. Interested parties may also comment on the site-specific representations that have been received (counter representations)	<p>Make copies of representations available for inspection in the planning office and on the council website.</p> <p>Write to key consultees and elected members, informing them that representations are available for inspection and the places and times at which they can be inspected.</p>

	<p>Issue a public notice in the local newspapers for two weeks, in the Belfast Gazette and on the website detailing the availability of representations for inspection and the 12-week period, including closing date for counter- representations.</p> <p>Make the counter-representations available on the council website and at council's planning office for inspection.</p> <p>Report counter representations to elected members before forwarding them to the Department.</p>
Stage 5: Independent Examination	
Detail	Action
Determination of the soundness of the draft Plan Strategy Council, taking into account representations or counter representations	<p>Give notice to the Belfast Gazette and by local advertisement that the plan has been submitted to the Department and publish notice on website</p> <p>Make following documents ready for inspection in the council's principal offices and other such places the council considers appropriate:</p> <ul style="list-style-type: none"> • Draft plan, and all accompanying documentation specified in regulation 20 (2) available on the council website, council's principal offices and other such places in the district that the council considers appropriate <p>Advertise dates, times and venues for the independent examination at least four weeks before the examination is held, indicating that representations and counter representations are available for inspection</p> <p>Notify all persons who submitted representations and counter representations of the arrangements for the independent examination, indicating that representations and counter representations are available for inspection</p> <p>Notify the consultation bodies of the fact that the development plan document and the documents are available for inspection and the location and times it can be inspected</p>
Stage 6: Adoption of Plan Strategy	
Detail	Action
Adoption of the draft Plan Strategy as originally prepared, or with modifications	<p>Issue a public notice in the local newspapers for two weeks, in the Belfast Gazette and on the council website, detailing the:</p> <ul style="list-style-type: none"> • Adoption of the Plan Strategy

	<ul style="list-style-type: none"> Where to get copies of the Plan Strategy, the Department's direction and the accompanying independent examiner's report <p>Make the Plan Strategy and the Department's direction and accompanying independent examiner's report available on the council website with hard copies available on request for a specified price</p> <p>Notify all those within our Planning and Policy stakeholder database of the release of the adopted Plan Strategy</p> <p>Write to key consultees, and those submitting representation, advising of:</p> <ul style="list-style-type: none"> The adopted of the Plan Strategy Where to obtain copies together with the DfI direction and the independent examiner's report Commencement of work on the Local Policies Plan
Stage 7: Local Policies Plan (LPP)	
Detail	Action
<p>The Local Policies Plan (LPP) is the second document comprising the LDP. The draft LPP is a public consultation document and is not the final part of the plan.</p> <p>The draft LPP will be consistent with the adopted Plan Strategy and will be our detailed land use proposals regarding the future development of the area.</p>	<p>Issue a public notice in the local newspapers for two consecutive weeks, Belfast Gazette and on the council website, detailing:</p> <ul style="list-style-type: none"> Publication of draft LPP Dates and locations of public exhibitions The 12-week period and closing date for receipt of representations <p>Make the draft LPP and any supporting documentation, including detailed Countryside Assessment and Housing Capacity Study, available on the council website and at our planning office and provide hard copies, upon request, at a specified price</p> <p>Announce the launch of the draft LPP with a media release on the start date of the consultation – promoting also on website and social media channels, ie LinkedIn and X/Twitter.</p> <p>Hold public exhibitions throughout the city where planning officers will be available to answer any questions.</p> <p>Write to key consultees, and elected members informing them of:</p> <ul style="list-style-type: none"> Publication of the draft LPP and providing them with a copy Dates of the public exhibitions The 2-week period and closing date for representations

	<p>Write to all who submitted a representation and:</p> <ul style="list-style-type: none"> • Inform them of the publication of the LPP and accompanying documents • How they can view or obtain copies • The dates of the public exhibitions • The 12-week period and closing date for representations <p>Notify all those within our Planning and Policy stakeholder database of the publication of our draft Local Policies Plan</p> <p>Representations will be reported to elected members before being forwarded to DfI to determine whether, and if appropriate, an independent examination will be held</p>
Stage 8: Public Inspection of Representations	
Detail	Action
<p>All representations to the draft LPP will be made available for public inspection.</p> <p>Interested parties may also comment on the site-specific representations that have been received (counter-representations).</p>	<p>Make copies of representations available for inspection in our planning office and on the council website.</p> <p>Write to key consultees and elected members informing them that representations are available for inspection and the places and times at which they can be inspected</p> <p>Issue a public notice in the local newspapers for two weeks, Belfast Gazette, and on the council website detailing:</p> <ul style="list-style-type: none"> • Availability of representations for inspection • The 12-week period, including closing date, for counter representations; <p>Make the counter- representations available on the council website and at our planning office for inspection.</p> <p>Notify all those within our Planning and Policy stakeholder database of the availability of representations for inspection</p> <p>Report counter-representations to elected members before forwarding them to DfI</p>
Stage 9: Independent Examination	
Detail	Action
<p>The purpose of the independent examination is to determine the soundness of the LPP, taking into account representations and counter representations.</p>	<p>Make following documents ready for inspection in the council's principal offices and other such places the council considers appropriate:</p> <ul style="list-style-type: none"> • Copy of the development plan document • Documents specified in regulation (20)2

	<ul style="list-style-type: none"> • Such other documents as in the opinion of the council are relevant to the preparation of the development plan document <p>Give notice to the Belfast Gazette and by local advertisement of the fact that the development plan document has been submitted to the Department and publish the notice on its website</p> <p>Continue to make the LPP, and all accompanying documentation, available on the council website</p> <p>Advertise dates, times and venues for the independent examination at least four weeks before the examination will be held, indicating that representations and counter representations are available for inspection</p> <p>Notify all persons who submitted representations and counter representations of the arrangements for the independent examination, indicating that representations and counter representations are available for inspection and the places and times at which they can be inspected</p> <p>Notify the consultation bodies of the fact that the development plan document and the documents are available for inspection and the places and times they can be inspected</p>
Stage 10: Adoption of Local Strategy	
Detail	Action
Following the independent examination, DfI will issue a direction to council to adopt the draft LPP as originally prepared, or with modifications.	<p>Issue a public notice in the local newspapers for two weeks, in the Belfast Gazette and on the council website, detailing the:</p> <ul style="list-style-type: none"> • Adoption of the LPP • Where to get copies of the LPP, the DfI direction and the accompanying independent examiner's report <p>Make the LPP and the Department's direction and accompanying independent examiner's report available on the council website, with hard copies available on request for a specified price</p> <p>Write to key consultees, and those submitting representations, advising them of the adopted LPP and where to obtain copies, together with the DfI direction and the independent examiner's report</p> <p>Notify all those within our Planning and Policy stakeholder database of the publication of the adopted Local Policies Plan</p>

6 Communications Channels

6.1.1 The LDP uses a range of communications tools throughout its consultation periods, integrating traditional and digital channels, to reach as many audiences as possible.

The communication tools included:

- Traditional communications:
 - Newspaper advertising;
 - Publications – City Matters (residents magazine) and Interlink (internal staff news channel); and
 - Press release.
- Digital communications:
 - Belfast City Council website;
 - Online map viewer;
 - Animated explainer video;
 - Social media e.g. LinkedIn and X/Twitter; and
 - Email mailing list.

6.1.2 The LDP will have access to communications experts within the Communications Marketing and External Affairs team to ensure effective communication and awareness raising; these officers will provide comms guidance regarding website content, press release, graphic design, marketing and advertising services.

6.1.3 The development of the 'look and feel' for the LDP will raise public awareness around the preparation of the Plan and enable the team to demonstrate linkages between different components of and highlight its importance as well as link across to other council initiatives.

6.1.4 All LDP materials will use consistent/relevant branding where applicable. Examples of this are:

- Formal letters (during consultation periods)
- Press ads
- City Matters, press releases and website content
- Internal LDP updates
- PowerPoint templates/presentations
- Consultation materials
- Workshop/drop-in session materials
- Exhibitions
- Link to LDP on Council website (and opt in form)
- Social media

Belfast Planning Service

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



www.belfastcity.gov.uk/LDP



localdevelopmentplan@belfastcity.gov.uk



028 9050 0510

Text phone: 028 9027 0405



@belfastcc



@belfastcitycouncil



Belfast City Council



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Belfast

Local Development Plan

Draft Engagement and Communications Plan

August 2024

www.belfastcity.gov.uk/LDP



Belfast



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1 Introduction

1.1 Background

- 1.1.1 The Local Development Plan (LDP) is being prepared for Belfast to guide development of the city up to 2035. Following the adoption of the Belfast LDP - Plan Strategy (PS) on 02 May 2023 the Council has commenced work on the Local Policies Plan (LPP) which is the second part of the two-stage LDP process.
- 1.1.2 The LPP will contain the local policies, including site specific proposals, designations and land use zonings required to deliver the council's vision, objectives and strategic policies, as set out in the PS. The Draft LPP will go out to public consultation in early 2025.

1.2 Draft Local Policies Plan

- 1.1.3 The Draft LPP is a public consultation document; it is not the final plan. It indicates our intention regarding the future development of the area and is a key part of the public participation process.
- 1.1.4 The Draft LPP consultation stage is focused on soundness, we aim to help audiences understand soundness and give them the opportunity to assess where the plan is sound and if there are some areas of the plan which they believe are not sound.

1.3 Draft Local Policies Plan Engagement and Communications Plan

- 1.1.5 From the overall corporate priority for "Cross Cutting" falls the departmental objectives for the publication of the Belfast Spatial Planning Framework which focuses on the following actions:
 - 1. Work through the remaining steps to adoption in accordance with the LDP timetable and feedback from the PAC report;**
 - 2. Finalise the SPG to support the adoption of the LDP Plan Strategy, including feedback form public consultation; and**
 - 3. Progress the Local Policies Plan (LPP), including initial review of zonings/designations and local area planning issues.**

- 1.1.1 This Draft LDP Engagement and Communications Plan falls from the Engagement and Communications Strategy, Revised August 2024 which identifies our duty to cooperate, approaches to consultation, stakeholder analysis, LDP stages and communication channels.
- 1.1.2 The Draft LDP Engagement and Communications Plan will cover the period from October 2023 – March 2025 and through the Action Plan it will detail the engagement and supporting communications from the informal consultation period for the LPP to the publication of the Draft LPP.
- 1.1.3 Internal and external engagement for the Draft LPP stage will adhere to the requirements identified in the Statement of Community Involvement (SCI).
- 1.1.4 The internal engagement comprises of steering group meetings, management team meetings and cross council working; one-to-one and within working groups. The external engagement programme consists of public events, exhibitions and partner and stakeholder events. All engagement activity is supported by the communications plan.
- 1.1.5 The 12 -week consultation period will encourage stakeholders, consultees and members of the public to get involved in the preparation of the LDP.

2 Engagement

2.1 Purpose of engagement

- 2.1.1 The purpose of engagement for this stage is to provide audiences with the appropriate tools and opportunities to provide their representations on the draft LPP stage of plan making. Through the consultation process it is important to manage the audience's expectations of how their engagement will impact the draft LPP; what can they influence or change and how they can do this.

2.2 What are we consulting on

- 2.2.1 The draft LPP and associated documents will go out for a 12 -week consultation process in 2025. During this stage we will ask stakeholders, consultees and members of the public to provide representations on the consultation documents assessing how sound they are. This will include:
 - The draft Local Policies Plan;
 - Sustainability Appraisal Interim Report;
 - Countryside Assessment; and
 - Equality Impact Assessment (EQIA) Screening.

2.3 What is soundness

- 2.3.1 In order for stakeholders, consultees and members of the public to be able to engage they need to understand soundness so they can assess it within the context of the draft Local Policies Plan.
- 2.3.2 There are nine tests of soundness, these need to be presented appropriately to audiences to aid understanding through public events, exhibitions, workshops and guidance documents to assist with representations and counter-representations.
1. Prepared in accordance with the Local Development Scheme (LDS).
 2. Prepared in compliance with SCI (where adopted) or 2004 Regulations (where not adopted).
 3. Plans and policies subject to SA.
 4. Spatial plan consistent with the national policy in general, conformity (with the RSS for the region (or SDS in London), and has proper regard to any relevant plans, policies and strategies relating to the area and adjoining area.
 5. Regard to authority's community strategy. Coherence, Consistency and Effectiveness Tests
 6. Strategies/policies/allocations in the DPD prepared by the authority and by neighbouring authorities, where cross boundary issues are relevant.
 7. Strategies/policies/allocations represent most appropriate in all circumstances, having considered the relevant alternatives and are founded on a robust and credible evidence base.
 8. Clear mechanisms for monitoring and review.
 9. Reasonably flexible to enable the DPD to deal with changing circumstances.

2.4 Consultees

- 2.4.1 The consultees as identified in the Engagement and Communications Strategy, revised August 2024 will be targeted via our internal and external engagement efforts.

2.5 Information sharing

- 2.5.1 Information sharing and updates will continue through established council management reporting structures and specific working groups set up which comprises of internal officers and external organisations to inform and deliver the LDP process.

2.6 Members

- 2.6.1 Members will continue to be updated and informed via monthly Planning Committee, workshops and party briefings.

2.7 Management teams

- 2.7.1 Corporate Management Team and Department Management Team will continue to receive updates throughout the Draft LPP process. The LDP Project Management Team includes the Development Plan and Policy Manager, Principal Planning Officer and Senior Planning Officers, the team meet on a weekly basis.

2.8 Steering group

- 2.8.1 A steering group comprising of council members, Chief Executive, Director of Planning and Place, Development Plan and Policy Manager, Principal Planning Officer and statutory bodies have met on several occasions and will continue to meet throughout the plan process.

2.9 Thematic working groups

- 2.9.1 Thematic working groups have been set up inviting key stakeholder, partners and council officers to meet on a regular basis. Engagement across internal departments will occur through these working groups and via one-to-one meetings.

2.10 Metropolitan area spatial working groups

- 2.10.1 The Metropolitan Area Spatial Working Group has been established, it consists of statutory consultees, councillors and representatives from neighbouring authorities which meets on a 6-weekly basis.

3 Engagement Events

3.1 Events

- 3.1.1 There will be a 'launch' media release issued on the Draft LPP consultation to announce the start of the consultation with information also on the council website. There will be promotion on this on council's social media channels LinkedIn and X/Twitter. There will also be public engagement events held to raise awareness of the consultation. The citywide and community evening events mid-way through the consultation will allow for clarity to be obtained and the exhibition stands, and partner events will occur throughout the time period.

3.1.2 Event content:

- Overview of LDP process and Draft LPP stage
- An explanation of soundness, how soundness can be assessed and the process for submitting representations and counter-representations.
- Thematic content, exercises, discussions delivered by a facilitator with a representative from the LDP within each group.
- Details of the consultation opening and closing dates as well as events planned during this period.

3.1.3 Events organised in public spaces with high footfall to raise awareness of the LDP and Draft LPP stage.

3.1.4 Organised throughout the city where planning officers will be available to answer questions.

3.1.5 These events will be open to the public and interested parties providing opportunities to discuss the plan and Draft LPP stage with planning officers. Specific events targeting Section 75 groups will also be considered.

3.1.6 Stands to be placed in key locations across council facilities, explaining Draft LPP stage, how you can make a representation or counter representation and contact details.

3.1.7 Partner and stakeholder events will be organised and planned into the 8-week consultation period, activity will consist of briefings, presentations and discussions.

4 Communications

4.1 Communication Objectives

4.1.1 The LDP process will be supported by communications throughout. The communication objectives for the process are:

1. To communicate effectively to Belfast residents what the LDP is and how they can express their views.
2. To maintain continued communication throughout all stages bridging PS to draft Local Policies Plan to Local Policies Plan.
3. To ensure all communication activity is in line with SCI throughout.
4. To develop and sustain communications between initial respondents to the PS process to ensure they continue to engage and share their views.
5. To create an integrated communications plan to raise awareness of LDP at each stage, which includes; press, social, advertising and website promotion.

