

# Public Document Pack

Democratic Services Section  
Chief Executive's Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS



Belfast  
City Council

7th February, 2018

## **MEETING OF PLANNING COMMITTEE – REPORT TO FOLLOW**

Dear Alderman/Councillor,

The above-named Committee will meet in the Banqueting Hall - City Hall on Tuesday, 13th February, 2018 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

### **AGENDA:**

#### **5. Miscellaneous Items**

- (a) Purpose Built Managed Student Accommodation Update (Pages 1 - 6)

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Subject:	Purpose Built Managed Student Accommodation – Update
Date:	13 February 2018
Reporting Officer:	Dermot O’Kane, Principal Planning Officer (x2293)
Contact Officer:	Martyn Smithson, Senior Planning Officer (x3408)

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

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b> Further to discussion at the last Planning Committee meeting of 16 January 2018, this report provides members with an update on the current status of all planning applications for Purpose Built Managed Student Accommodation (PBMSA) in Belfast.
<b>2.0</b>	<b>Recommendations</b> Members should note the monitoring information set out within this report.
<b>3.0</b>	<b>Main report</b> The map and table appended to this report provide a detailed breakdown of the number and status of new Purpose Built Managed Student Accommodation (PBMSA) in Belfast. This shows 18 unique PBMSA schemes remain of the 22 recent planning applications considered. This detailed breakdown of these 18 remaining developments be summarised

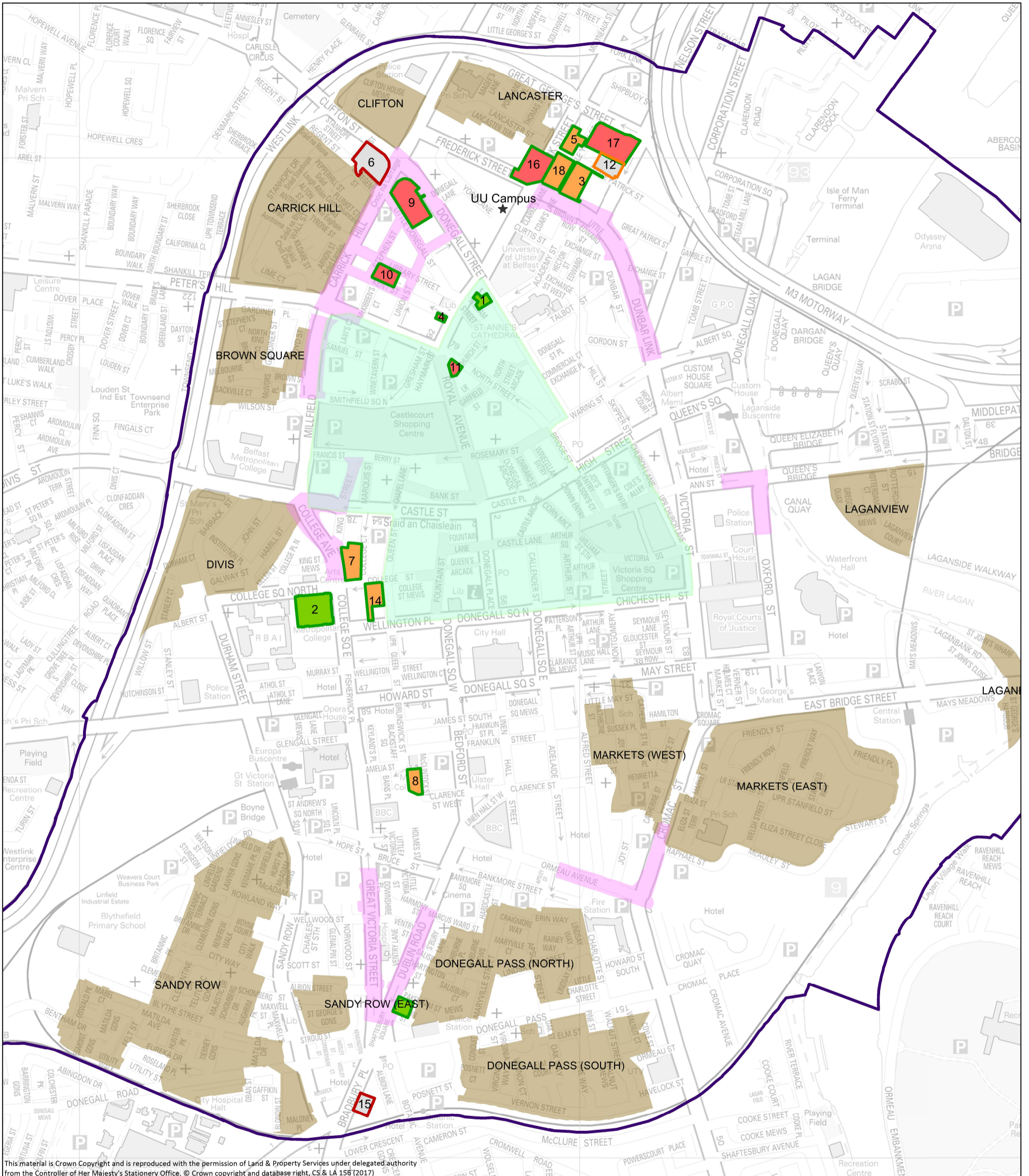
as follows:

