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

12th September 2019

MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

In addition to those matters previously notified to you, the following item(s) will also be considered at the meeting to be held at 5.00 pm on Tuesday, 17th September, 2019.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

- 8 (h) LA04/2019/0127/O - Redevelopment of existing surface car park and erection of new purpose built, build to rent residential units, with shared amenity spaces on site bounded by Glenalpin Street, Wellwood Street and Norwood Street (Report to follow) (Pages 1 - 18)

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 17 September 2019	
Application ID: LA04/2019/0127/O	
Proposal: Redevelopment of existing surface car park and erection of new purpose built, build to rent residential units, with shared amenity spaces, ancillary/support accommodation, car parking and landscaping.	Location: Site bounded by Glenalpin Street , Wellwood Street and Norwood Street Belfast.
Referral Route: Major application	
Recommendation:	Approval subject to S76 Planning agreement
Applicant Name and Address: Glenalpin St Ltd 77 Victoria Place Belfast BT12 5GE	Agent Name and Address: Like Architects 3 Linenhall Street West Belfast BT2 8DY
<p>Executive Summary: The application seeks outline planning permission for the redevelopment of the existing surface car park and erection of new purpose built, build to rent residential units, with shared amenity spaces, ancillary/support accommodation, car parking and landscaping.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of Development - Impact on Built Heritage - Scale, Massing and Design - Open Space Provision - Developer Contributions and Public Real Improvements - Traffic and Parking - Contaminated Land - Impact on Air Quality - Impact on Amenity - Noise and Disturbance - Drainage and Flooding - Waste Management/ Bin storage - Pre-application Community Consultation <p>The site lies within the City Centre It is unzoned, 'whitelands' with residential development on three sides. It provides an opportunity to create a quality residential development within a city centre location.</p> <p>The proposal will be located on an existing surface level car park thus creating a sense of place and defining a vacant space within what was a previously developed part of the city centre.</p> <p><u>Consultees</u></p> <p>Environmental Health – Awaiting final response</p>	

DAERA Waste Management Unit – No objection subject to conditions

DFC Historic Environment Division – Awaiting comment

DFI Roads – No objection subject to conditions

Rivers Agency – No objection

Belfast City Airport – No objection

Building Control – No objection

A total of 78 objections have been received – the issues raised are set out and considered in the main report.