4.2 Draft Local Policies Plan key milestones

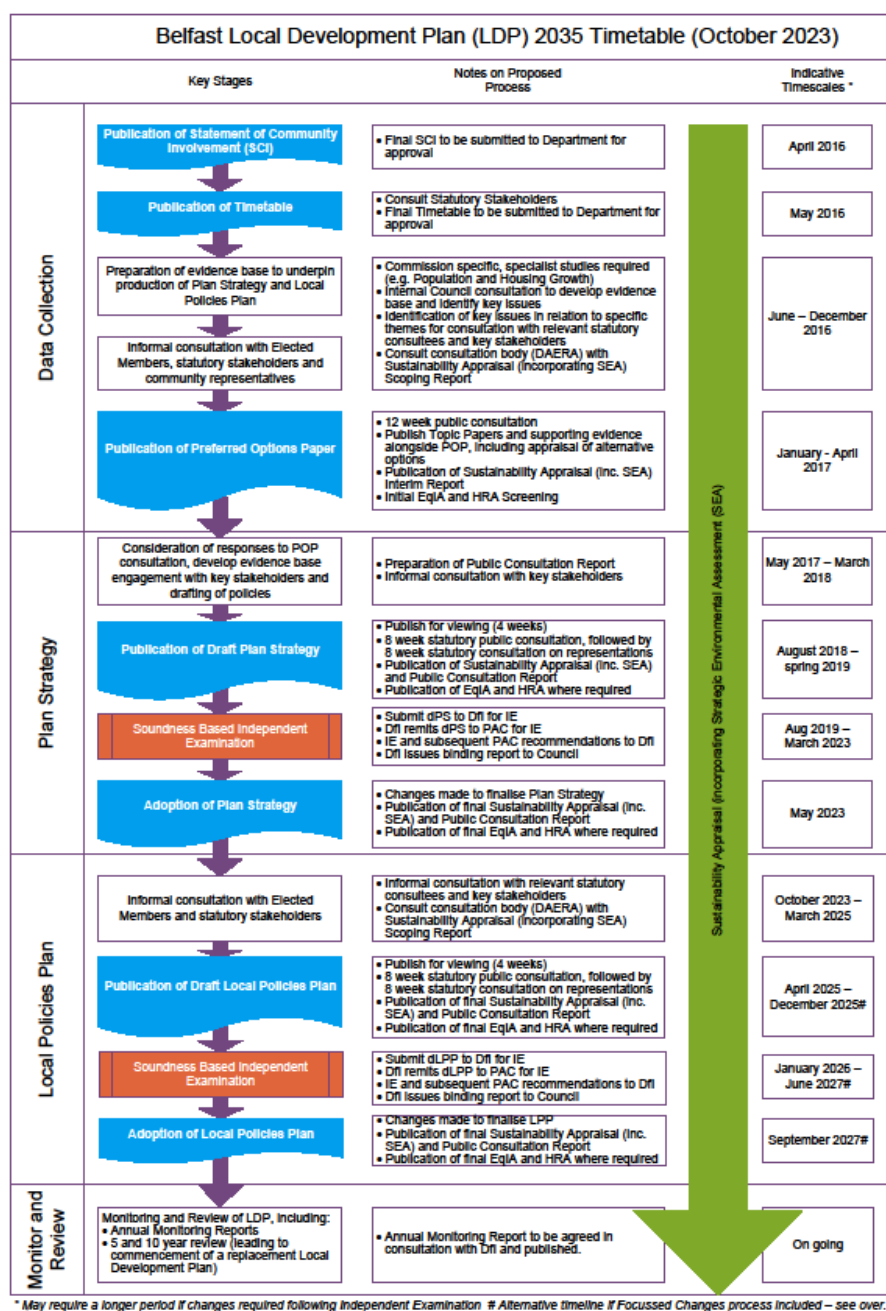
- 4.2.1 The key communication milestones below indicate when activity should take place. Opportunities will be explored to maximise cross council working and opportunities for any joint engagement and communications.

Preparation for Draft Local Policies Plan Consultation and Engagement	Draft Local Policies Plan
October 2023 – March 2025	April – December 2025
Purpose of Communications	
Review of Plan Strategy consultation activity which will form the next stage consultation and engagement - communications will be planned around the outcomes from this activity. Review opportunities for events, talks, engagement and publicity. Any key milestones in the preparation of the draft Local Policies Plan that communications can be based on.	To make audiences aware we are going live with next stage consultation on the draft Local Policies Plan. Communicating messages at key milestones throughout the consultation and including details of how long we are consulting, what to expect and how you can respond.

4.3 Revised Timetable and Statement of Community Involvement (SCI) Agreed

- 4.3.1 Section 7 of the Planning Act (NI) 2011 places a statutory duty on Councils to prepare and keep under review a Timetable for the preparation and adoption of the council's Local Development Plan. Belfast City Council adopted its initial Local Development Plan Timetable on 1 June 2016. This Timetable has been subject to continual review as the council progresses through the LDP process. Following the adoption of the Belfast LDP Plan Strategy on 2 May 2023, the Timetable has been further revised and was approved by the Department for Infrastructure (DfI) in October 2023. The Action Plan will use the timings detailed within the revised timetable (below 4.3.2).
- 4.3.2 The SCI having been initially prepared in 2016, and revised in March 2018, has also been subject to continual review. An updated SCI for the LPP stage has been prepared and will require approval from DfI.

4.3.3 Revised Timetable:



4.4 Audience, channels and key messages

4.4.1 There are a wide range of internal and external audiences which require varying communication messages. They will be informed within a set timeframe and via the most appropriate channel.

Audiences

4.4.2 The audiences include:

Internal	External
----------	----------

<p>Staff (General) Staff involved in Thematic Working Groups and LDP</p> <p>Councillors -Strategic Policy and Resources Committee -City Growth and Regeneration Committee</p>	<p>SCI</p> <p>General public Statutory authorities Developers</p>	<p>Statutory consultees</p> <p>Northern Ireland</p> <p>Government Departments The Executive Office</p> <p>Department of Agriculture, Environment and Rural Affairs Department of</p> <p>Communities</p> <p>Department of Education Department of the Economy Department of Finance Department of Health Department of Justice Department for Infrastructure</p> <p>Local planning authorities whose area adjoins the Belfast City Council boundary (Antrim and Newtownabbey; Lisburn and Castlereagh; Ards and North Down) A water or sewerage undertaker (Northern Ireland Water) The Northern Ireland Housing Executive The Civil Aviation Authority Any person to whom the electronic communication codes applies by virtue of a direction given under section 106(3) of the Communications Act 2003 (1)</p>	<p>LDP consultees</p> <p>MLAs</p> <p>MPs</p> <p>Belfast City Councillors Section</p> <p>75 groups</p> <p>General Consultation Bodies for Local Development Documents</p> <ul style="list-style-type: none"> • Arts Organisations • Bodies representing the interests of the economy • Bodies representing the interests of the environment • Community Associations • Cultural and Historical Groups • Health and Wellbeing Groups • Older People's Groups • Religious Groups • Schools and other education bodies • Section 75 Groups • Supports Groups • Victims Groups • Voluntary bodies • Women's Groups • Youth Groups
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Communication channels

4.4.3 There are a number of internal and external communication channels available and integrated approach will be adopted. Consideration will be given to what are the best channels available to reach the specific audience.

- Council website
- Council LinkedIn channel
- Interlink for internal staff engagement
- Public Adverts in newspapers ie, Irish News, News Letter, Belfast Telegraph and Belfast Media Group (North Belfast News, Andersonstown News and South Belfast News)
- Public Information Sessions in the city
- City Matters (potential promotion of the LPP in the Summer edition of the magazine)
- Designed graphics for pop-up/pull-up stands promoting the LPP for public information/engagement events in the city
- Social media graphics promoting the LPP

5 Engagement and communications Action Plan

5.1.1 The Engagement and Communications Action Plan focuses on the identified audiences, key messages to be communicated to them and purpose of that communication. The Action Plan also provides details on activity, channels to communicate via, timescale, cost, and evaluation tools. Once approved the action plan can be implemented allowing flexibility to be regularly reviewed and changed if opportunities arise.

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Subject:	Delegation of Local applications with NI Water objections
Date:	15 th October 2024
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

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

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

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

	Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
2.0	Recommendation
2.1	That the Committee agrees to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water has objected set out at Appendix 1 .
3.0	Main Report
	<u>Background</u>
3.1	The Committee will be aware from the Committee Workshop on 18 November 2021 that NI Water has objected to a significant number of Local applications on grounds of insufficient waste-water infrastructure capacity.
3.2	As advised at the Committee Workshop, officers have been engaging with NI Water to try to resolve those objections. Whilst progress is being made, and NI Water is actively considering a threshold for the scale and nature of development above which they would like to be consulted on future planning application, the objections to these Local applications remain.
	<u>Scheme of Delegation</u>
3.3	Members will be aware that the Council operates a Scheme of Delegation for Planning which identifies which matters are to be determined by the Committee and which are delegated to officers.
3.4	Paragraph 3.8.5 (f) of the Scheme of Delegation (January 2020) states that planning applications are not delegated where <i>'There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.'</i> This means that those applications are required to be determined by the Planning Committee.
3.5	The Planning (General Permitted Development) Order (Northern Ireland) 2016 identifies NI Water as a statutory consultee <i>'...where a development proposal is likely to significantly impact upon the availability of suitable water and sewerage infrastructure to service development proposals.'</i>
3.6	This means that where NI Water has lodged an objection to a Local application and the officer recommendation is to approve, the application cannot be delegated and must be determined by the Committee.
3.7	Therefore, at those previous meetings, the Committee agreed to delegate Local applications, as appended to the respective reports, with NI Water objections to the Director of Planning and Building Control. This has avoided the potential need to report to date 229 applications individually to the Committee. To have reported all those applications to the Committee would have been logistically extremely difficult, costly and would have resulted in further delays for applicants.
	<u>Nature of NI Water objections</u>
3.8	NI Water has lodged objections to Local applications for one or both of the following reasons. <ul style="list-style-type: none"> a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, and/or b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, and/ or

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

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

Appendix 1 – Local applications with NIW objections (October 2024)

	DEA	REFERENCE	DATE RECEIVED	PROPOSED	ADDRESS
1	Balmoral	LA04/2024/0521/RM	21/03/2024	One and a half storey dwelling and garage, amended access and associated siteworks	Lands including and to the rear of No. 43 Finaghy Park Central, Belfast, BT10 0HP
2	Oldpark	LA04/2024/0697/F	02/04/2024	Change of use of first floor vacant offices to 2 No. self-contained apartments with minor external alterations	24-26 North Queen Street, Belfast, BT15 1ES
3	Ormiston	LA04/2024/1140/F	28/06/2024	Erection of 2-storey dwelling adjoining No.45 Glenlea Park. Alterations to existing dwelling (No.45) to include new front porch entrance and fenestration changes. Additional site works.	45 Glenlea Park, Belfast, BT4 2QG
4	Court	LA04/2024/0140/O	30/01/2024	Demolition of existing band hall and erection of 4No. one-bedroom apartments.	31 Bootle Street Belfast, BT13 3GR
5	Oldpark	LA04/2024/1337/F	29/07/2024	Construction of 2.5 storey dwelling house (semi-detached to no.22 Brookvale Street) with associated site works.	Adjacent to 24 Brookvale Street, Belfast, BT14 6BZ
6	Lisnasharragh	LA04/2023/4148/F	06/10/2023	Housing development for 3no. dwellings	15 GALWALLY PARK, GALWALLY, BELFAST, DOWN, BT8 6AG
7	Ormiston	LA04/2024/1398/O	16/08/2024	Outline planning permission for proposed 2.5 storey detached infill dwelling with detached 1.5 storey garage	Lands immediately North and adjacent to no.9 Middle Braniel Road, Belfast BT5 7TU

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Subject:	Public consultation on Validation Checklist
Date:	15 th October 2024
Reporting Officer(s):	Kate Bentley, Director of Planning and Building Control
Contact Officer(s):	Ed Baker, Planning Manager (Development Management)

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

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

1.0	Purpose of Report or Summary of Main Issues
1.1	On 1 st October 2024, the Department for Infrastructure (DfI) made legislation which enables a council to publish a Validation Checklist. The purpose of a Validation Checklist is to extend the minimum level of information for an application to be legally valid so as to improve the quality of applications on submission. This will enable the Planning Service to process applications in a more efficient and effective manner, and in turn improve performance against statutory KPIs.
1.2	The legislation comes into operation from 1 st April 2025, which gives councils time to prepare and consult on their proposed Validation Checklist ahead of the operation date.
1.3	The Planning Committee is asked to note the Planning Service's intention to prepare and publicly consult on its Validation Checklist and advise whether it would like specific Member engagement during the consultation process, such as a Member Workshop.
1.4	This matter will then be reported to the Strategic Policy and Resources Committee for agreement.

2.0	Recommendation
2.1	The Committee is asked to note the report and advise whether it would like specific Member engagement during the consultation process, such as a Member Workshop.
3.0	Main Report
	<u>Background</u>
3.1	At its meeting on 19 December 2022 (item 25), the Planning Committee considered public consultation undertaken by the Department for Infrastructure (DfI) on 'Improving the Quality of Planning Applications'. DfI's proposal was to enable councils to publish a "Validation Checklist" that stipulates the minimum level of information needed with applications on submission above the basic requirements set out in legislation.
3.2	The report to the 19 December 2022 Committee set out the background to the consultation, why Validation Checklists are considered to be of fundamental importance to improving the quality of planning applications on submission and how this would have a significant impact on improving the efficiency and effectiveness of the NI planning system, and in turn performance against statutory Key Performance Indicators (KPIs).
3.3	The Planning Committee resolved to ' <i>fully support the introduction of Planning Application Validation Checklists and granted delegated authority to the Director of Planning and Building Control to finalise the wording of the consultation response.</i> ' The Council provided its formal response to the consultation on 21 December 2022.
3.4	DfI subsequently confirmed to councils its intention to legislate for Validation Checklists, as referenced in the recent report to the 17 September 2024 Planning Committee (item 9a) on Planning Performance.
	<u>Current information requirements</u>
3.5	The bar for submission of a planning application in NI is currently especially low and this is the root cause of many of the system's problems from a Development Management perspective.
3.6	Article 3 of the Planning (General Permitted Development) Order (Northern Ireland) 2015 sets out the minimum level of information needed with an application for it to be "valid" and processed. The information that is required only includes: <ul style="list-style-type: none"> • Written description of the proposal • Address of the application site • Name and address of the applicant (and agent where applicable) • A plan identifying the application site showing its relationship with other land ("red line") • A plan identifying neighbouring land owned by the applicant ("blue line") • Such other plans that describe the proposal • Ownership certificate • Planning fee
3.7	There is also a requirement for Major applications to be accompanied by a Pre-Application Community Consultation Report and certain applications to be supported by a Design and Access Statement ¹ .

¹ Required for applications for Major development, Listed Building Consent and for one or more dwellinghouses, and proposals that are equal a greater than 1,000sqm and are in a Conservation Area, Area of Outstanding Natural Beauty, World Heritage Site or Area of Townscape Character.

3.8	There are specific additional requirements for applications for outline planning permission, approval of reserved matters and renewal of planning permission.
3.9	<p>However, there is currently no legal requirement for applicants to provide other essential information, despite many of them being a planning policy requirement. For example, there is currently no legal requirement for an application to be accompanied by the following:</p> <ul style="list-style-type: none"> • Contextual design information such as streetscapes, 3D modelling or CGIs • Heritage statement • Archaeological investigation report • Demolition justification statement • Transport Assessment • Parking survey • Contaminated land report • Noise and odour assessments • Air quality assessment • Lighting assessment • Drainage Assessment • Flood Risk Assessment • Ecological report • Viability appraisal • Planning Statement
3.10	Belfast City Council contacted the Department as far back as 2016, raising the importance of statutory Planning Application Validation Checklists. Both the Public Accounts Committee and NI Audit Office reports on the NI planning system ² include recommendations on improving the quality of applications on submission.
3.11	<p>The inability for councils to mandate the minimum level of information supplied with applications has a seriously detrimental impact on the whole process. It significantly adds to processing times, places additional burdens on staff and consultees, wastes time assessing proposals without the key information, sets up conflict with customers, frustrates communities, residents and third parties and creates system failure.</p> <p><i>Belfast City Council Application Checklist:</i></p>
3.12	Recognising the crucial importance of this issue, the Council first published its Application Checklist in November 2018. This provides non-mandatory guidance to customers on the information they need to provide with their application at the start of the process, depending on the nature of the proposal, its scale and whether the site is subject to any particular constraints.
3.13	The <i>Application Checklist</i> has had a positive impact on the quality of planning applications on submission and has now been culturally embedded in the process, particularly for larger scale and more complex applications. However, the <i>Application Checklist</i> has limitations because it is advisory and does not have statutory weight. In effect, it has been a “work-around” of the previous legislation. Ultimately, the Council is unable to compel applicants to provide the information. Whereas in England and Wales, Planning Authorities have been able to publish Validation Checklists for many years, mandating the information that must be provided with applications for them to be processed.

² See Planning Committee reports of [15 February](#) and [14 April](#) 2022 on the NIAO and Public Accounts Committee reports respectively.