Planning Status of Applications	No. of planning applications	No. of Bed Spaces	Development Status		
			Complete	On-going	Not started
Permission fully granted (including s&76 Agreement where required)	9	3,059	614	2,415	30
Development allowed at appeal (following refusal by Council)	3	1,034			1,034
Recommended approval (pending s76 Agreement)	4	2,228		717	1,511
Refused	1	375			
Under consideration	1	185			
<b>TOTAL</b>	<b>18</b>	<b>6,881</b>	<b>614</b>	<b>3,132</b>	<b>2,575</b>

Please note that four of the applications relate to sites already considered for PBMSA – one related to reserved matters following an outline approval, one sought approval for a smaller scheme following a previous refusal and the remaining two sought small increases in the number of bed spaces as a result of a reconfiguration of units within the approved schemes.

**4.0 Appendices – Documents Attached**

- Appendix A - Map illustrating location, planning status and development status of PBMSA
- Appendix B - Table outlining status of Belfast PBMSA applications



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Development Status

- Complete
- Development Ongoing
- Not Started
- N/A

Planning Status

- (3)  Permission Granted / Granted at Appeal
- (6)  Permission Refused / Withdrawn
- (6)  Under consideration
- (3)

- City Centre Boundary
- Primary Retail Core
- HMO Development Nodes
- Protected City Centre Housing