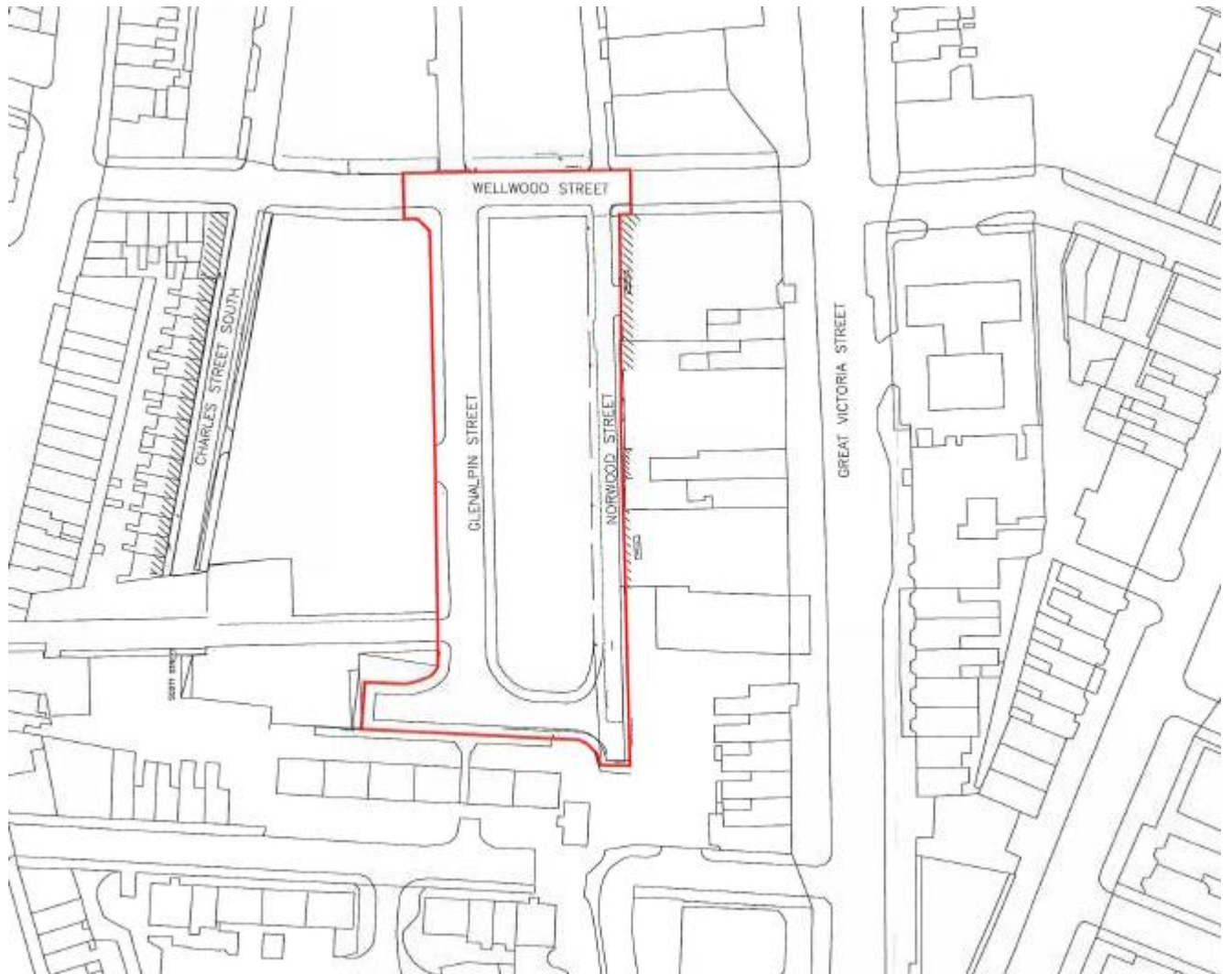
Recommendation

Having regard to the extant development plan, the draft development plan, regional planning policies, planning approvals in the area and relevant material considerations, the proposed development is considered on balance acceptable.

It is recommended for approval subject to conditions and a Section 76 planning agreement to secure Green Travel measures. It is requested that delegated authority is given to the Director of Planning and Building Control to resolve the final consultation responses, finalise the wording of conditions and agree the terms of the Section 76 Agreement.

Case Officer Report

Site Location Plan

1.0 **Description of Proposed Development**

1.1 The proposal is for the redevelopment of the existing surface car park and erection of new purpose built, build to rent, residential units, with shared amenity spaces, ancillary/support accommodation, car parking and landscaping.

The application seeks outline planning permission to establish the principle of the development. Indicative plans show a built form which runs from Wellwood Street to the north back to Norwood Street to the south. The plans show a stepped built form 5 storeys to the south rising to 11 storeys onto Wellwood Street. Indicative floor plans would suggest a total of approximately 200 residential units (no specific numbers will be approved as part of this proposal with final details reserved for subsequent approval).

2.0 **Description of Site**

The site is a surface level car park site bound on all sides by public road and footways. There is a vacant, former car park to the north of the site (on the opposite side of Wellwood Street). To the west is an existing apartment building (Victoria Place) which steps in height from 5 storeys to 12 storeys. To the south there are two storey domestic scale, terraced dwellings off Sandy Row. To the east are office buildings and apartments ranging in height from 4 storeys to 9 storeys.

Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	<p>Ref ID: Z/2014/1032/O Proposal: Outline application for purpose built student accommodation, max 391 no beds, and commercial car parking, max 19 spaces (replacement of existing spaces) Address: Site bounded by Wellwood Street, Glenalpin Street and Norwood Street. Decision: Withdrawn 10.09.2015</p> <p>Ref ID: Z/2000/0562/F Proposal: Residential (Apartment) development with associated car parking/amenity and landscape provision. Address: Lands bounded by Charles Street South / Wellwood Street / Norwood Street/rear of properties at Albion Street, Belfast - comprising former Albion Factory/portion of Glenalpin Street and existing car park site. Decision: Approval 28.08.2002</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004</p>
4.2	<p>Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 - Access, Movement and Parking Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 7- Quality Residential Environments Planning Policy Statement 8 - Open Space, Sport and Outdoor Recreation Planning Policy Statement 12- Housing in Settlements Planning Policy Statement 13 – Transportation and Land Use Planning Policy Statement 15 – Planning and Flood Risk Creating Places</p>
5.0	Statutory Consultees DFI Roads – No objections subject to conditions Historic Environment Division – Await Response NI Water – No Objection DAERA – No objections subject to conditions
6.0	Non-Statutory Consultees Environmental Health Department - Await response Urban Design Officer – Await Response City Regeneration and Development – No objections Housing Executive – No objection
7.0	Representations 78 Objections received. The following issues have been raised: <ul style="list-style-type: none"> - Proposal out of keeping with traditional housing in area - Scale and massing will have a detrimental impact on the locality. - Working class locals will not be able to afford high cost rents/ Need for social housing. - Impact on accessibility for service and emergency service vehicles. - Loss of light. - Insufficient information in terms of daylight/sunlight analysis. - Impact on privacy. - No green space. - Noise and dust during construction phase.

	<ul style="list-style-type: none"> - Impact on traffic levels on narrow streets. - Lack of car parking in area. - Negative impact on value of surrounding properties - Waste/rubbish. Provision of necessary waste facilities/ bin storage. <p>Consideration of these issues</p> <ul style="list-style-type: none"> - The scale and massing will be discussed in greater detail in the main body of the report. It is considered that the site context is not only the lower terraced dwellings off Sandy Row but also the higher 9 and 12 storey buildings either side of the site off Wellwood Street. This has created a high rise context and indicative plans show a scheme which would be in keeping with this. A step down in built form to the south reflects the reduction in scale to the two storey terraced dwellings. - The Housing Executive were consulted on the proposals and have stated that there is currently no requirement for additional social housing at this location, due to other commitments in the area. In addition, there is currently no planning policy basis for requiring social housing. - DFI Roads has offered no objections in terms of accessibility for service vehicles and are satisfied with the level of parking given the information submitted in the Travel Plan. - Loss of light and impact on privacy will be discussed in further detail below - The conceptual information points to the possibility of rooftop terrace. The provision of open space to serve the proposal will be considered further at detailed design stage. - Environmental Health has not raised any concerns with regards to noise and disturbance during the construction phase. - Waste collection will be discussed further below. An indicative bin storage area has been shown on the ground floor. - Devaluation of property is not a material planning consideration.
8.0	<p>Other Material Considerations None identified.</p>
9.0	<p>Assessment The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of Development - Impact on Built Heritage - Scale, Massing and Design - Open Space Provision - Developer Contributions and Public Real Improvements - Traffic and Parking - Contaminated Land - Impact on Air Quality - Impact on Amenity - Noise and Disturbance - Drainage and Flooding - Waste Management/ Bin storage - Pre-application Community Consultation <p>Principle of redevelopment</p> <p>9.1 Section 6 (4) of the Planning (Northern Ireland) 2011 Act states that in making any determination under the said Act, regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material consideration indicate otherwise.</p> <p>9.2 Following the recent Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan. However, given the stage at which the</p>