3.14	<p>Councils are measured on the average time for processing Major and Local applications with “Day 1” being the date when the bare minimum level of information is provided. The clock does not stop to allow for the submission of the necessary additional information to properly assess and process the application. This significantly lengthens application processing times and makes it difficult for Planning Authorities to achieve statutory targets.</p> <p><u>New Legislation</u></p>
3.15	<p>On 03 October 2024, DfI wrote to councils to announce the publication of legislation which empowers councils to publish a Validation Checklist that expands on the level of information required with planning applications on submission. A copy of this letter is provided at Appendix 1.</p>
3.16	<p>The Planning (General Development Procedure) (Amendment) Order (Northern Ireland) 2024 was made on 1st October 2024. A copy of the legislation is provided at Appendix 2.</p>
3.17	<p>The legislation comes into operation from 1st April 2025, which gives councils time to prepare and consult on their proposed Validation Checklist ahead of the operation date.</p>
3.18	<p>The legislation enables a council to specify additional information requirements for applications for full planning permission, outline planning permission and approval of reserved matters, according to the “nature, scale and location” of the proposed development. The information requirements must be “reasonable” and proportionate and be “material” to the consideration of the application.</p>
3.19	<p>The Validation Checklist must be reviewed and re-published by the council at no more than 3-year intervals.</p>
3.20	<p>Where an application is submitted not in compliance with the Validation Checklist, councils will normally request the additional information from the applicant on an informal basis. However, councils may ultimately issue a formal “notice” of non-compliance with the Validation Checklist. The applicant will have the ability to lodge an appeal to the Planning Appeals Commission (PAC) within 14 days from the date of the notice. The PAC will then preside over the appeal and determine whether the additional information in question is necessary. Where the appeal is allowed, the applicant may resubmit the application to the council without the originally requested information.</p>
3.21	<p>The statutory average processing time will be measured from the date of the last information required to make the application valid in accordance with the published Validation Checklist.</p>
3.22	<p>DfI has been preparing best practice guidance on the publication and implementation of Validation Checklists with support from councils. The best practice guidance has not been published at this time but is expected to be in due course.</p> <p><u>Public consultation</u></p>
3.23	<p>Whilst there is no legislative requirement for councils to publicly consult on their proposed Validation Checklist, it is good practice to do so. The Planning Service therefore intends to carry out a public consultation exercise over the coming months to align with the legislative timetable set out by the Department. Feedback from the consultation will inform the proposed final version Validation Checklist before it is brought to Members for adoption.</p>
3.24	<p>The Planning Service proposes to base the draft Validation Checklist for consultation on its current Application Checklist, which it will review and update.</p>

3.25	<p>The Council intends to target the following stakeholders as part of the consultation:</p> <ul style="list-style-type: none"> • Planning agents and architects • RSUA • Developers • Statutory and non-statutory consultees • Relevant community groups • Public – residents and businesses
3.26	Consultation will include an online questionnaire and targeted engagement with key stakeholders.
3.27	The Committee is asked whether it would like specific Member engagement during the consultation process, such as a Member Workshop.
3.28	The outcome of the consultation and proposed final Validation Checklist will be reported to the Planning Committee for feedback before referral to the Strategic Policy and Resources Committee for agreement and adoption, subject to ratification by Full Council.
6.0	Financial & Resource Implications
6.1	The Council's ability to specify information requirements for particular types of application will have a significant impact on efficiency and timely processing of planning applications.
7.0	Equality or Good Relations Implications / Rural Needs Assessment
7.1	The draft Validation Checklist will be subject to a Section 75 Equality Screening and Rural Needs Impact Assessment. This information will be made available as part of the consultation and any feedback received will be used to inform the development of the draft Validation Checklist.
8.0	Appendices – Documents Attached
	<p>Appendix 1 – DfI letter of 03 October 2024 announcing legislation on Validation Checklists</p> <p>Appendix – Planning (General Development Procedure) (Amendment) Order (Northern Ireland) 2024</p>

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Council Chief Executives
& Heads of Planning

James House
2-4 Cromac Avenue
The Gasworks
BELFAST
BT7 2JA

Tel: 0300 200 7830

Email: rosemary.daly@infrastructure-ni.gov.uk
julie.maroadi@infrastructure-ni.gov.uk

Your Ref:

Our Ref:

3 October 2024

Dear Chief Executives & Heads of Planning

Planning Application Validation Checklists

I am writing to advise you that the Department for Infrastructure has made a Statutory Rule entitled "The Planning (General Development Procedure) (Amendment) Order (NI) 2024" (S.R. 2024 No.176), which comes into operation on 1 April 2025. The interim period between laying and making the SR and its commencement is to give time to councils to prepare and consult upon their proposed statutory validation checklists (including engaging with agents in the local area), and to allow the PAC time to develop, consult upon, and put in place its approach to the associated dispute mechanism including drafting potential advice and guidance. A copy of the Order is attached and will be available on the Legislation website in due course: Legislation.gov.uk

This Order amends Articles 3, 5, and 20 of The Planning (General Development Procedure) Order (NI) 2015 (S.R. 2015 No. 72) (the 2015 Order) and introduces a number of new provisions enabling councils to prepare and publish planning application validation checklists to address 'poor quality' or 'incomplete' applications entering the planning system.

A validation checklist will help inform applicants, (above the current minimum statutory requirements which remain unchanged), on the level and type of information required to be submitted with a planning application. Such a list will set out the additional supporting information required to accompany different types of planning applications made to a

council, specific and proportionate to the type of development proposed, including its nature, scale and location.

The Statutory Rule also introduces an associated appeals mechanism in circumstances where an applicant disagrees with a council's decision (by way of notice issued by the council) not to validate a planning application, and is to be conducted upon application, by the Planning Appeals Commission.

The Department has also taken the opportunity (in the amending Order) to make three technical amendments to the 2015 Order, namely: amending the interpretation of 'outline planning permission' in Article 2 to align with the definition of 'outline planning permission' at section 62 of the Planning Act (NI) 2011; and amending Articles 13 and 15 to allow statutory consultees 30 days to consider planning applications that are accompanied by an Environmental Statement. The latter amendments would align the 2015 Order with the timeframes currently required by the Environmental Impact Assessment Regulations (Northern Ireland) 2017. These technical amendments do not represent a new policy, or substantive change to any existing policy.

These provisions form part of the Department's Planning Improvement Programme, arising from the recommendations contained in the First Report on the Implementation of the Planning Act (NI) 2011, and in addition to recommendations contained in both the NIAO and PAC reports on Planning published in 2022.


The overall objective of such the amendments is to enhance the quality of applications entering the system, to front-load the decision-making process, resulting in better processing times and more efficient consultee responses.

Finally, I wish to put on record the Department's gratitude to councils for their contributions and assistance in developing the amending legislation.

Copies of the Rule may be purchased from the Stationery Office at www.tsoshop.co.uk or by contacting TSO Customer Services on 0333 202 5070 or viewed online at www.legislation.gov.uk.

I trust you find this information helpful.

Yours sincerely



ROSEMARY DALY
Director

Encl

STATUTORY RULES OF NORTHERN IRELAND

2024 No. 176

PLANNING

**The Planning (General Development Procedure) (Amendment)
Order (Northern Ireland) 2024**

Made - - - -

1st October 2024

Coming into operation

1st April 2025

The Department for Infrastructure makes the following Order in exercise of the powers conferred by sections 32, 40(1), and 247(6) of the Planning Act (Northern Ireland) 2011(a) and now vested in it(b).

Citation and commencement

1. This Order may be cited as the Planning (General Development Procedure) (Amendment) Order (Northern Ireland) 2024 and shall come into operation on 1st April 2025.

Amendment of the Planning (General Development Procedure) Order (Northern Ireland) 2015

2.—(1) The Planning (General Development Procedure) Order (Northern Ireland) 2015(c) is amended in accordance with paragraphs (2) to (9).

(2) In Article 2(1) interpretation—

(a) after the definition of “the Department” insert—

““EIA application” has the meaning assigned to it by regulation 2 of the EIA Regulations”;

(b) for the definition of “outline planning permission” substitute—

““outline planning permission” means planning permission granted in accordance with the provisions of a development order, conditional on the subsequent approval by the council or, as the case may be, the Department of the particulars of the proposed development (referred to in this Order as reserved matters)”.

(3) In Article 3(3) (applications for planning permission)—

(a) in paragraph (3)(h) omit “and”;

(b) in paragraph (3)(i) after “Regulations” omit “.” and insert “; and”;

(c) after paragraph (3)(i) insert—

(a) 2011 c.25(N.I.)

(b) S.R. 2016 No. 76 – see Article 8 and Part 2 of Schedule 5 of the Departments (Transfer of Functions) Order (Northern Ireland) 2016

(c) S.R. 2015 No. 72

“(j) by such particulars and be verified by such evidence, as may be specified by a direction in writing given by a council made under this Order and published on its website.”.

(4) In Article 5 (application for approval of reserved matters)—

- (a) in paragraph (5)(b) after “permission;” omit “and”;
- (b) in paragraph (5)(c) after “required” omit “.” and insert “; and”;
- (c) after paragraph (5)(c) insert—

“(d) shall be accompanied by such particulars and be verified by such evidence, as may be specified by a direction in writing given by a council made under this Order and published on its website.”.

(5) After Article 5 insert—

“Validation particulars specified by direction

5A.—(1) Subject to paragraph 2 the council may specify by direction published on its website what particulars or verifying evidence shall accompany any application—

- (a) for planning permission; or
- (b) for approval of reserved matters.

(2) Paragraph (1) only applies if the direction is—

- (a) reasonable having regard, in particular, to the nature, scale and location of the proposed development;
- (b) about a matter which it is reasonable to think will be a material consideration in the determination of the application; and
- (c) published or reviewed and re-published by the council during the 3 year period immediately before the date on which the application is made.”

(6) After Article 12 (applications made under planning condition) insert—

“Notice confirming non-compliance with direction

12A.—(1) This Article applies where any application is made to the council—

- (a) for planning permission; or
- (b) for approval of reserved matters,

and the council has made a direction under this Order specifying the particulars, or such verifying evidence, which shall accompany the application.

(2) In the case of any application—

- (a) for planning permission mentioned in paragraph (1)(a); or
- (b) an application for approval of reserved matters mentioned in paragraph (1)(b),

the council shall give notice to the applicant if it considers the application has not been accompanied by such particulars, or verified by such evidence, as specified in the direction made under this Order.

(3) A notice given under paragraph (2) shall be in writing and set out the council’s reasons for issuing the notice and shall specify the particulars or evidence as are reasonable for the council to request.

(4) A notice given under paragraph (2) shall be deemed a refusal for an approval required under a development order under section 58(1) of the 2011 Act.

Appeal against a notice of non-compliance with direction

12B.—(1) If a council gives notice to an applicant under Article 12A(2) the applicant may by notice in writing stating the applicable grounds of appeal, appeal to the planning appeals commission.

(2) Any notice under this Article shall be served on the planning appeals commission and the council within 14 days from the date of the council's notice under Article 12A(2).

(3) The appeal may be brought on any of the following grounds—

- (a) the application was accompanied by such particulars, or was verified by such evidence, as specified in the direction;
- (b) the identified particular, or such evidence verifying the particular, which the council asserts did not accompany the application has not been specified in the direction;
- (c) the council's request specifying the particulars or evidence under the notice issued under Article 12A(2) is unreasonable; or
- (d) that the application is not one to which the direction applies.

(4) The planning appeals commission may—

- (a) allow the appeal;
- (b) dismiss the appeal; or
- (c) vary the notice issued under Article 12A(2) to give effect to its determination on the appeal.

(5) The planning appeals commission decision on the appeal is final.”

(7) In Article 13(4)(b)(ii) for “28” substitute “30”.

(8) In Article 15(2)(a) after “the period of 21 days” insert “, or 30 days in the case of an EIA application, in either case”.

(9) In Article 20(3) (time periods for decisions)—

- (a) in paragraph (3)(b) omit “and”;
- (b) in paragraph (3)(c) after “council” omit “.” and insert “; and”;
- (c) after paragraph (3)(c) insert—

“(d) any direction made by the council under this Order specifying the validation particulars or verifying evidence which shall accompany the application has been complied with.”.

Sealed with the Official Seal of the Department for Infrastructure on 1st October 2024.



Rosemary Daly
A senior officer of the Department for Infrastructure

EXPLANATORY NOTE

(This note is not part of the Order)

This Order amends the Planning (General Development Procedure) Order (Northern Ireland) 2015 (the 2015 Order), to enable local council planning authorities to prepare and publish planning application validation checklists.

Article 5A is inserted to enable councils to specify by direction validation particulars or verifying evidence that is required by the council to accompany an application for planning permission or for approval of reserved matters.

Article 12A is inserted requiring councils to issue a notice (notice of non-compliance with direction) to an applicant where an application does not comply with the specified information requirements in the direction.

Article 12B is inserted and sets out four grounds for appealing against a notice of non-compliance with direction. Appeals are to be to the Planning Appeals Commission.

This Order includes three technical amendments to the 2015 Order, namely amending the interpretation of ‘outline planning permission’ in Article 2 to align with the definition of ‘outline planning permission’ at section 62 of the Planning Act (Northern Ireland) 2011; and amending Articles 13 and 15 to allow statutory consultees 30 days to consider planning applications that are accompanied by an Environmental Statement. The latter technical amendments would align the 2015 Order with the timeframes currently required by the Environmental Impact Assessment Regulations (Northern Ireland) 2017.

The Explanatory Memorandum is available alongside the instrument on the Government’s legislation website: www.legislation.gov.uk

Planning Committee Development Management Report

Summary	
Committee Date: 15 th October 2024	
Application ID: LA04/2024/0483/F and LA04/2024/0480/DCA	
Proposal: Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works. Part demolition of existing building, comprising stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	Location: 34-44 Bedford Street and 6 Clarence Street, Belfast
Referral Route: Application for Major development	
Recommendation: Approval subject to conditions and a Section 76 planning agreement	
Applicant Name and Address: Bedford Way Ltd 2-4 Clarence Street Belfast BT2 7GH	Agent Name and Address: Mr Ross Duncan TSA Planning Ltd 20 May Street Belfast BT1 4NL
Date Valid: 19 th March 2024	
Target Date: 15 th October 2024	
Contact Officer: Ed Baker, Planning Manager (Development Management)	
Executive Summary: <p>These applications relates to land at 34-44 Bedford Street and 6 Clarence Street, the site of the current restaurant Deane's.</p> <p>The applications seek Conservation Area Consent for part demolition of existing buildings (stripping back of roof and shopfront) and planning permission for a change of use from office and restaurant to a Hotel which will comprise of 88 no. bedrooms, restaurant/ bar and gym. Structurally the proposal includes a two storey rooftop extension, new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of development • Impact on the character and appearance of the Linen Conservation Area • Impact on Built Heritage and Archaeology • Design and placemaking • Climate change 	

- Access and transport
- Health impacts
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Waste management
- Natural heritage
- Employability and Skills
- Section 76 planning agreement
- Pre-application Community Consultation

The site is within un-zoned “white land” within the Belfast Urban Area Plan 2001 and draft Belfast Metropolitan Area Plan 2015 (dBMAP). It is within the City Centre in dBMAP.

The principle of the proposed change of use to a hotel is acceptable given the accessible city centre location and creation of a tourist facility providing overnight accommodation to support the city centre economy.

The height, scale, form and design of the proposed rooftop extension are considered to be in keeping with the building and the Conservation Area. The more traditional shopfront elements of the ground floor frontage are being retained, including a recessed doorway, whilst those elements considered to be less traditional and of less architectural merit are being replaced with a traditional shop front style façade, respecting the character of the building.

The setting of nearby Listed Buildings, notably the Ulster Hall, are safeguarded; DfC Historic Environment Division (HED) has offered no objection to the proposal. Overall, it is considered that the character and appearance of the Conservation Area would be enhanced.

The proposal would provide no additional dedicated parking; however, this is considered acceptable given the long-standing existing uses, limited intensification and highly sustainable city centre location. A Travel Plan has also been provided in support of the application, which promotes alternatives to the private car.

DfI Roads, DfC HED, Environmental Health, DAERA NIEA, SES and BCC Urban Design Officer have offered no objection. NI Water has objected on grounds of network capacity and this is addressed in the main report. Some concerns are raised by BCC internal conservation advice, and these issues are also addressed in the main report.

No third-party representations were received.

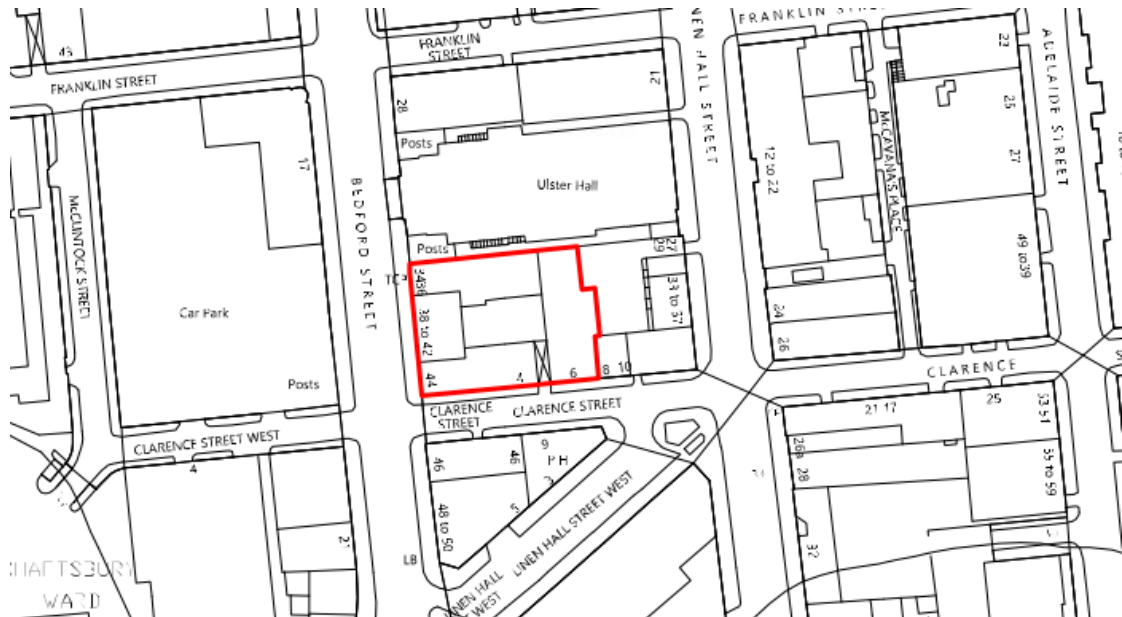
Recommendation

Having regard to the Development Plan and material considerations, it is recommended that planning permission and Conservation Area Consent are granted subject to conditions and a Section 76 Planning Agreement.