Scale: 1:7,500



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Map Ref	Planning Reference	Applicant	Address	Description	Bedrooms	Planning Status	Decision Date	Development Status	Notes
1	Z/2013/0686/F	Progressive Property Investments Ltd	Mark Royal House, 70-74 Donegall Street	Change of use from offices to student living accommodation (halls of residence) comprising 45 single bedrooms with ensuite, communal kitchen/living/dining facilities and external terrace with cycle parking.	45	Permission Granted	19/12/2013	Complete	Cathedral Living
2	Z/2014/1172/F	Watkins Jones Group & Lacuna Developments	1A College Square East	Conversion refurbishment and extension (one floor on the north, south and east elevation and two floors on the west elevation) of the former college building for managed student accommodation, comprising 292 no ensuite bedrooms with shared living rooms	413	Permission Granted	29/01/2015	Complete	Fresh Student Living
3	Z/2014/1657/F	Patton Developments LLP	28-30 Great Patrick Street	Erection of 11 storey building (34.5m high) comprising a retail unit at ground floor level, 475 managed student accommodation (with communal living rooms kitchen), associated reception/office facility, other ancillary accommodation including landscaped	475	Fully approved (including section 76 agreement of 20/05/16)	20/05/2016	Development Ongoing	
4	Z/2014/1669/F	Mr R Mulholland, CS Suppliers (NI) Ltd	118-122 Royal Avenue	Change of use of upper floors from retail, offices and storage to student accommodation (21 bedrooms) and alterations to elevations including cladding, revised window positions, and parapet wall to front elevation.	21	Refused January 2016; Allowed at appeal August 2016	21/01/2016; 23/08/2016	Not Started	
5	Z/2015/0177/F	York Street No. 1 Ltd	123-137 York Street	demolition of the existing building and erection of a 12 storey mixed use building with a ground floor retail unit, 407 managed student accommodation rooms (with communal living rooms, kitchens), associated reception/office facility, gym other ancillary	407	Fully approved (including section 76 agreement of 16/09/16)	11/10/2016	Development Ongoing	
6	LA04/2015/0092/O	Northview Developments	Land bounded by Carrick Hill, 22-36 Clifton Street and 4 Trinity Street	Phased demolition of existing buildings and construction of student housing units to include ground level car and bike-park, gymnasium and local retail units	375	Permission Refused; Appeal Withdrawn	26/01/2016; 14/10/2016	N/A	
7	LA04/2015/0419/F	McAleer & Rushe	78 College Avenue	The erection of a mixed use development to include 647 standard bedrooms and 93 studio rooms managed student residential building with ground floor shop use class A1. The student development is comprised of welfare facilities, associated ancillary accom	740	Fully approved (including section 76 agreement of 04/07/16)	05/07/2016	Development Ongoing	
8	LA04/2015/0420/F	McAleer & Rushe	Land south of Franklin Street, east of Brunswick Street and west of McClintock Street	Redevelopment of the former Belfast Metropolitan College Campus into a mixed use development. This is to erect a 476 bedroom managed student residential building with ground floor retail class A1 to the Southern aspect of the site. The student developm	476	Permission Granted, subject to section 76 agreement of 06/07/18	05/07/2016	Development Ongoing	
9	LA04/2015/0609/F	Northside Regeneration Ltd	140 Donegall Street	Purpose built managed student accommodation comprising 620 no. units with associated amenity and ancillary support accommodation with 54 no. lower ground floor parking spaces	620	Permission Refused; Allowed at appeal November 2017	18/10/2016; 21/11/2017	Not Started	
10	LA04/2015/0676/F	Car Park Services Ltd & Slaney Ltd	Land bounded by Library Street, Stephen Street and Kent Street	Demolition of existing warehouse and construction of Managed Purpose Built Student Accommodation comprising: 78 Apartments containing 408 en-suite Bedrooms with shared living rooms and kitchens and 10 Studio Apartments containing 36 self contained Studios	393	Permission Refused; Allowed at appeal February 2017	27/02/2017	Not Started	
11	LA04/2015/0685/F	Cathedral Living Group Ltd	89-101 Royal Avenue	Alteration, extension (additional floor) and change of use to existing listed building to provide 30 No. student apartments	30	Permission Granted	22/05/2017	Not Started	Also - LA04/2015/0684/LBC
12	LA04/2017/2306/F	Lacuna WJ Ltd	26-44 Little Patrick Street	Development of purpose built managed student accommodation comprising up to 430 beds with internal and external communal areas.	430	Recommended approval at committee of 16/01/18	N/A	N/A	LA04/2015/0716/F approved 17/10/2016 (354 units) with Section 76 agreement
13	LA04/2015/1175/F	Lacuna Dublin Rd Ltd	78-86 Dublin Road	Construction of a purpose built managed student accommodation (8 storey block) consisting of 156 studio rooms, reception/management suite, common room space, bike and general storage area.	156	Fully approved (including section 76 agreement of 15/04/16)	15/04/2016	Complete	Universal Student Living
14	LA04/2015/1252/F	Lacuna WJ Ltd	41-49 Queen Street, 24-30 College Street and 29 Wellington Place	Erection of purpose built managed student accommodation comprising 114 studios and 203 cluster rooms (317 units in total), retail unit (class A1) on ground floor of Queen Street, common room, management suite on ground floor of Wellington Place, reception	317	Fully approved (including section 76 agreement of 16/06/16)	27/10/2016	Development Ongoing	
15	LA04/2017/2753/F	Rojem Properties Belfast Ltd	30-44 Bradbury Place	Demolition of buildings and erection of a mixed-use development to include purpose built managed student accommodation with 112 en-suite cluster bedrooms and 73 studios (185 total). Accommodation includes associated shared communal areas including a laundry and recreation space. Ground floor includes reception, retail, car parking, cycle storage and bin storage. The building is 5 storeys with an additional floor set-back addressing Bradbury Place. To the rear the building is 7 storeys with an additional floor set-back addressing Albion Lane	185	Under consideration	N/A	N/A	LA04/2016/0900/F - Permission refused for 271 bed units on 21/11/16.
16	LA04/2016/1213/RM	Student City Ltd	48-52 York Street, Belfast	Demolition of existing buildings and erection of 11 storey building comprising of 3 no. ground floor retail units, 307 studios for use as purpose built managed student accommodation with associated communal and amenity facilities, including gym and all	307	Permission granted (awaiting section 76 agreement)	02/10/2017	Not Started	Z/2014/0479/O - Outline permission granted 24/03/15 for c. 200 units student accommodation
17	LA04/2016/1252/F	Olympian Homes	Site bounded by Little York Street, Great George's Street and Nelson Street	Purpose built managed student accommodation (774 beds). Maximum height of 12 storeys	774	Permission granted (awaiting section 76 agreement)	23/01/2017	Not Started	
18	LA04/2016/2385/F	York Street Student Properties Ltd	81-107 York Street	Amendment to planning permission Z/2015/0138/F to develop purpose built managed student accommodation comprising 717 beds with shared communal areas, 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation incl	717	Permission granted (awaiting section 76 agreement)	26/06/2017	Development Ongoing	Z/2015/0138/F - approved 20/05/2016 (682 units total)
<b>TOTAL</b>					<b>6881</b>				

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