	Draft Belfast Metropolitan Area Plan (Draft BMAP) had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.
9.3	Given the advanced stage that BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the only areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
9.4	<i>Belfast Urban Area Plan 2001 (BUAP)</i> The site is located on unzoned whiteland within the development limits of Belfast.
9.5	<i>Draft BMAP (2004 and 2014 versions) designations</i> In the draft Belfast Metropolitan Area Plan 2015 (2014) the site lies on unzoned whiteland within the Shaftsbury Square Character Area (CC013). In Draft BMAP (2004) the site is also defined as a Development Opportunity Site (CC060).
9.6	The Draft BMAP (2004) sets out key site requirements (KSR) for the various Development Opportunity Sites within the city centre. The only KSR for the site is as follows: <ul style="list-style-type: none"> - Access arrangements shall be agreed with Roads Service (now DFI Roads). Detailed consultation with DFI Roads shall be required to identify any necessary improvements to the road network/ public transport/ transportation measures in the area, to facilitate development of the site. A Transport Assessment may be required to identify such improvements.
9.7	At the 'Public Local Enquiry into Objections to the Belfast Metropolitan Area Plan 2015', the PAC stated that the Department (then DoE) should give further consideration to the concept of Development Opportunity Sites (DOSs) and the scope for strategic and locational policy required to ensure that their designation will meet the objectives of the Settlement Strategy. The PAC stated that it would be necessary for the Department to reconsider the designation of all proposed DOSs. The Development Opportunity designation on this site was removed in Draft BMAP 2015.
9.8	The Draft BMAP 2015 sets out a number of Urban Design Criteria for the Shaftsbury Square Character Area: <ul style="list-style-type: none"> • Development proposals shall take account of the height of adjoining buildings; • New development shall respect the established building line; • Building heights shall be a minimum of 2 storeys and a maximum of 3 storeys; and • Development shall be fine grain in nature, and aim to reflect traditional plot widths. The façade of larger development proposals shall be broken up visually to reflect the scale of traditional units.
9.9	Prematurity to the emerging BMAP and Local Development Plan As a result of the aforementioned Judicial Review (para 9.2) the pre-adopted version of BMAP 2015 is an emerging plan. This has led to a scenario where Belfast now has two emerging Area Plans, the draft BMAP and the Draft Local Development Plan Strategy. In light of this any planning decision made at the moment has the potential to be premature to these two emerging plans.
9.10	For example such a course of action would be appropriate where development proposals, either individually or cumulatively:

	<ul style="list-style-type: none"> - would prejudice the ability of the emerging new or replacement development plan to achieve or retain general conformity with the RDS; or - would prejudice the outcome of the plan process by predetermining decisions that ought properly to be taken following full consideration of the relevant issues in the context of a public inquiry.
9.11	Where a plan is at the draft plan stage but no objections have been lodged to relevant proposals then considerable weight should be attached to those proposals because of the strong possibility that they will be adopted and replace those in the existing plan.
9.12	In terms of the emerging Local Development Plan the argument is more straight forward. Where an LDP is at the consultation stage with no early prospect of submission for examination, then refusal on prematurity grounds would be seldom justified.
	Acceptability of Residential Use at this location
9.13	The site is located within the city centre and is abutted on three sides by residential development. The proposed residential use is considered acceptable.
	Impact on Built Heritage
9.14	The proposal has been assessed against Policy BH11 of Planning Policy Statement 6 (PPS6), which relates to development affecting the setting of a listed building. There are a number of listed buildings in the area whose setting may be affected by the proposal including the adjacent church on Great Victoria Street. However in light of the existing scale of the built form on either side of the site, it is considered that the setting of the listed buildings will not be compromised by a development of the scale and form proposed.
	Scale, Massing and Design
9.15	The proposal has been assessed against the SPPS and Policy QD1 of PPS7. In terms of the built character the area displays something of a mix, between the two storey domestic scale of the terraced dwellings off Sandy Row to the south and the high rise apartment and mixed use schemes to either side of the site. Indeed the site is sandwiched between a 12 storey building to the west and a 9 storey building to the east. The indicative plans show a building stepping down from front to back with the highest element to front sitting somewhere between the highest part of Victoria Place building to the west and the highest part of 97 Great Victoria Street to the east. The proposal can therefore be considered to be in keeping with the scale of its immediate surrounding but this needs to be looked at further in relation to the two storey terraced properties to the south.
9.16	It is important at this point to address the Urban Design Criteria in the draft BMAP. Although one of these criteria requires that buildings shall be a maximum height of 3 storeys, another requires that development proposals shall take account of the height of adjoining buildings. In this instance this represents something of a conflict as the buildings at either side of the site are very much in excess of 3 storeys. Certainly in the context on the northern part of the site a building would need to be much higher than 3 storeys in order to have taken account of the height of adjoining buildings as required by the draft BMAP.
9.17	In a similar manner to the Victoria Place Building immediately adjacent the proposal seeks to respond to this reduction in scale to the south by stepping the built form down from front to rear. The indicative elevations show a built form broken up into four distinctive heights. To the front, an 11 storey block which then steps down to 5 storeys, stepping up again to 8 storeys with the upper floor set back, then down again to 5 storeys towards the two storey dwellings to the rear (south) of the site in St. Georges Gardens.
	Open Space Provision