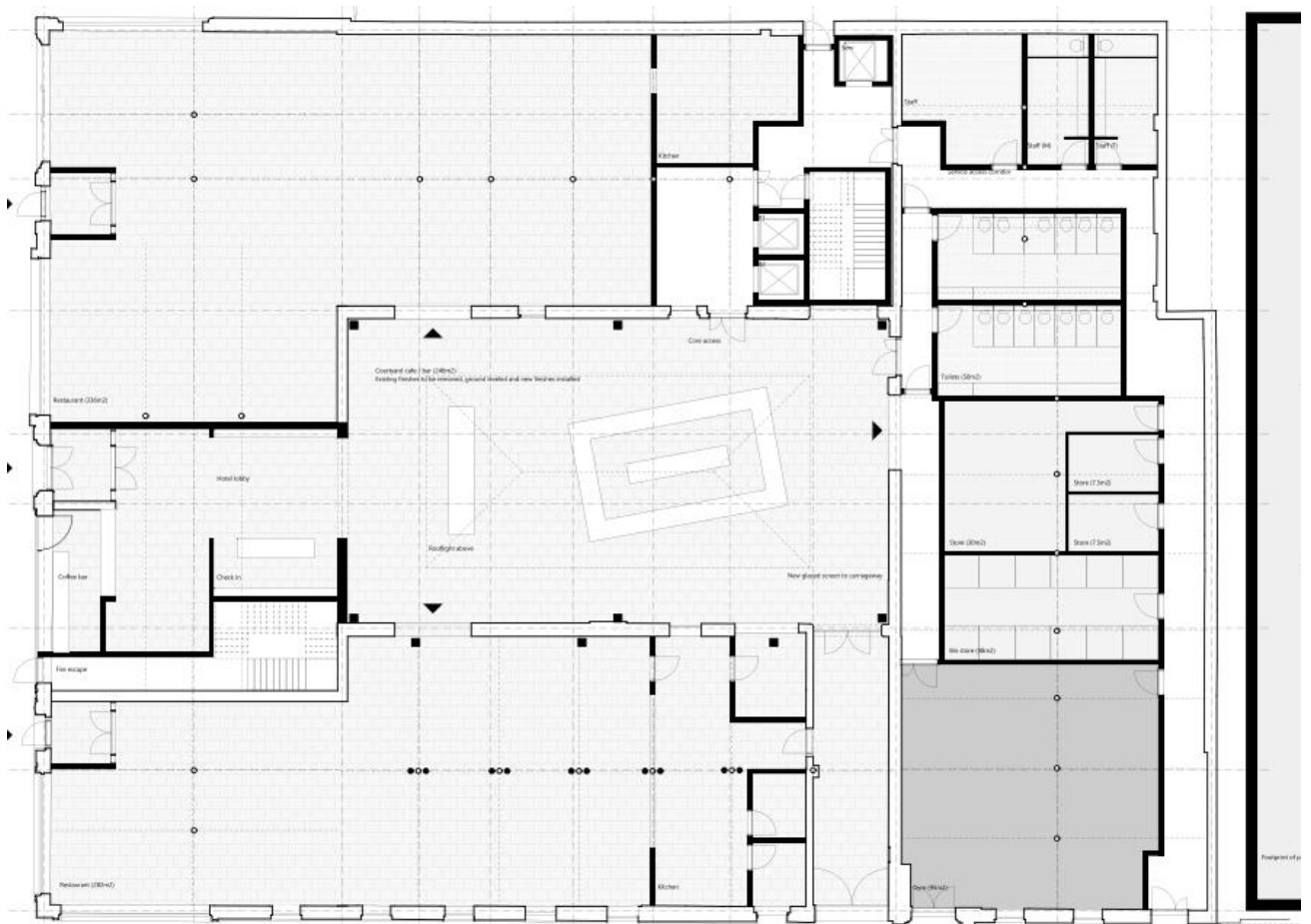
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, provided that they are not substantive, subject to the receipt of satisfactory amendments to the design of the ground floor elevation onto Bedford Street.

DRAWINGS AND IMAGERY

Site Location Plan:



Site Layout:



Demolition Plans:



Proposed elevations:

Bedford Street (subject to further amendments to the ground floor shopfronts)



Clarence Street



CGIs (subject to further amendments to the ground floor shopfronts on Bedford Street):



1.0	Characteristics of the Site and Area
1.1	The site is located in Belfast City Centre, and within the Linen Conservation Area.
1.2	<p>The site relates to properties comprising Nos. 34-44 Bedford Street and Nos. 4-6 Clarence Street which form an urban block. 34-36 Bedford Street is the site of the proposal positioned at the corner of Bedford Street and Clarence Street. It is an unlisted Victorian brick structure. It is a 3 storey warehouse style building in cream brick with channelled stone ground floor. The building wraps around a central courtyard.</p> <p>The existing building dates from 1865 and comprises a 3 storey warehouse building faced in cream brick; rendered to the front elevation with 3 doorcases to the front elevation. Originally containing a rusticated / lined base, the shops have been inserted into the ground floor – one Art Nouveau inspired (to the left hand side of the elevation).</p>
1.3	The building is rectilinear in form and includes a sizeable, open, internal courtyard enclosed on all four sides and comprises what appears to be sandstone ashlar across the ground floor elevations with red brick to upper floors and is typical of many across the Linen Quarter.
1.4	At ground floor level, the building is currently occupied by a cafe and a restaurant which appears to be under refurbishment. There is also a small shop and a physiotherapy clinic operating from the premises. The upper stories are currently vacant.
1.5	The site is located at the junction of Bedford Street and Clarence Street within the grid iron street layout of the Linen Quarter and is surrounded by a range of heritage buildings the most notable of which includes the Listed Ulster Hall immediately north.
	Description of Proposal
1.6	The Committee is considering two applications as set out below.
1.7	LA04/2024/0483/F – seeking full planning permission for a change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations. Externally the proposal comprises removal of the existing sloped roof to the courtyard and its replacement with a new squared-off roof form with new dormer windows inserted to those sloped roofs along the street facing elevations of Bedford Street and Clarence Street, as well as the northern elevation facing The Ulster Hall. A new two storey rooftop extension is also proposed towards the rear of the block along Clarence Street with terraces and an external pool at upper level.
1.8	LA04/2024/0480/DCA – seeking Conservation Area Consent for part demolition of existing building, comprising stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.
1.9	<p>The proposed demolition consists of the following detailed elements:</p> <ul style="list-style-type: none"> • Removal of 'lean-to' brick elements to the courtyard • Removal of existing staircases / stair cores / Lift • Roof elements, including roof trusses • 'Trimming down' of brick walls on internal courtyard • Removal of internal cross walls • Removal of bricked up windows and lower of window levels in courtyard

	<ul style="list-style-type: none"> • Removal of 1 shopfront (Harlem Café) • Rainwater goods, extract ducts and air-con units within courtyard
2.0	PLANNING HISTORY (ON ADJACENT SITE)
2.1	LA04/2020/2200/F - Demolition of Nos. 27 to 37 Linenhall Street and Nos. 8-10 Clarence Street and erection of seven storey office building. 8-10 Clarence Street, 27-37 Linenhall Street. Allowed at Appeal 28 th April 2023.
3.0	PLANNING POLICY
3.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development Policy BH1 – Listed Buildings Policy BH2 – Conservation Areas Policy BH4 – Works to grounds affecting built heritage assets Policy BH5 – Archaeology Policy CI1 – Community Infrastructure Policy EC1 – Delivering Inclusive Economic Growth Policy TLC3 – Overnight visitor accommodation Policy TLC4 – Evening and night-time economy Policy HC1 – Promoting healthy communities 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 ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy GB1 – Green and blue infrastructure network Policy OS3 - Ancillary open space Policy TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p>

3.2	<u>Supplementary Planning Guidance</u> Placemaking and Urban Design Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation Evening and Nighttime Economy
3.3	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
3.4	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
3.5	Other Material Considerations Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan) Linen Conservation Area Design Guide Linen Quarter Vision and Guidance
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<u>Statutory Consultees</u> DfI Roads – No objection. DfC HED – No objection. DAERA – No objection. NI Water – Objection. DfI Rivers – No objection.
4.2	<u>Non-Statutory Consultees</u> Planning Service Urban Design Officer – refer to main assessment. Planning Service Conservation Advice – refer to main assessment. BCC Environmental Health – No objection subject to conditions. BCC Economic Development Unit – recommends that an Employability and Skills Developer Contribution is required. Shared Environmental Services (SES) – No objection subject to condition. <u>Representations</u>
4.3	The application has been advertised in the newspaper and neighbours notified. No third-party representations were received.

5.0	PLANNING ASSESSMENT <u>Main Issues</u> 5.1 The main issues relevant to consideration of the application are set out below. <ul style="list-style-type: none"> • Principle of development • Impact on the character and appearance of the Linen Conservation Area • Impact on Built Heritage and Archaeology • Design and placemaking • Climate change • Access and transport • Health impacts • Environmental protection • Flood risk and drainage • Waste-water infrastructure • Waste management • Natural heritage • Employability and Skills • Section 76 planning agreement • Pre-application Community Consultation <u>Development Plan Context</u> 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. <u>Operational Policies</u> 5.5 The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1. <u>Proposals Maps</u> 5.6 Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 ("Departmental Development Plan"), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision
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	<p>maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.7	Belfast Urban Area Plan 2001 – the site is un-zoned “white land”.
5.8	Belfast Metropolitan Area Plan 2015 (2004) – the site is un-zoned “white land” within the City Centre.
5.9	Belfast Metropolitan Area Plan 2015 (v2014) – the site is un-zoned “white land” within the City Centre.
	<u>Background</u>
5.10	The proposal was subject to a detailed Pre-Application Discussion (PAD).
	<u>Principle of development</u>
5.11	Full planning permission is sought for a change of use from Office (B1) and restaurant (Sui Generis) to a Hotel, two storey rooftop extension and other alterations.
5.12	The proposal has been assessed against Policies TLC3 and TLC4 of the Plan Strategy.
5.13	The proposal accords with Policy TLC3, which states that planning permission will be granted for new overnight accommodation in the City Centre.
5.14	The proposal also accords with Policy TLC4 in that the proposal, which would include a restaurant and bar, would strengthen and enhance the evening and nighttime economy with the City Centre.
5.15	The principle of the proposed hotel use acceptable and the acceptability of the proposal should depend upon the other planning considerations discussed below.
	<u>Impact on the character and appearance of the Linen Conservation Area</u>
5.16	The site is located within the Linen Conservation Area.
5.17	Section 104(11) of the Act states: <i>‘Where any area is for the time being designated as a conservation area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of–</i> <i>(a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise;</i> <i>(b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.</i>
5.18	Policy BH2 relates to development proposals within a Conservation Area.
	<u>Demolition</u>
5.19	Policy BH2 states that there will be a presumption in favour of retaining listed buildings and non-listed buildings in conservation areas. Total or partial demolition of a building will only be permitted where:

	<p>j. It makes either a negative or no material contribution to the character and appearance of the area; and</p> <p>k. The design quality of the proposed building is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.</p>
5.20	<p>Internal conservation advice is as follows:</p> <ul style="list-style-type: none"> • new shopfront installation should be restricted to restoration of that to the unit to the left of the main entrance; • loss of historic shopfronts including in-antis entrance with terrazzo / tiled flooring. The internal conservation advice is that the shopfront and sign at number 42, with Art Nouveau elements, should remain as an alteration that contributes to the narrative of the building and area. Conservation also recommends retention of historic doors to Clarence Street; • There may be a detrimental lack of historic internal fabric to the front / western block – addressing Bedford Street; to cross / load bearing walls with fireplaces, the stairwell etc. These support the firewalls. It is not clear the extent to which the cross walls are retained; • The third floor extension will result in loss of historic fabric in terms of roofing timbers. The narrow roof width may reflect the technology / timber spans available at the time of construction; this narrative quality is of historic interest – • The extension at fourth floor / roof level should not impact the roof-slope onto Clarence Street; the latter should be retained.
5.21	<p>There is no doubt that the buildings on the site, although not listed, make a positive contribution to the Conservation Area. However, the concerns raised above in relation to demolition of elements of the building must be assessed in the round and considered in the context of the material contribution that those elements make, together with the suitability of the proposed redevelopment and whether it will enhance the character of the Conservation Area, as discussed below.</p>
5.22	<p>In response to the concerns raised by the internal conservation advice, the more traditional shopfronts to the right-hand side of the central entrance doorway are to be retained, including the doorway recess. It has been acknowledged by the conservation advisor that the modern shopfront to the left-hand side is generally not worthy of retention, although they advise that the 'Harlem' café frontage should be retained. This shop front and its unique design features are not original and the granite surrounds are probably the oldest feature of this particular part of the frontage, dating back to the 1930s. The legislative test in Conservation Areas is to enhance where the opportunity arises. It is considered that the retention of the two more traditional shopfronts to the right-hand side, combined with the more sympathetic replacement shopfronts to the left of the entrance, reflects the existing more eclectic character of the ground floor of the building. Overall, it is considered that these changes would represent an enhancement of the character of the frontage of the building and broader Conservation Area, thereby complying with the statutory and policy tests.</p>
5.23	<p>The applicant has also agreed that the existing shopfront recessed entrance to the right-hand side of the main doorway will be retained, along with the tiled floor on the recess. It is proposed to introduce another recess on the same side to further reinforce and respect the existing ground floor character. Gates will be required to secure these recessed entrance features, which the conservation advisor offers no objection to in principle. Details of the gates should be controlled by condition. Amended plans are awaited to show these updated design changes, including confirmation of shop front</p>

	retention. Delegated authority is sought to ensure that these appropriate design changes are submitted.
5.24	It is considered that the internal fabric does not make a material contribution to the character and appearance of the Conservation Area and that its removal would not be detrimental. The building is not listed.
5.25	Similarly, the roofing timbers and fourth floor roof level proposed to be demolished do not materially contribute to the character and appearance of the Conservation Area.
5.26	When considered in the context of the proposed alterations (discussed below), it is considered that the character and appearance of the Conservation Area would be enhanced.
	<u>New build</u>
5.27	<p>Policy BH2 states that new build and alterations will only be granted where the following criteria are met:</p> <ol style="list-style-type: none"> The character and appearance of the area is preserved or enhanced; The development respects the built form of the area by way of height, scale, form, legibility, materials and detailing; Key views within, into or out of the area are not negatively impacted; Trees, archaeological or other landscape features contributing to the character or appearance of the area are protected and / or integrated in an appropriate manner; Regard is given to relevant supplementary planning guidance; Extensions shall be subservient to the existing building with regard to height, scale, massing, form and alignment; The proposal involves retention of and where possible reinstatement of traditional features; The proposal will not result in the detrimental loss of visual gaps between existing buildings and boundaries; and The proposal makes use of traditional and where appropriate reclaimed, recycled/or sympathetic building materials and techniques which match or are in keeping with those found on the building and surrounding area.
5.28	The internal conservation advice expresses concern about the proposed attic extension, advising that it would have a detrimental impact on the west-east vista along Clarence Street terminated by St Malachys, caused by the contrast effect due to its alien form, materials and horizontal emphasis: <i>'The proposed attic would represent the only overtly contemporary intrusion on one of the last remaining vistas visually framed by historic elements or buildings strongly following the precedent of these in terms of material / solid to void'</i> .
5.29	However, an important material consideration is the planning permission for a large 7-storey office building granted at appeal on the land to the immediate east of the site at the junction of Linenhall Street and Clarence Street. This would not only introduces a substantial built form on Clarence Street but forms a backdrop to the proposed attic extension when viewed from the western approach from Bedford Street as shown in the CGI overleaf.



- 5.30 Internal conservation advice also raises concern about the Miesian form of attic and advises that the historic roofslope should be retained in its entirety to Clarence Street.
- 5.31 However, officers advise that the location of the 'attic extension' is such that it would be discrete and as such will ensure that the established roof form will retain its primacy when viewing the two main streetscape elevations (as shown in the CGI above).
- 5.32 Elaborating on its concerns, the internal conservation advice states that:
- 'The proposal would, through contrast set up visual competition with St Malachys drawing the eye disproportionately / negatively, especially as it is in the eyeline of the octagonal bell towers, with open / non louvred upper stage with crenellated parapet (complemented by that to the gable of the nave). It would detract from the role of St Malachys as a landmark buildings – its status in legibility terms, diminishing its perceptual significance and the historicity of the area in general. The view along Clarence Street from Bedford Street is a key vista within the Conservation currently without discordant, contrasting, intrusive elements'.*
- 5.33 However, reference is again made to the transitional role of the 7 storey approval (LA04/2020/2200/F) directly abutting the site to the east, and the subsequent impact this built intervention will have on any future views west-east towards St. Malachys Church. It is also worth noting that there are other recent approvals that will affect this view, most notably the approval on the Clarence Gallery site, diagonally opposite the above approval at the junction of Linenhall Street and Clarence Street. Importantly, it should be noted that HED has raises no fundamental concerns with regard to the impact of the proposal on listed buildings in the vicinity, including the setting of St. Malachys Church. This vista, and indeed most of the main vistas within the Conservation Area displays a variety in built form, both traditional and modern interventions, and as such for reasons stated above, officers are of the opinion that the views west-east towards St. Malachys would not be harmed and in this regard the character and appearance of the Conservation Area would be preserved.
- 5.34 Overall, it is considered that the proposals would visually improve the existing building and enhance the character and appearance of the Conservation Area, compliant with the Act, Policy BH2 and relevant provisions of the SPPS.