9.18	<p>The proposal has been assessed against Policies QD1 of PPS 7 and OS2 of PPS8 and the supplementary guidance contained in 'Creating Places'. Design principles for the public realm have been included in the accompanying Design and Access Statement however as the application is for outline planning permission, there are limited details on the actual specification of the open space area. It is considered that the extent of the space, albeit indicative, does seem quite limited for a development of this scale with no other private open space proposed as part of the design. The lack of any significant levels of private open space must be balanced against the public realm improvements in what is an inner urban area with little in the way of planted urban spaces. This can be considered further at detailed design stage, with the potential to provide rooftop terraced areas and balconies.</p>
9.19	<p>Developer Contributions and Public Real Improvements</p> <p>In this instance developer contributions are to be sought in the form of in-kind public realm improvements to the footways abutting the site. These will enhance the proposal whilst providing much needed public realm in this part of the city centre. As this is an outline application, no details of the public realm improvements have been provided, nor are they necessary at this stage. These details will be conditioned to form part of the Reserved Matters application, with their delivery required prior to occupation of the development. This condition is detailed below at 11.6.</p>
9.20	<p>Traffic and Parking</p> <p>The illustrative drawings show 11 car parking spaces serving 205 apartments. Supporting documents have emphasised the site's sustainable location and point to the site's proximity to Great Victoria Street Bus and Rail stations.</p>
9.21	<p>The Service Management Plan states that indicative proposals also contain 11 in-curtilage car parking spaces inclusive of 2 "blue-badge" spaces and 1 "car-club" space, and that the proposed development will also be supported by an on-street pick-up / drop-off bay on Norwood Street. This on-street bay can also be used by service vehicles that require access to the main pedestrian entrance located on Wellwood Street.</p>
9.22	<p>Given the scale of the proposal and a very limited number of indicative parking spaces in relation to number of units, further information was submitted in support of the proposal in the form of a parking schedule, a Transport Assessment Form (TAF), a Travel Plan and a Service Management Plan. Further to receipt of this information DFI Roads have offered no objections to the principle of the proposed development on the site subject to the conditions detailed below at 11.10-11.13. The Travel Plan will be the subject of a Section 76 Agreement as discussed below.</p>
9.23	<p>Developer Obligations</p> <p>The following planning obligations should be included as part of the planning permission by means of a Section 76 planning agreement. These are directly related to the development and considered necessary to make it acceptable.</p> <ul style="list-style-type: none"> • Green transport measures to promote alternatives to car use as set out in agreed Travel Plan.
9.24	<p>Contaminated Land</p> <p>Records held by Environmental Health indicate that the site of the development is located close to and on land with previous land use types that have the potential to contaminate land and pose a risk to human health. These include – historical textile mill, petrol filling stations and possible made ground.</p>