	<u>Impact on Built Heritage and Archaeology</u>
5.35	<p>Section 91(2) of the Act states that: <i>‘In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, a council... must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’</i></p> <p><u>Setting of Listed Buildings</u></p>
5.36	Policy BH1 sets out criteria for considering proposals that affect the setting of a Listed Building.
5.37	<p>There are a number of Listed Buildings within the vicinity of the site. DfC HED advises that the proposal has the potential to affect the setting of the following Listed Buildings in particular:</p> <ul style="list-style-type: none"> • HB26 30 023A St Malachy’s Church, 24 Alfred Steet Grade A • HB26 30 025 Alfred House, 19-21 Alfred Street Grade B+ • HB26 30 055 17 Bedford Street, Belfast Grade B+ • HB26 30 057 Ulster Hall, 1-7 Bedford Street Grade A • HB26 30 058 Bryson House, 28 Bedford Street Grade B1
5.38	HED advises that it is generally content with the proposal, however, suggests that the dormer windows along the Bedford Street frontage, including the corner of Bedford Street/Clarence Street, are not in keeping with the historic character (grain) and that the design should be reconsidered so as not to introduce a design feature which is not prominent in the area. It is important to note that HED has raised no objections in terms of the impact on the setting of any Listed Buildings in the area and for the reasons set out, it is not considered that the dormer windows would be of detriment to the character of the building. Instead, it is considered that these design features would add to the vertical emphasis on the fenestration, something which is apparent on the more traditional/ established buildings within the city centre.
5.39	The internal conservation advice acknowledges the historically busy / lively roofscape to the building and accepts the installation of dormers, advising that they are of a reasonable scale, albeit that they should be of a pitched form and with framed glazing.
5.40	The Urban Design Officer has also specifically addressed the design of the dormers in his response and raises no concerns in relation to their insertion within the two street facing elevations and northern elevation facing The Ulster Hall. The Urban Design Officers refers to the Design and Access Statement which states that their design is intended to be ‘quietly modern’, so that they are read as new elements but proportioned and detailed to ensure their contextual appropriateness, which is welcomed. It is noted that whilst they do not align with the vertical ordering of windows across first and second floor levels, a degree of symmetry has been applied to the siting of the dormers within their own groupings between the projecting fire partition walls. It is noted that an additional dormer has also been introduced along Clarence Street, however the Urban Design Officer acknowledges that it <i>‘...does not disrupt the rhythm of dormers along this elevation.’</i>
5.41	Ultimately, it is considered that preferences about the form of the dormer windows is somewhat subjective and that their design is appropriate.

5.42	<p>Having regard to this assessment and the advice provided by HED, it is considered that the setting of nearby Listed Buildings would be preserved.</p> <p><u>Archaeology</u></p>
5.43	<p>The planning application was accompanied by an Archaeological Impact Assessment (AIA) which recommends that due to the limited amount of invasive ground works, development led archaeological monitoring should be carried out within those areas of the site to undergo ground works such as the within cobbled service yard. This will confirm whether any un-identified sub-surface archaeological remains survive within the boundaries of the proposed development.</p>
5.44	<p>HED has reviewed the submitted AIA and concurs with its conclusions regarding the negligible impact of the development on below-ground remains. Therefore, due to the scale and nature of the development, HED is content that the proposal accords with the SPPS and Belfast Local Development Plan Strategy (2023) Policy BH5.</p>
5.45	<p>In summary, the proposal is considered to comply with Policies BH1 and BH5 and relevant provisions of the SPPS.</p> <p><u>Design and placemaking</u></p>
5.46	<p>The proposal has been assessed against the Policies DES1 and DES2 of the Plan Strategy and SPPS. DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development.</p> <p><i>Design, Scale, height and massing:</i></p>
5.47	<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.</p>
5.48	<p>In terms of the proposed form, the Urban Design Officer has stated the squared-off courtyard facing roof form will provide the necessary headroom at 2nd Floor level to allow for a series of courtyard facing bedrooms. They go on to point out that this will not be visible from surrounding streets and will not impact the traditional sloped roof profiles along any of the three visible street facing elevations.</p>
5.49	<p>The larger floor of the new rooftop extension (3rd Floor) spans most of the block to the rear. Its frontage occupies that section of the block immediately north of the fire partition wall, spanning around one third of the Clarence Street frontage. This element of the scheme would accommodate a Restaurant and open kitchen area amounting to around 400m².</p>
5.50	<p>Representing the most visually prominent element of the scheme, the proposed 3rd Floor extension to the rear would result in a new section of vertical massing to Clarence Street. While breaking the more traditional sloped roof form, attention has been given to the articulation of this elevation with consideration given to the depth, form and tone of its glass and aluminium construction and its restricted application.</p>

5.51	The Urban Design Officer has stated that, on balance, given the attention applied to the articulation/detailing of this new element, its restricted application, and the important role this component plays in the adaptive use of the building, no concerns are raised. It is also noted that this element will be largely screened by the taller, 7 storey building approved on the adjacent site, thereby softening views of these upper elements west along Clarence Street.
5.52	An additional smaller floor is proposed above at 4 th Floor level and setback off all three elevations to accommodate the 175m ² Bar with external access to a wraparound southern terrace (part covered), a pool/pool terrace and smaller terrace to the north.
5.53	A deep setback of around 6.0m has been applied to the upper 4 th Floor extension along Clarence Street (line of the covered terrace) with a further setback of around 5.0m to the bar itself, which assists greatly in helping this floor sit comfortably within its context, ensuring a smooth architectural transition between the higher approved building on the adjacent site and the main block on the application site.
5.54	The composition results in minimal visual impact with the massing reading as a background layer behind the profile of the new dormers, which can be clearly seen on the CGI above when viewed from Bedford Street. The setback areas will also provide valuable external terrace spaces, which together with the external pool and pool terrace, will provide a unique offer at rooftop level that complements the hotel use. It is noted that in addition to stair access, two guest lifts and a service lift also serve this upper floor, however, massing shown in sections, elevations and model extracts does not appear to account for any lift overruns which would generally extend above.
5.55	With regards to building form and façade articulation, the existing rhythm and proportions of the building are retained. The introduction of dormers enhances the overall vertical emphasis of the building and adds a contemporary slant on the roofscape whilst not being of a scale that dominant the appearance of the building. The retention of the existing shopfronts will also ensure that the existing rhythm of the ground floor frontage is respected.
5.56	The Urban Design Officer has suggested that conditions are included that require the Planning Service's prior approval of external materials including any replacement windows, replacement sloped roof, new dormers, infill sections to Ground Floor windows, new Ground Floor openings and glazed/aluminium profiled extension.
5.57	Criterion f. of Policy DES1 requires the provision of active frontages to ensure vibrancy throughout the day. This will also create a vibrant frontage onto the new public space within the internal courtyard, creating an attractive, enclosed space.
5.58	Active uses are proposed along the Bedford Street ground floor elevation either side of the hotel entrance and lobby comprising restaurant and coffee bar. Active uses are also proposed along Clarence Street, in the form of a restaurant and gym either side of the new access gate. The inclusion of a bike store (3 no. Sheffield type stands) and the installation of two bike stands to the pavement fronting the Bedford Street elevation, which are welcomed.
5.59	Servicing is provided to the rear north east corner of the building and accessed from Clarence Street via a new discreet service access. This service access serves bin stores, storage areas and staff facilities located deep within the planform. This arrangement maximises the potential for Ground Floor activity and animation along both elevations which is welcomed. It is noted that the internal bike store will also avail of this service access onto Clarence Street.

	<i>Siting and Alignment:</i>
5.60	Policy DES2 (masterplanning) states that planning permission will be granted for Major development where it accords with the principles a. to j.
5.61	It is considered that the proposal adopts a holistic approach to site assembly, layout and design that is mindful of adjacent sites whilst promoting an opportunity for urban repair on an important city centre streetscape. The proposal will provide a high-quality redevelopment scheme on an important landmark junction within the City Centre and reinvigorate aging built form within the Linen Conservation Area.
	<u>Climate change</u>
5.62	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. There is a presumption in retaining existing buildings. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.
5.63	Through the reuse of existing buildings, the development contributes towards a sustainable form of development. The application is accompanied by a Climate Change Statement which identifies in detail, the measures that have been implemented to reduce the energy demand associated with the proposed development. These measures should be required to be implemented by condition. The proposal is considered acceptable having regard to Policy ENV2 and ENV3.
5.64	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere.
5.65	The alterations and extensions allow for the incorporation of green roofs, a form of SUDs, which will help slow the rate of surface water run-off from the site aiding in reducing flood risk and improving water quality. The proposal is considered acceptable having regard to Policy ENV5.
	<u>Access and transport</u>
5.66	The site is located within an Area of Parking Restraint. No dedicated in-curtilage parking is proposed. Cycle parking is proposed on site. Pedestrian access to the proposed development site will be via Bedford Street. Cycle access to the proposed development site will be via Bedford Street.
5.67	The site is a highly accessible location within the City Centre. It is within short walking and cycling distance of the city centre and its shops, services and leisure. It has very good public transport links through access to buses and rail, and is in close proximity to the new Grand Central Station.
5.68	The inclusion of a bike store (3 no. Sheffield type stands) and is welcomed.
5.69	A Travel Plan has been submitted to support the proposal, which will be required to be implemented by condition.
5.70	Having regard to the highly sustainable location of the site and proximity to city centre car parks, the proposed access arrangements are considered acceptable.

5.71	<p>The proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS.</p> <p><u>Health impacts</u></p>
5.72	<p>Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
5.73	<p>The city centre site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city centre and beyond. The scheme is a car free development and is supported by a Travel Plan. The proposed building would provide an attractive environment for people to work and stay in. The proposal is considered to satisfy the requirements of Policy HC1.</p> <p><u>Environmental protection</u></p>
5.74	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.</p> <p><i>Contamination</i></p>
5.75	<p>A Preliminary Risk Assessment (PRA) has been provided by RPS Group Plc. (RPS) in which potential risks to human health and the water environment have been identified. A Conceptual Site Model (CSM) identified onsite potential sources as; asbestos from the construction of the current building, reduced quality made ground and the historical use of the site as a Spinning Mill.</p>
5.76	<p>RPS recommend a Generic Quantitative Risk Assessment (GQRA) which has not been presented. Both NIEA Regulation Unit (Land and Ground water Team) and BCC Environmental Health Unit have requested that a GQRA is submitted at application stage. However, as the existing building on site is currently in use, this places obvious restrictions on the possibility of carrying out further intrusive investigatory works on site. Given this, and in the interests of ensuring the appropriate investigations take place and satisfactory mitigation is implemented, it is advised that Grampian negatively worded conditions are attached to the approval requiring the submission of Detailed Quantitative Risk Assessment prior to commencement of works. If necessary a remediation strategy will be required by condition to ensure the appropriate mitigation is implemented on site to protect end users and the sub level environment. These conditions are recommended.</p> <p><i>Noise</i></p>
5.77	<p>Environmental Health recommended in their initial response that a noise impact assessment be submitted in support of the proposal. It also advised that ‘...the neighbouring Ulster Hall building regularly operates as an entertainment venue whereby noise from amplified sound, stage loading/unloading operations and patrons may be noticeable in the vicinity of the venue; and as the agent of change, the applicant is</p>

	<i>mind ed to ensure that an appropriate level of façade insulation and alternative means of acoustically attenuated ventilation to hotel bedrooms is provided to ensure that current operations at the Ulster Hall are not negatively impacted when the proposed development becomes operational. It is, therefore, advised that further ‘attended’ noise monitoring is conducted at an elevated location close to the northern elevation adjacent to the Ulster Hall during a forthcoming music event.’</i>
5.78	The applicant states that they have actively engaging with Ulster Hall who have agreed to forward on future events that are planned to operate after 11pm and are supportive of additional noise monitoring. Environmental Health has stated that the Planning Service may wish to secure this additional noise monitoring and subsequent submission of an updated Noise Impact Assessment in order to protect existing evening and night-time uses in line with the Local Development Plan and associated Supplementary Planning Guidance – Evening and Night-time Economy. This condition is recommended.
5.79	It is considered that a condition is necessary that requires the applicant to submit further information in relation to attended noise monitoring undertaken at a future event at Ulster Hall, and proposed façade insulation and alternative means of ventilation.
	<i>Odour</i>
5.80	Environmental Health advises that if the developer wishes to avoid complaint from future guests and ensure a high end /luxury hotel offering then they should consider appropriateness of installing extraction and odour abatement measures to a very high level of odour control. Nevertheless a ‘high’ level’ of odour control has been proposed and it is deemed suitable to protect off-site receptors. The elevation drawings have been updated to show the location and termination point of the proposed kitchen. The kitchen extraction point is discharging 1m above eaves level.
5.81	Environmental Health advises a condition to ensure the installation and retention of an appropriate odour abatement system. The condition is recommended.
	<i>Air Quality</i>
5.82	Environmental Health commented that no information was provided regarding the likely means of hot water and heating to serve the development.
5.83	It has subsequently been confirmed that the proposed heating system and water heating system to be installed will be electric. An external plant area has been shown on the Level 04 floor plan.
5.84	A condition is recommended that requires an updated air quality impact assessment for plant shall be submitted to and approved in writing by the Council. The proposal is considered compliant with Policy ENV1.
	<u>Flood risk and drainage</u>
5.85	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 Council will have regard to guidance publications produced by other authorities and prospective developers/applicants are advised to liaise early in the formulation of their proposals with DfI Rivers to clarify flooding or flood plain issues that may affect particular sites. In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.

5.86	Flood Maps (NI) indicate that the site does not lie within the 1 in 100 year climate change fluvial, 1 in 200 year climate change coastal flood plain or in an area of predicted pluvial flooding. There are no watercourses within this site. The site may be affected by watercourses of which DFI Rivers has no record.
5.87	DFI Rivers has reviewed the Drainage Assessment submitted in support of the application and accepts its logic and has no reason to disagree with its conclusions.
5.88	Having regard to the advice of DFI Rivers, the proposal is considered acceptable with regard to flood risk and drainage, and compliant with Policy ENV4.
	<u>Waste-water infrastructure</u>
5.89	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has indicated there is available capacity at the receiving Waste Water Treatment Works.
5.90	However, an assessment has indicated network capacity issues. This establishes significant risks of detrimental effect to the environment and detrimental impact on existing properties. The downstream catchment is constrained by overloaded sewage infrastructure. For this reason, NI Water is recommending connections to the public sewerage system are curtailed.
5.91	NIEA Water Management Unit is also concerned that the sewage loading associated with the above proposal has the potential to cause an environmental impact if transferred to the Waste Water Treatment Works (WWTW). Given this concern NIEA have asked that a condition is attached requiring the method of sewage disposal to be agreed in writing with the Council prior to commencement of development. Shared Environmental Services has not raised any objection to the proposal and has requested the same condition is attached to any forthcoming approval.
5.92	Discussions are under way between the developer and NI Water with regard to a potential solution. It is also worth noting that there is an established mixed use building on the site, including restaurant and office space.
5.93	Regard is had to the significant level of unimplemented and extant permissions across the city which will not all come forward at once.
5.94	In order to ensure there will be no significant impact on the receiving infrastructure and to safeguard the environment a condition is recommended that requires the method of sewage disposal to be approved by the Council prior to the commencement of any development on site.
5.95	The proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy, subject to the condition detailed below.
	<u>Waste Management</u>
5.96	A Waste Management Plan accompanied the planning application. It shows a bin storage area of 48 sqm within the rear of the site away from any of the public facing elevations with access from an alleyway along the northern boundary of the site.
5.97	The proposed waste management arrangements are considered acceptable. A condition will be attached ensuring adherence to the waste management plan.

	<u>Natural heritage</u>
5.98	Policy NH1 relates to the protection of natural heritage resources.
5.99	DAERA Natural Environment Division (NED) acknowledges receipt of a Preliminary Ecological Appraisal and notes that the Ecologist has assessed the building within the site to have bat roosting potential and advised that further surveys were required.
5.100	<p>A bat survey was submitted in response to NIEA comments which demonstrated the following:</p> <ul style="list-style-type: none"> • No evidence indicating the presence of roosting bats within the adjoining structures was recorded during the emergence survey. • No bats were observed or heard over the course of the emergence survey, which would suggest a that there are likely no roosts within proximity of the site. • No significant loss of foraging habitat is predicted due to the nature of the site with a lack of vegetation present.
5.101	<p>This survey was sent to NIA for consideration. NED is content that the proposed development is unlikely to significantly impact protected or priority species or habitats. NED notes that the Bat Survey has indicated that no bats were recorded emerging or re-entering the building, therefore NED is content that the building is unlikely to currently support roosting bats.</p> <p><u>Impact on Protected Sites</u></p>
5.102	Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.
5.103	In reaching this conclusion, SES has assessed the manner in which the project is to be carried out including any mitigation. This conclusion is subject to the method of sewage disposal being agreed via planning condition prior to commencement of development; this condition is recommended.
5.104	The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the Strategic Planning Policy Statement.
	<u>Employability and Skills</u>
5.105	The Developer Contribution Framework requires proposals for Major development to make a contribution towards Employability and Skills where necessary.
5.106	The Economic Development Unit recommends that Section 76 Developer Contribution clauses should be applied for the construction phase of the development.
	<u>Section 76 planning agreement</u>
5.107	It is considered necessary that the applicant enter into a Section 76 planning agreement to secure a Construction Employability and Skills Plan.

	<u>Pre-application Community Consultation</u>
5.108	The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The statutory Proposal of Application Notice (PAN) (LA04/2023/4099/PAN) was submitted to the Council on 6 th February 2023.
5.109	The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the pre-application consultation undertaken by the applicant.
5.110	A Press Notice inviting the public to engage in the online pre-application community consultation information event was placed in the Belfast Telegraph on Monday 14 th March. A press statement was also prepared and issued, which detailed the proposal for the new hotel, and the significant investment this would bring to this area of Belfast.
5.111	Notice was served to a number of elected representatives on 6 th March 2023, and a number were issued with copies of the PAN.
5.112	During the week commencing 13th March 2023, around 330 packs containing information leaflets, comment cards and self-addressed envelopes were delivered to residents and businesses identified within a 200m radius of the edge of the proposed development site.
5.113	An in-person Pre-Application Community Consultation Event was held in 44 Bedford Street, Belfast, BT2 7FF on Thursday 23rd March 2023 from 1:00pm – 7:00pm. This event attracted 12 visitors who came to view the plans and discuss with the design team was present.
5.114	Additionally, a virtual consultation website was hosted at www.TheDeanBelfast.com which allowed visitors to submit feedback via a submission form and to browse and download the boards containing the proposed plans. The webpage was open for submission from Thursday 23rd March to Thursday 20th April 2023.
5.115	During the course of the consultation there were 392 unique visits to the website for a period of time greater than 30 seconds. There were six responses to this Pre-Application Community Consultation; four received by comment card through the post; one comment card submitted at the in-person consultation event at 44 Bedford Street and one response via the virtual consultation website. Of the four sample comments within the PACC report, three were positive highlighting good design, increased footfall and pointing to another hotel/ bar in a good location. The one negative comment said there were 'enough buildings going on'.
5.116	The feedback was reviewed, and the matters were considered within the PACC report.
5.117	It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Act.
6.0	Recommendation
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission and Conservation Area Consent are granted subject to conditions and a Section 76 Planning Agreement.

6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, provided that they are not substantive, subject to the receipt of satisfactory amendments to the design of the ground floor elevation onto Bedford Street.
6.3	In view of the concerns from internal conservation advice, the Conservation Area Consent application will need to be notified to the Department before the decision can be issued.
7.0	<p>DRAFT CONDITIONS</p> <p>LA04/2024/0483/F –planning permission:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. No external facing materials shall be applied unless in accordance with a written specification of the materials, which shall have first been submitted to and approved in writing by the Council. Reason: In the interests of the character and appearance of the Conservation Area and to safeguard the setting of the Listed Building. 3. No external brickwork or render 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. Reason: In the interests of the character and appearance of the Conservation Area and to safeguard the setting of Listed Buildings. 4. Notwithstanding the submitted details, the following external features shall not be installed, implemented or carried out unless in accordance with further details and a physical sample which shall have been submitted to and approved in writing by the Council. <ul style="list-style-type: none"> • replacement windows, • replacement sloped roof, • new dormers, • infill sections to Ground Floor windows, • new Ground Floor openings and, • glazed/aluminium profiled extension <p>The works shall not be carried out unless in accordance with the details so approved.</p>

	<p>Reason: In the interests of the special architectural and historic qualities of the building.</p> <p>5. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>6. 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>7. Prior to the installation of any combustion plant(s) where the single or combined NOX emission rate is greater than 5mg/s, an updated air quality impact assessment for that plant shall be submitted to and approved in writing by the Council. The assessment shall include specification details, including emission rates and flue termination heights, of the proposed combustion systems for heating and hot water. The updated assessment must also demonstrate that there will be no significant adverse air quality impacts associated with operation of the proposed combustion plant and with the overall development. The combustion plant(s) and associated flue(s) must thereafter be installed in accordance with the approved details.</p> <p>Reason: In the interests of public health and environmental protection.</p> <p>8. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) until a Quantitative Risk Assessment has been submitted to and approved in writing by the Council. The Quantitative Risk Assessment shall consider the RPS report entitled: 'The Dean – Bedford Street – Preliminary Risk Assessment (Desk Study) Report DRAFT' (report reference: 794-NI-HCT-00903, dated 25th January 2024, version status: Final). The Quantitative Risk Assessment shall follow current Environment Agency and CIRIA guidance and British Standards and include:</p> <ul style="list-style-type: none"> - A detailed site investigation in line with BS 10175:2011+A2:2017. Any ground gas investigations shall be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019. - A satisfactory assessment of the risks (including an updated
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Conceptual Site Model), conducted in line with current Environment Agency guidance. Risks associated with ground gases shall be assessed under the methodology outlined in BS 8485:2015+A1:2019. Should the Quantitative Risk Assessment demonstrate that human health contaminant linkages exist on the site, then a Remediation Strategy shall be submitted to and approved in writing by the Council. The Remediation Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. The development shall not be carried out unless in accordance with the approved Remediation Strategy.

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

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

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

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

In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

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

11. After completing the remediation works under Conditions 8, 9 and 10; and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the

	<p>works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>12. Prior to construction of the development, the applicant must submit to and have agreed in writing by the Council, a Noise Impact Assessment detailing the noise mitigation measures to be installed within the development to address noise impact on the development. The Noise Impact Assessment, to be produced by a competent acoustic consultant, must be based on a representative noise survey and demonstrate that the proposed sound reduction specifications of the façade/structural elements are sufficient to achieve the internal noise levels specified in Annex H of BS8233:2014 – ‘Guidance on sound insulation and noise reduction for buildings’, if required with the windows closed and alternative means of acoustic ventilation provided.</p> <p>Reason: In the interests of amenity.</p> <p>13. Prior to occupation of the development, the noise mitigation measures and alternative means of acoustic ventilation, if required, as approved under condition 12 shall be installed as agreed in writing with the Council and maintained thereafter.</p> <p>Reason: To ensure adequate levels of mitigation have been implemented to protect the amenity of hotel patrons.</p> <p>14. The rating level (dBL_{A,r,T}) from the operation of all combined plant and equipment must not exceed the existing daytime and night-time background sound levels at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 ‘Methods for rating and assessing industrial and commercial sound’.</p> <p>Reason: Protection of nearby amenity.</p> <p>15. Prior to the commencement of cooking of foods within the hereby permitted development a kitchen extraction and odour abatement system shall be installed to suppress and disperse odours created from operations on the premises which achieves a ‘high’ level of odour control in accordance with the current EMAQ+ ‘Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems’ (updated in May 2022). The outlet from any extract ventilation ducting shall be located as per drawing from TODD Architects titled ‘Proposed elevations 02’, referenced drawing no: 012, Rev P02 and dated 24/11/2023, and shall terminate at a height not less than 1m above the main eaves.</p> <p>Reason: Protection of nearby amenity.</p> <p>16. The installed kitchen extraction and odour abatement system, as detailed above, must be retained and maintained thereafter unless otherwise agreed in writing by the Council.</p> <p>Reason: Protection of nearby amenity.</p>
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	<p>17. 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>18. The development hereby permitted shall not be occupied until the secure cycle storage area has 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>19. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan.</p> <p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.</p> <p>20. The development hereby approved shall not be occupied unless the proposed have been implemented in accordance with the approved details. The climate change measures shall be retained in accordance with the approved details at all times.</p> <p>Reason: To mitigate and/or adapt to climate change.</p> <p>LA/04/2024/0480/DCA – Conservation Area Consent:</p> <p>1. The demolition hereby granted must be begun within five years from the date of this consent.</p> <p>Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.</p> <p>2. This consent only relates to the walls / structures highlighted in red on drawing nos. 11-19 received on 19/03/24 (published on planning portal 29/03/24) and to no other part of the building/s or structure/s within the site.</p> <p>Reason: For the avoidance of doubt as to the extent of this consent, to preserve or enhance the character or appearance of the Conservation Area.</p> <p>3. No demolition shall commence on site unless a contract has been executed for the construction of the site in accordance with planning permission LA04/2024/0483/F and evidence of that contract has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with planning permission LA04/2024/0483/F.</p> <p>Reason: As required by Sections 91(6) and 105 of the Planning Act (Northern Ireland) 2011, to preserve or enhance the character or appearance of the Conservation Area. Approval is required upfront because if redevelopment of the site does not take place it could leave the vacant site unsightly and harmful to the Conservation Area.</p>
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Committee Development Management Report

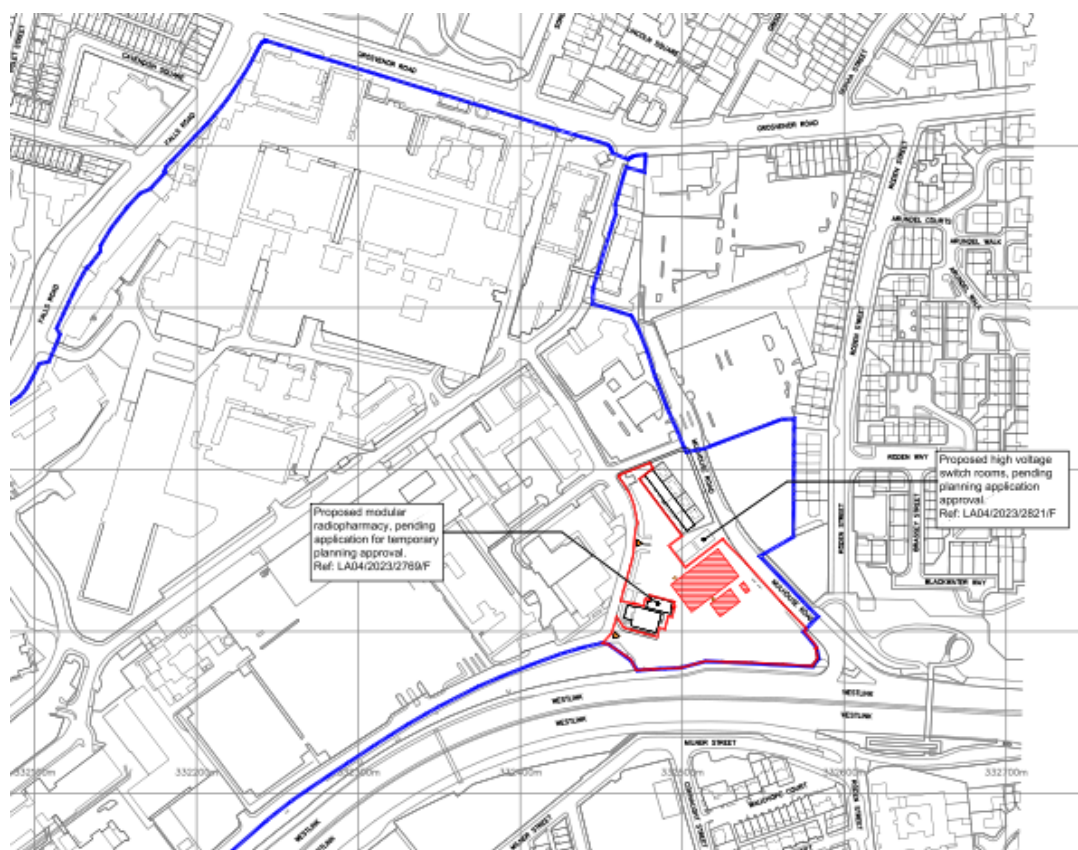
Summary	
Application ID: LA04/2023/3649/F	Committee Date: 15 th October 2024
Proposal: New 2 storey regional radiopharmaceutical facility, with associated single storey ancillary services accommodation, bin store, and emergency generator and oil tank storage. Amendment to existing car parking layout.	Location: Royal Victoria Hospital 274 Grosvenor Road, Belfast, BT12 6BA
Referral Route: Application for Major development	
Recommendation: Approval	
Applicant Name and Address: James Wright Belfast Health and Social Care Trust (BHSCT) Royal Victoria Hospital	Agent Name and Address: Martin Delaney TODD Architects Titanic House Belfast BT3 9DT
Date Valid: 08 August 2023	
Target Date: 05 March 2024	
Contact Officer: Ciara Reville, Principal Planning Officer.	
<p>Executive Summary:</p> <p>This application site is located to the south east of the Royal Victoria Hospital Complex and is currently used as a car park.</p> <p>The application seeks full planning permission for a two storey regional radiopharmaceutical facility of approximately 10m in height. The proposal includes a single storey ancillary services accommodation building and alterations to the existing car park to serve the proposed building.</p> <p>The existing radiopharmaceutical facility is located within the Ferguson building to the south west of the site and is no longer fit for purpose given the updates in guidelines for the production of radiopharmaceuticals.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of the proposal • Flood Risk • Design, Massing and Scale • Impact on the Listed Building • Impact on Amenity • Environmental Protection • Climate change • Pre Application Community Consultation <p>The proposal is situated in an existing car park within the Royal Victoria Hospital Complex. The proposal is to provide improved community infrastructure and is an appropriate and accessible location in accordance with policy CI1. The proposal will not have an impact in residential amenity.</p>	

There are no objections from consultees or third parties.

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

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, so long as it is not substantive.

Site Location Plan:

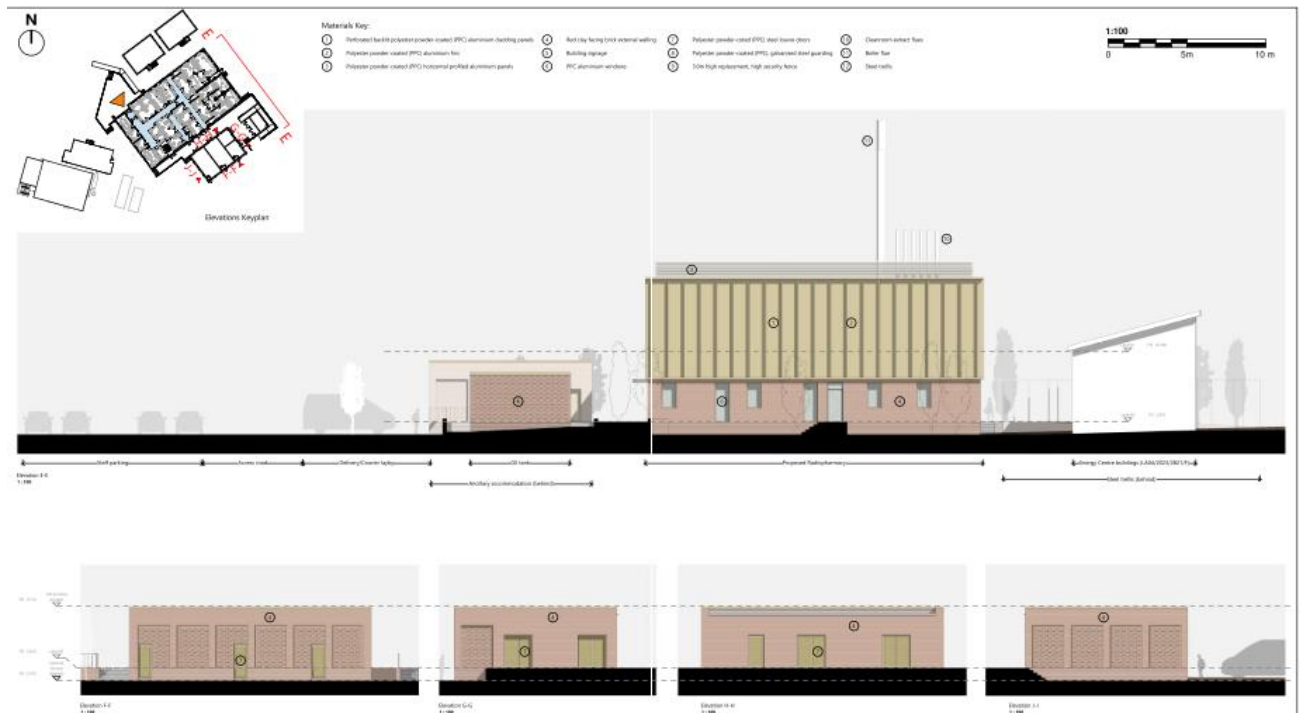


Proposed Site Plan:

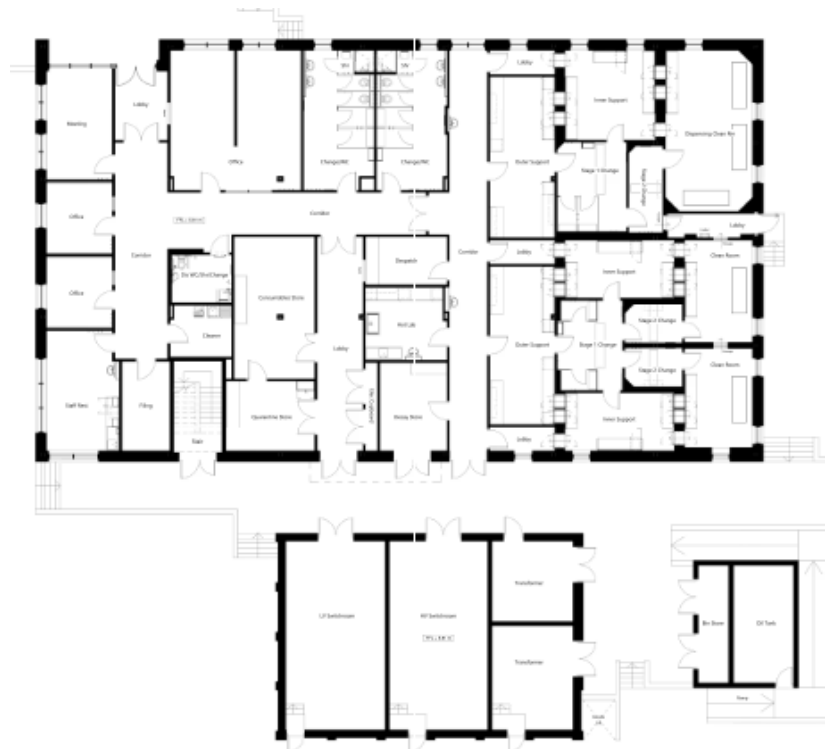
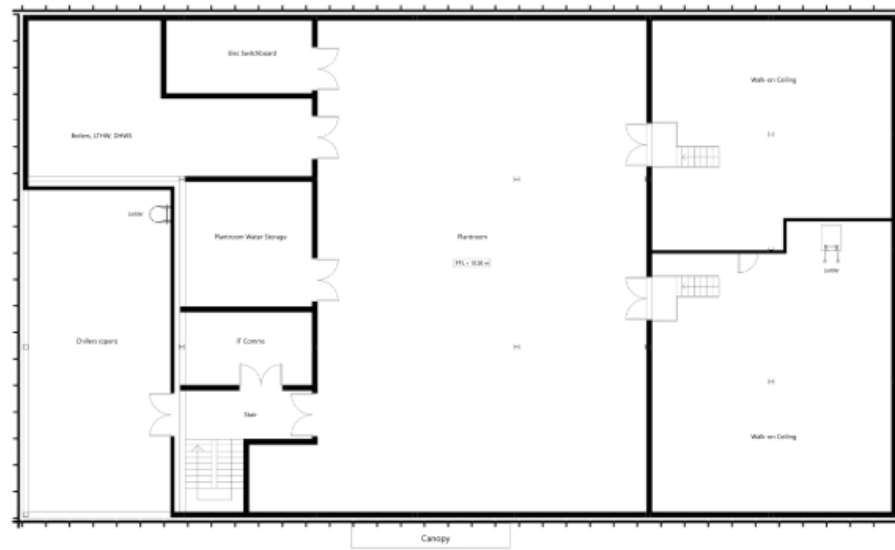


Proposed Elevations:





Proposed Floorplans:



1.0	Characteristics of the Site and Area
1.1	This application site is located to the south east of the Royal Victoria Hospital Complex and is currently used as a car park. The site can be accessed from Mulhouse Road which connects the site to the Westlink or from the main spine road running through the site. The surrounding area is a mix of hospital car parks and buildings which are typically 2-4 storeys and vary in design. The Mulhouse building which is listed sits to the north of the proposed site. The nearest residential properties are along Roden Street approximately 60m from the site.
1.2	Description of Proposed Development The application seeks full planning permission for a two storey regional radiopharmaceutical facility of approximately 10m in height. The proposal includes a single storey ancillary services accommodation building and alterations to the existing car park to serve the proposed building.
2.0	RELEVANT PLANNING HISTORY There is an extensive planning history within the Royal Victoria Hospital Complex, the planning history below is limited to the immediate context of the site. Application Number: LA04/2023/2769/F Proposal: Temporary planning permission for proposed Radiopharmacy cleanroom extension Decision: Approved 20 th February 2024 Application Number: LA04/2023/2821/F Proposal: 2 No new single storey substation buildings (90 sqm each) including alterations to staff car park Decision: Approved 27 th September 2023 Application Number: LA04/2023/2897/PAN Proposal: Construction of a new 2 storey regional Radiopharmaceutical facility for Northern Ireland to replace the existing Ferguson Radiopharmacy building, with adjacent single storey switchroom accommodation and external service yard for deliveries and collections. Decision: Proposal of Application Notice is Acceptable 5 th April 2023
3.0	PLANNING POLICY
3.1	Development Plan – operational policies <u>Belfast Local Development Plan, Plan Strategy 2035</u> Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas

	<p>CI1- Community Infrastructure</p> <p>Policy DES1 – Principles of urban design Policy DES2 – Masterplanning approach for major development</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</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 TRE1 – Trees Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design Masterplanning approach for Major developments Sustainable Urban Drainage Systems Transportation</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations <i>Belfast Agenda</i> (Community Plan)</p>
4.0	CONSULTATIONS AND REPRESENTATIONS
4.1	<p><u>Statutory Consultees</u></p> <p>DfI Roads – no objection, recommends conditions.</p> <p>NI Water – no objection</p> <p>DfI Rivers- no objection</p> <p>Historic Environment Division- no objection</p>

4.2	<p><u>Non-Statutory Consultees</u></p> <p>Environmental Health- no objection, recommends conditions.</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>No objections were received.</p>
5.0	<p>PLANNING ASSESSMENT</p> <p>Main Issues</p>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • Principle of the proposal • EIA Development • Flood Risk • Design, Massing and Scale • Impact on the Listed Building • Impact on Amenity • Environmental Protection • Climate change • Pre Application Community Consultation <p>Development Plan Context</p>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These 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	Belfast Urban Area Plan 2001 – the site is un-zoned “white land” within the Development Limit.
5.8	Belfast Metropolitan Area Plan 2015 (2004) – the site is un-zoned “white land” within the Development Limit.
5.9	Belfast Metropolitan Area Plan 2015 (v2014) – the site is un-zoned “white land” within the Development Limit.
	<u>Principle of the Proposal</u>
5.10	Policy CI states that the Council will seek to protect and provide development opportunities for community, health, leisure, nurseries and educational facilities based on local need in line with the projected population growth over the plan period.
5.11	Planning Permission will be granted for the provision of new and improved community infrastructure at appropriate and accessible locations within the urban area, subject to consideration of the nature and location of any proposals.
5.12	The proposal is to provide a new Regional Radiopharmacy building to replace the existing services provided in the existing Ferguson Building located towards the west side of the Hospital site. The proposed building is to provide improved community infrastructure to enable the continuing provision of radiopharmaceutical provision to patients in Northern Ireland. It is located within the existing Hospital site and therefore is within an appropriate and accessible location. The principle of the development is considered acceptable.
	<u>Flood Risk</u>
5.13	<p>The proposed site is within the 1 in 100 year climate change fluvial floodplain. Paragraph 6.107 of the SPPS states that built development must not be permitted within the flood plains of rivers or the sea unless one of the following three circumstances apply:</p> <ul style="list-style-type: none"> • the development proposal constitutes a valid exception to the general presumption against development in flood plains (exceptions for defended and undefended areas of the flood plain are set out at Figure 1); • the development proposal is of overriding regional or sub-regional economic importance; and • the development proposal is considered as minor development in the context of flood risk. <p>Given the scale of the proposal it would not be considered minor development in the context of flood risk.</p>
5.14	Figure 1 of the SPPS sets out the exceptions to the general presumption against development in flood plains, one of which is the replacement of an existing building. The

	<p>site previously contained a single storey building of approximately 350sqm which was demolished in 2019. While it is acknowledged that the building is no longer existing, the proposed building is considered a replacement on a brownfield site and therefore constitutes a valid exception.</p>
5.15	<p>The Planning and Flood Risk SPG states in paragraph 4.2.19 that the replacement of an existing building may be considered on the basis that this would not normally result in any material increase in the flood risk to the development or elsewhere. Paragraph 4.2.22 states that a replacement proposal which involves significant intensification of use, for example through increasing the footprint or change of use, will be resisted if this would have the effect of introducing more people to a high flood risk area.</p>
5.16	<p>In terms of the increased flood risk to the development and area, a Flood Risk Assessment has been submitted and includes a freeboard of 600mm to the Q100+CC fluvial flood level to ensure no increased flood risk to the development. While it is acknowledged that the proposal involves a significant increase in footprint when compared to the previous building on site it will not result in introducing more people to a high flood risk area given the reduction in parking provision associated with the development.</p>
5.17	<p>The development can also be considered of overriding regional or sub-regional economic importance. Paragraph 4.3 of the Planning and Flood Risk SPG provides two criteria that must be met to be deemed to be of overriding regional or sub regional economic importance:</p> <ul style="list-style-type: none"> • Demonstration of exceptional benefit to the regional or sub-regional economy; • Demonstration that the proposal requires a location within the flood plain and justification of why possible alternative sites outside the flood plain are unsuitable.
5.18	<p>In term of the exceptional benefit to the regional economy, the proposal is a regionally important medical facility. The radiopharmaceuticals produced within the facility are used in nuclear medicine diagnostic investigations and in the treatment of cancer patients. The facility produces and dispenses approximately 15,000 radiopharmaceutical doses per year to the Belfast, Southern, Southeastern and Northern Health and Social Care Trust. The current facility within Ferguson House is no longer fit for purpose due to limitations in the building's size and internal structure layout. The manner in which the facility supplies the needs of three trusts within Northern Ireland demonstrates the regional importance of the facility.</p>
5.19	<p>The submitted Flood Risk Assessment has considered why the proposal requires a location within the flood plan and justification as to why possible sites outside the flood plain are unsuitable. The northern half of the site is heavily developed with no brownfield sites available for development. The majority of the southern half of the site is located within the flood plain. The FRA has considered three further sites for the development which are currently car parks and outside the flood plain. One is a multi storey car park and therefore unsuitable for development. The other two are staff car parks located towards the eastern boundary of the site. Both of the car parks have been deemed to be of an unsuitable size to provide the necessary radio pharmacy building, its HV/LV substation building and compounds/service yard.</p>
5.20	<p>Given the need for the proposal to be located within the Royal Victoria Hospital Complex there are limited sites available that are not within the flood plan. It is accepted</p>

	that the proposal requires a location within the flood plain and alternative sites are unsuitable.
5.21	<p>The proposal has been deemed to meet the exceptions test in that it replaces an existing building and is of overriding regional or sub-regional importance. DFI Rivers have been consulted on this basis and accept the logic of the Flood Risk Assessment and has no reason to disagree with its conclusions.</p> <p><u>Design, Massing and Scale</u></p>
5.22	<p>The proposed building is to be two storey of a simple rectangular form with a flat roof. The proposed massing and scale is appropriate for its use and the surrounding area. The materials are to be red brick at ground floor and powder coated aluminium panels at first floor. The surrounding Hospital site contains a wide range of differing architectural styles and materials. The proposed building will tie in with the adjacent mortuary building which contains red brick and buff brick banding. The design is considered acceptable within its context and complies with Policy DES1.</p> <p><u>Impact on the Listed Building</u></p>
5.23	<p>Section 91 (2) of the Planning Act (Northern Ireland) 2011 states that ‘the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’</p>
5.24	<p>Paragraph 6.12 of the SPPS states Listed Buildings of special architectural or historic interest are key elements of our built heritage and are often important for their intrinsic value and for their contribution to the character and quality of settlements and the countryside. It is important therefore that development proposals impacting upon such buildings and their settings are assessed, paying due regard to these considerations, as well as the rarity of the type of structure and any features of special architectural or historic interest which it possesses.</p>
5.25	<p>The proposed site is within close proximity of the Mulhouse Building (HB26/32/002, Grade B1) which is a three storey plus attic former brick linen warehouse of 1880 in High Victorian style. HED were consulted and stated that the setting of the listed building is compromised to some extent by development and parking within the Royal Victoria Hospital complex. The proposal therefore proposes no greater demonstrable harm on the character and appearance of the immediate setting. The materials are considered appropriate. The proposal complies with Policy BH1.</p> <p><u>Impact on amenity</u></p>
5.26	<p>Policy CI states that proposals for community infrastructure shall ensure there is no unacceptable impact on residential amenity. The proposed site is sufficiently separated from dwellings on Roden Street to ensure there will be no impact on residential amenity. Environmental Health were consulted in terms of noise and had no objections.</p> <p><u>Access and Transport</u></p>
5.27	<p>The proposed site is to be accessed from the western road and exited to Mulhouse Road to the east utilising a one way system. The proposal involves reconfiguring access points from the western road and the existing staff car park. The result is a reduction in car parking spaces from 266 to 119, although approximately 29 are due to other planning applications (LA04/2023/2769/F and LA04/2023/2821/F). DFI Roads were consulted in terms of the proposed layout and had no objections with conditions.</p>

	<p><u>Environmental protection</u></p>
5.28	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, noise and odour impacts.</p>
	<p><u>Contaminated land</u></p>
5.29	<p>The applicant has submitted a Preliminary Contamination Risk Assessment and a Generic Quantitative Contamination Risk Assessment. The reports have identified potential risks to human health from ground gases, through ground gas monitoring at site investigation locations. Environmental Health were consulted and require confirmation of which ground gas protection measures are to be installed in the proposed buildings and detail on how their installation will be verified. A condition requiring a detailed Remediation Strategy has been recommended.</p>
	<p><u>Air Quality and Noise</u></p>
5.30	<p>Environmental Health were consulted and did not request any further information in regards to air quality and noise.</p>
	<p><u>Climate Change</u></p>
5.31	<p>A Climate Change Statement in relation to policies ENV 2,3 and 5 has been submitted. Given the nature of the proposed use design features to adapt to environmental changes are limited, however design features such as PV panels and the objective to attain BREEAM excellent are welcomed. While opportunities to provide SUDS measures are limited the proposal does include additional planting in accordance with ENV 5. The proposed additional planting represents a net gain in accordance with TRE1 of the LDP. A condition has been added to ensure the integration of the landscape and that Suds systems are used where possible to ensure compliance with the LDP PS.</p>
	<p><u>Pre-Application Community Consultation</u></p>
5.32	<p>For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.</p>
5.33	<p>Applicants are required to submit to the council a 'Proposal of Application Notice' (PAN) in advance of making the application, which sets out the proposals for the pre-community consultation. A PAN was submitted in March 2023 (LA04/2023/2284/PAN) and confirmed by the Council to be acceptable.</p>
5.34	<p>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 queries detailed were in regards to potential impacts on nearby residents and Roden Street.</p>
5.35	<p>The PACC report is considered compliant with the legislative requirements.</p>

6.0	Recommendation
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.
7.0	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development. Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site. 3. The vehicular accesses, including visibility splays, shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users. 4. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless a Detailed Remediation Strategy has been submitted to and approved in writing by the Council. The Detailed Remediation Strategy shall consider the Pentland Macdonald report entitled 'Generic Quantitative Contamination Risk Assessment and Remediation Strategy, Regional Radio Pharmacy Facility, Royal Group of Hospitals, Belfast, for Doran Consulting' (dated February 2023 and referenced PM22-1074). The Detailed Remediation Strategy shall follow current Environment Agency and CIRIA guidance and British Standards and must provide final detail on how the identified ground gas contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remediation works are to be verified. The development shall not be carried out unless in accordance with the approved Detailed Remediation Strategy. Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health. 5. Prior to operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall be completed by competent persons and be in accordance with current Environment Agency and CIRIA guidance and British Standards. It must demonstrate that the mitigation measures outlined in the agreed Detailed

	<p>Remediation Strategy have been implemented, that they have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>6. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.</p> <p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>7. Notwithstanding the submitted details, no development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.</p> <p>All hard and soft landscaping works be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard and soft landscape areas and works shall be permanently retained in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance of the area, and to promote sustainable drainage. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.</p> <p>7. The recommendation/s and mitigation measures outlined in the Flood Risk Assessment date stamped as received on 21st June 2023 and uploaded to the</p>
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	<p>Planning Portal on 4th September 2004 shall be fully implemented prior to the occupation of any part / phase of the development hereby permitted. No part of the mitigation measures shall be removed or altered without the prior written consent of the Council.</p> <p>Reason: In the interests of public safety and to mitigate against the environmental effects of climate change.</p> <p>Informatives</p> <p>01 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.</p> <p>02 Discharge of condition(s) This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</p> <p>03 Non-planning requirements 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.</p>
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ANNEX	
Date Valid	08 August 2023
Date First Advertised	19 August 2023
Date Last Advertised	19 August 2023
Date of Last Neighbour Notification	22 nd August 2023
Date of EIA Determination; if required	5 th September 2023
ES Requested	No
Drawing Numbers and Title: 01, 04, 06, 07, 08,09, 10, 11, 12, 13, 14 and 15	

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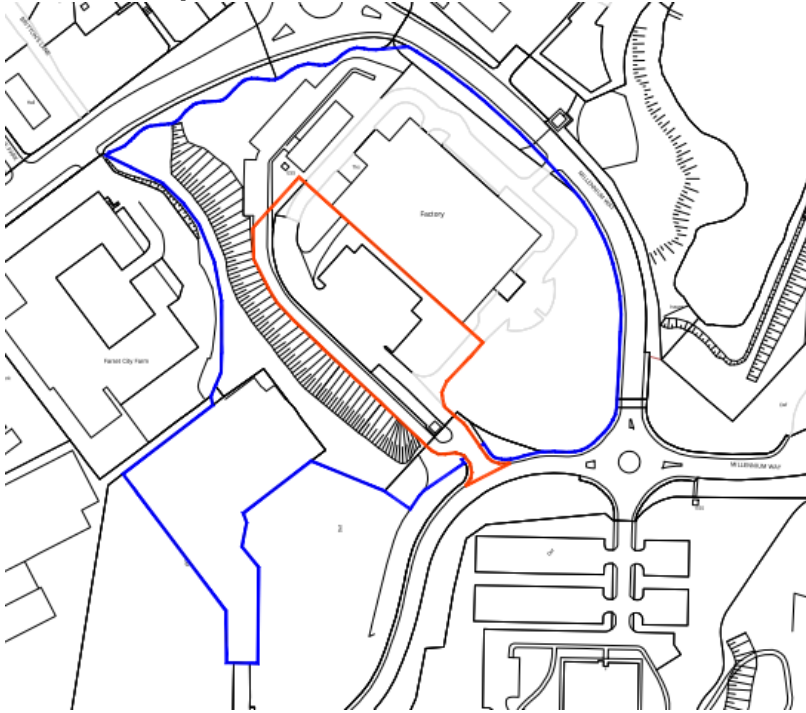
Committee Report

Development Management Report	
Application ID: LA04/2023/2861/F	Date of Committee: 15 th October 2024
Proposal: Extension to Class B2 factory for storage/loading purposes and associated works	Location: 1 Millennium Way Ballymagarry Belfast Antrim Bt12 7al
Referral Route: Referral to the Planning Committee under section 3.8.2 (a) (iv) of the Scheme of Delegation, development exceeds 2500sqm of industrial floorspace.	
Recommendation: Approval	
Applicant Name and Address: Biopax 1 Millennium Way Belfast BT12 7AL	Agent Name and Address: CMI Planners 38b Airfield Road Toomebridge BT41 3SG
Date Valid: 9 th March 2023	
Target Date: 22 nd June 2023	
Contact Officer: Ciara Reville, Principal Planning Officer.	
Executive Summary: <p>The application seeks planning permission for an extension to an existing Class B2 (Light industrial) factory which manufactures biodegradable, recyclable and sustainable packaging and labels for distribution across both the UK and Ireland and European markets. The extension will be used for storage and loading purposes which are ancillary to the existing Class B2 use on site. The extension measures 2595m² of floorspace which was reduced from the original submission which measured 3094m².</p> <p>The site is unzoned within the Belfast Urban Area Plan 2001 and zoned as existing Employment/ Industry in both versions of the draft Belfast Metropolitan Area Plan 2015(v2004 and 2014).</p> <p>The key issues relevant to consideration of the application is:</p> <ul style="list-style-type: none"> • Industry and Storage • Access, Car parking and servicing arrangements • Planning and Flood Risk • Contaminated Land • Noise • Open space • Trees • Climate change <p>Recommendation Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the variation of condition should be approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise conditions and deal with any other matters which may arise, including dealing with the outstanding EHO response, so long as they are not substantive.</p>	

Case Officer Report

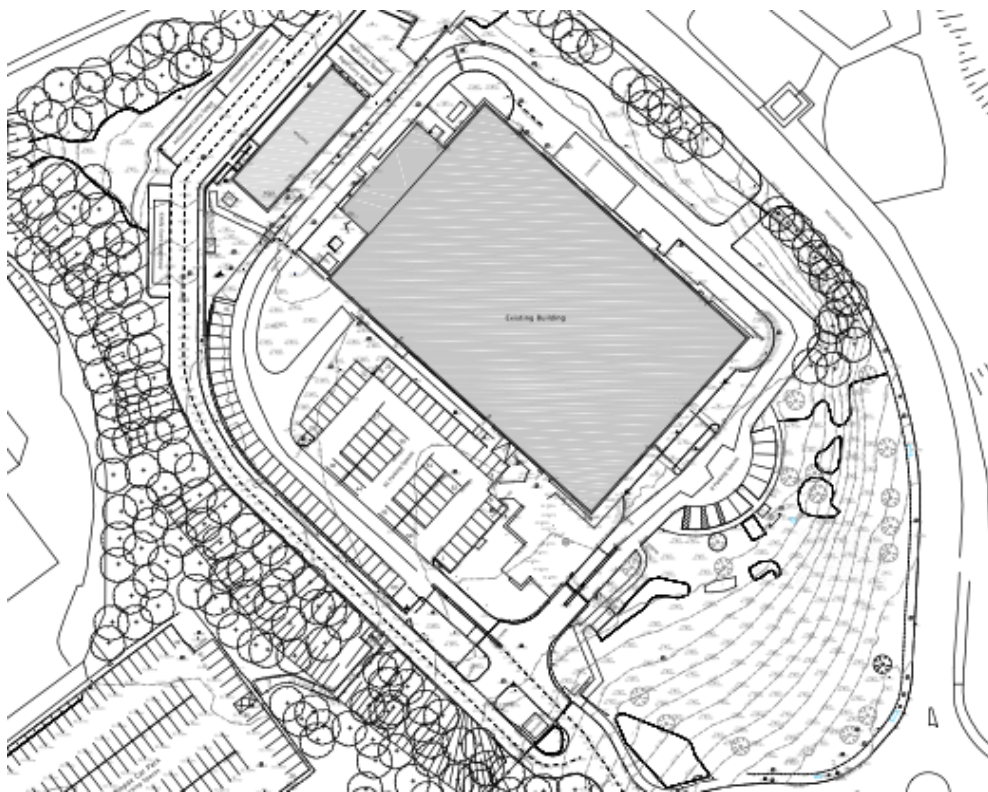
Site Location Plan and Site Layout

Site Location Map

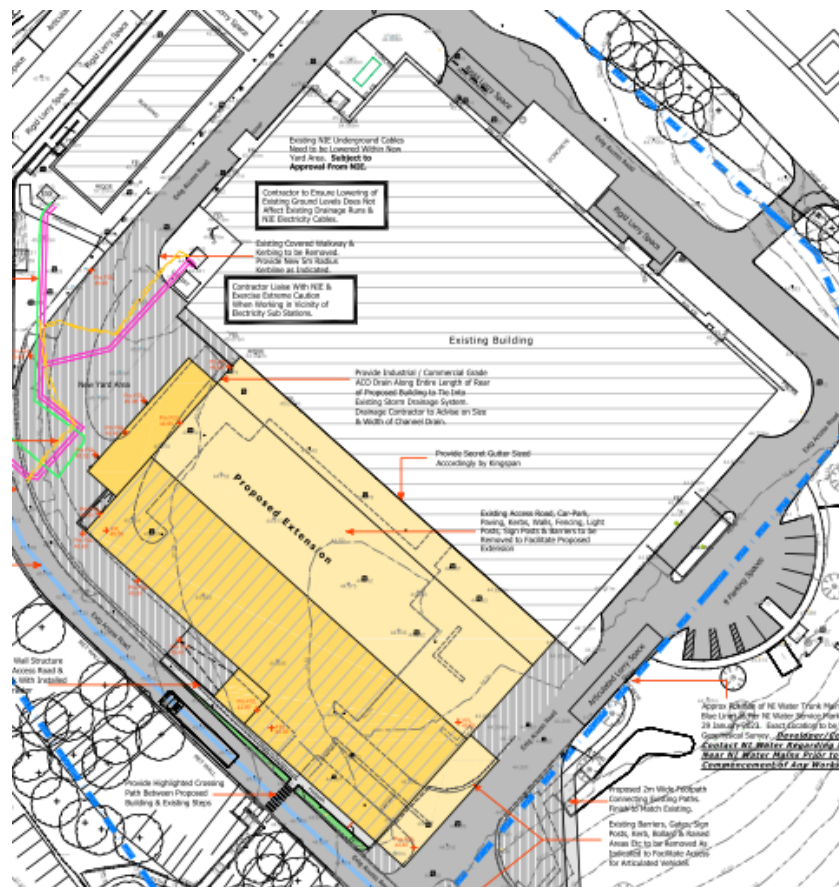


Aerial View





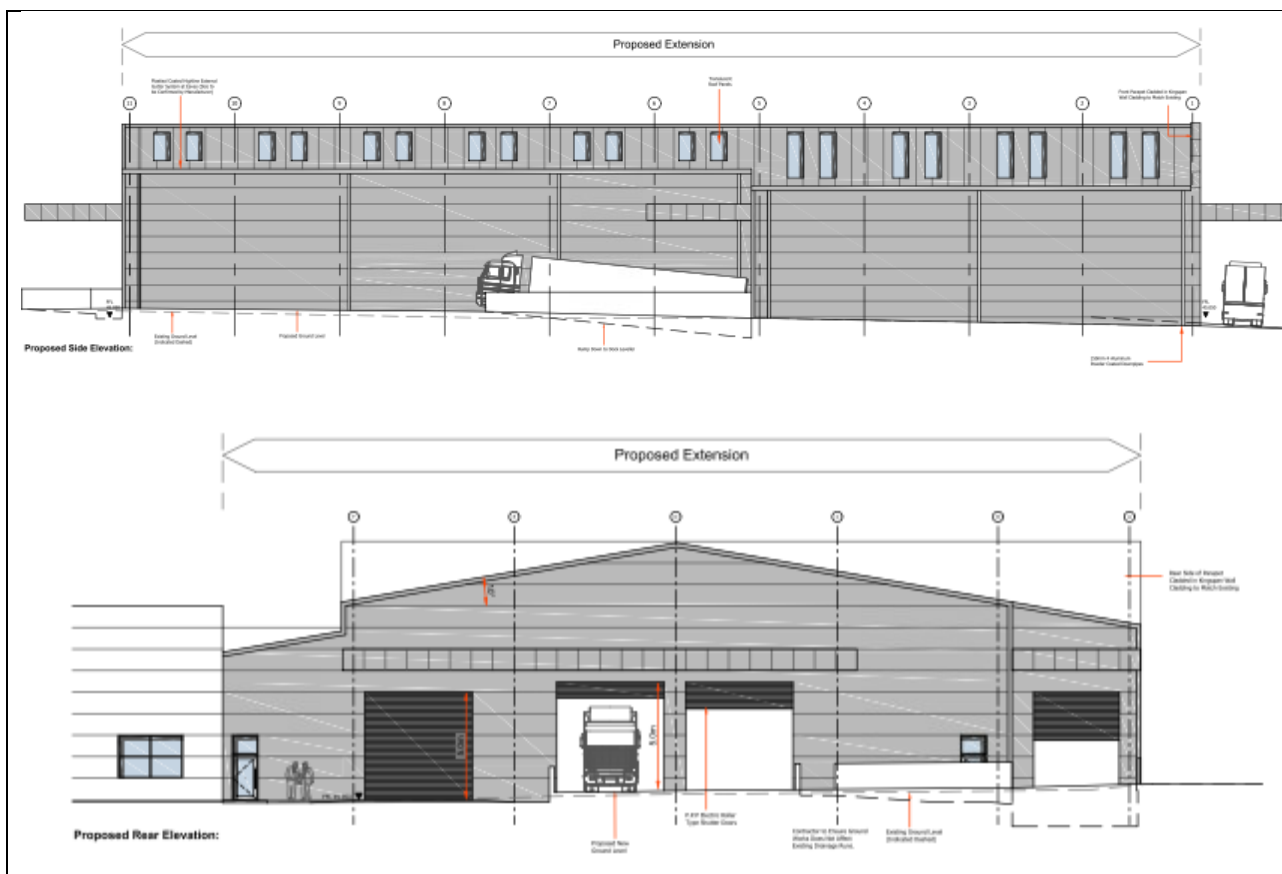
Existing Site Plan



Proposed Site Plan

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Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The application seeks planning permission for an extension to a Class B2 factory for storage/ loading and associated works.
2.0	Description of Site
2.1	The application site is currently in use as an existing area of carparking which is used only by the factory located at 1 Millennium Way. The site is within an area zoned for existing employment and industry. The factory which is subject to this extension is Biopax (Class B2 Light Industrial) which manufactures biodegradable, recyclable and sustainable packaging and labels for distribution. The immediate surrounding area is industrial in nature with the nearest residential properties located 103m to the north of the site on the Springfield Road. There is a primary school and residential estate located >200m to the south of the site.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2021/2714/F - Proposed Change of Use from Office to Packaging Manufacturing Plant (B2) with minor external works to building. Provision of new service yard and retaining walls to facilitate lowered ramped access and loading bay. Permission granted 21/02/2023
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014)

	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. DBMAP (both v2004 and v2014 versions) is a material consideration. The weight to be afforded to dBMAP is a matter of judgement for the decision maker. Given its advanced stage in the Development Plan process, it is considered that dBMAP (v2014) carries significant weight.
4.3	<p>Belfast Local Development Plan Draft Plan Strategy</p> <p>The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 of the SPPS states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.</p>
4.4	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	<p>Policy EC5 – Industry and Storage and distribution uses</p> <p>Policy TRAN8 – Car parking and Servicing arrangements</p> <p>Policy ENV1 – Environmental quality</p> <p>Policy ENV 2 – Mitigating environmental change</p> <p>Policy ENV3 – Adapting to environmental change</p> <p>Policy ENV4 – Flood Risk</p> <p>Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy OS1 – Loss of open space</p> <p>Policy OS3 – Ancillary Open Space</p> <p>Policy TRE1 - Trees</p>
5.0	<p>Statutory Consultees Responses</p> <p>DFI Roads – no objection subject to conditions</p> <p>DFI Rivers – no objection to proposal</p>
6.0	<p>Non Statutory Consultees Responses</p> <p>Environmental Health - Outstanding</p>
7.0	Representations
7.1	The application was advertised on the 24 th March 2023 and neighbour notified on the 21 st March 2023.
7.2	No objections were received.
8.0	Assessment
8.1	It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.
	Principle of development
8.2	The principle of this use type (class B2) at this location has already been established through the previously approved application LA04/2021/2714/F.
8.3	<p>Industry and storage</p> <p>Policy EC5 states that planning permission will be granted for development proposals in Class B2 Light industrial use in a zoned employment area, subject to normal planning</p>

	<p>considerations. The proposed extension for storage and loading is ancillary to the existing class B2 use on site and is considered acceptable as it is a) subordinate in scale and size to the existing building; and b) complies with normal planning considerations. The proposed extension measures a total floorspace of 2595m². The original factory measured a floor space of 4883.6m². The proposed extension does not exceed the height of the existing factory and is in keeping with the existing building in terms of its materials and detailing. The extension will be finished in insulated Kingspan wall cladding to match the existing factory. The proposed extension is therefore in compliance with Policy EC5.</p>
8.4	<p>Traffic and parking</p> <p>The site is currently used as an existing car park which will be removed to facilitate the proposed extension. With the addition of the extension, parking standards would require a total of 164 parking spaces for a Class B2 development of this size. The parking report submitted by the applicant shows that there is still sufficient parking remaining at other locations within the curtilage of the factory to meet the relevant parking standards. Access to car parking will be from Millenium Way and is owned and used only by the company. There are currently 284 standard parking spaces located within the overall grounds of the site with 2 disabled spaces and 5 delivery and servicing spaces. The proposal seeks to reduce the spaces provided to include 193 standard parking spaces, retention of 2 disabled spaces and 11 delivery and servicing spaces.</p>
8.5	<p>DFI Roads responded to their initial consultation on 8th June 2023 requesting the submission of a car parking statement including a car parking schedule in relation to "Parking Standards." Following submission of the 'Parking Report', uploaded to the planning portal on 14 June 2023, DFI roads confirmed in their final response dated 2nd August 2023 that they had no objection to the development proposal.</p>
8.6	<p>Planning and Flood Risk</p> <p>The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain and that portions of the site are not within an area of predicted pluvial flooding.</p>
8.7	<p>DFI Rivers Agency has reviewed the drainage assessment by OSM Environmental Consulting Ltd dated 26th June 2024, uploaded to the portal on 22nd July 2024, and concluded that the proposal would satisfy Policy ENV4 and be acceptable. Rivers agency stated that evidence was provided to show that the drainage will be installed to meet the standards of the NI Water Sewers for Adaption 1st Edition for a 30 year storm event including an allowance for climate change. For storm events greater than this exceedance flow paths have been identified showing that no properties will flood.</p>
8.8	<p>Environmental protection</p> <p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of contaminated land, air quality, noise and odour impacts.</p>
9.9	<p><u>Contaminated Land</u></p> <p>The former commercial and industrial land use type includes metal coating process on site (Caterpillar), timber processing nearby and historical beetling works and as well as historical engineering and brickworks in the surrounding area. In their original consultation response dated 1st August 2023 Environmental Health requested a development specific Contaminated Land Risk Assessment which would contain a Preliminary Risk Assessment to examine the potential for the works associated with the proposal to create any preferential pathways for identified sources of contamination identified as potentially present on site or nearby.</p>

9.10	Following the submission of a Preliminary Risk Assessment and Generic Quantitative Risk Assessment dated December 2023, uploaded to the planning portal on 22 January 2024, and a Preliminary Risk Assessment dated May 2022, uploaded to the planning portal on 16 th March 2023, Environmental Health confirmed in their response of 9 th May 2024 that they had no objection to the proposal in terms of contamination subject to the inclusion of a condition.
9.11	<u>Noise</u> An updated noise impact assessment was also requested in the EHO response dated 1 st August 2023 which would take account of all noise sources within the entire site and further amendment where again requested by EHO in their response dated 9 th May 2024. The updated noise assessment is now with Environmental Heath. Their final response is outstanding, and delegated authority is requested to resolve any issues which may arise, although EHO have not indicated any objection in principle to the proposal.
9.12	Climate Change Details of climate change measures in relation to policies ENV 2,3 and 5 were not submitted as part of this planning application; however they have been conditioned. Opportunities to provide SuDS measures are limited within the footprint of the site. The proposed extension is for the storage of goods produced by the existing factory on site and there will be no additional emissions from manufacturing as a result of this proposal.
9.13	Open space The existing site is in use as an ancillary car park to the Class B2 factory, with some shrubs and hedging, therefore there will be no loss of open space as a result of the proposed extension.
9.14	The proposal is compliant with Policy OS3 in that at least 10% of the total site area is used as ancillary open space. There is approximately 4.188sq.m of existing landscaped open space within the grounds of the factory, located within the blue line of the location map, which will be retained and will not be impacted as part of this proposal.
9.15	Trees Policy TRE1 states that the council will seek to protect existing trees from new development, particularly those that are of visual, biodiversity or amenity quality and significance. There is a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment and amenity. Although the proposal does not result in the loss of existing trees on site, additional trees/ planting have not been proposed and therefore there would be no net gain in tree numbers as a result of this built development. A condition has been attached to ensure that there will be an enhancement to the landscaping on site which is to be agreed and implemented prior to the.
9.14	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation:
10.1	Approval. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any issues arising from Environmental Health's outstanding consultation response, so long as they are not substantive.
11.0	DRAFT Conditions:
	1. The development hereby permitted must be begun within five years from the date of this permission.

	<p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. No development shall be operational until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plans. These facilities shall be permanently retained.</p> <p>Reason: To ensure acceptable parking facilities on the site.</p> <p>3. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>4. 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>Reason: In the interests of visual amenity.</p> <p>5. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all proposed trees, hedgerows or other planting; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.</p> <p>All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area to ensure the enhancement of landscaping as a result of the development.</p> <p>6. Notwithstanding the submitted details, no development shall commence unless details of climate change measures to mitigate and/or adapt to climate change have been submitted to and approved in writing by the Council. The development shall not be occupied unless the climate change measures have been</p>
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	implemented in accordance with the approved details. The climate change measures shall be retained in accordance with the approved details at all times. Reason: To mitigate and/or adapt to climate change.
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ANNEX	
Date Valid	09/03/2023
Date First Advertised	24/03/2023
Date Last Advertised	24/03/2023
Date of Last Neighbour Notification	21/03/2023
Date of EIA Determination	06/04/2023
ES Requested	No
Drawing Numbers and Title 01 – Location Map 03B – Proposed Site Plan 06B – Proposed ground floor plan 07B – proposed front elevation 08A – proposed side and rear elevation	