9.25	<p>A Generic Quantitative Risk Assessment was submitted in response to concerns raised by DAERA and Environmental Health. DAERA Regulation Unit (RU) Land and Groundwater Team have no objections to the development provided Conditions are placed on any Planning Decision Notice, as detailed below at 11.8 and 11.9.</p>
9.26	<p>Impact on Amenity</p> <p>The proposal has been assessed against the SPPS and Policy QD1 of PPS7. With a residential building of this scale set within a tight urban fabric there will be inevitable impacts upon nearby premises, particularly immediately adjacent to the site with residential properties located to the south, east and west of the proposal. Having said this, given the high-rise nature of the Victoria Place and 97 Great Victoria Street, with apartments located at lower levels, it would be unreasonable, in what is an inner urban context, to expect no impact to be experienced should a similar scale of building be proposed.</p>
9.27	<p>A daylight/ sunlight assessment has been submitted in support of the application. This has demonstrated that the proposal will not have as significant an impact as would be the case if a block of the same size and massing of Victoria Place was located on the site.</p>
9.28	<p>In relation to the amenity of the apartments at either side the proposal responds to this by dropping from 11 storeys to the front to 5 storeys towards the middle of the site. This 5 storey element sits between an 11 storey height in Victoria Place and the 9 storey residential element in 97 Great Victoria Street. This will significantly reduce the potential overbearing/overshadowing onto these adjacent units (as opposed to an 11 storey block throughout). It will also allow the scheme to become more breathable and enable light to flow through to the residential units at either side, particularly in the morning and the evenings. It is also worth noting that the building steps in at this point ensuring separation distances of 13.5m to the west onto Victoria Place and 9.6m to the east onto the apartments off Great Victoria Street.</p>
9.29	<p>The built form then steps up to 7 storeys, with an 8th storey set back approximately 2.2m on all sides of the block. There is no residential development to the immediate east of this block on Norwood Street. To the western side this block sits approximately 12.2m from a 6-8 storey element of Victoria Place. In terms of the potential impact on this part of Victoria Place the upper floor set-back certainly helps and will reduce the overall dominance of the block. It should be stressed that the proposal, for most, addresses the potential impact on adjacent residential properties and this is within an inner urban context, with this part of the proposal being of a similar scale and massing as the part of Victoria Place which sits opposite. Arguably 17-18 external balconies on the adjacent development will be affected by this part of the proposal. Having said this a separation distance of just over 12m should ensure that although some overlooking will be inevitable, the overbearing/dominance/overlooking should not be such as to create a unduly significant claustrophobic feeling within the apartments in Victoria Place, given what is a high density tight urban grain. The detailed design will be considered at Reserved Matters stage and there are design solutions to minimise any potential overbearing/dominance and overlooking e.g. windows angled in such a way to avoid, or at least minimise direct overlooking onto the adjacent building.</p>
9.30	<p>The massing of the proposal then drops again to 5 storeys to the south, in order to address the reduction in scale onto the four terraced dwellings in St. Georges Gardens. These dwellings are located approximately 21m from the rear of the proposed building, with a separation distance of approximately 14m to the boundary of these properties. There is no doubt that a building of this scale will impact upon the amenity of the dwellings, however in what is a high density inner urban context a separation distance of more than 20m should ensure there is no significant loss of light or overbearing experienced to the rear of the dwellings. In terms of overlooking onto these properties, indicative floor plans show no windows on the rear facing elevation, and therefore no direct overlooking onto the rear gardens or living areas will be experienced. This would be controlled at reserved matters.</p>

<p>9.31</p> <p>9.32</p> <p>9.33</p> <p>9.34</p> <p>9.35</p> <p>9.36</p> <p>9.37</p> <p>9.38</p> <p>9.39</p>	<p>Noise and Disturbance</p> <p>The proposal has been assessed against the SPPS and PPS7. Environmental Health raised concerns that transport noise, existing and proposed plant and noise associated with activities relating to the gym (amplified music, use of equipment within the gym etc) could have an adverse impact on the proposal. A Noise Impact Assessment was requested, and subsequently submitted in July 2019.</p> <p>The impact of existing transportation noise sources on the proposed residential development has been assessed. <i>The Planning & Noise – Professional Practice Guidance on Planning & Noise – New Residential Development – May 2017</i> (ProPG) Noise Risk Impact has been found to be medium during the day and night.</p> <p>In light of this mitigation measures have been recommended within the report. These include upgrading the glazing to all façades, the provision of acoustic ventilation and incorporating an extra layer of 13mm plasterboard into the uppermost ceilings, this will ensure that internal noise levels should not exceed those as stipulated within acceptable standards.</p> <p>Noise levels from the neighbour extraction systems whilst audible was not dominant, due to traffic noise from the surrounding road network and hence the proposed mitigation measures will ensure that recommended internal noise levels are not exceeded.</p> <p>The report concludes that the noise burden upon the proposed development would not be deemed excessive (further to mitigation measures as outlined above).</p> <p>In terms of the impact of the proposal on adjacent residential uses Environmental Health has raised concerns regarding the potential impact of noise from the proposed plant and the proposed gym. The report concludes that the noise from the gym will not cause any detriment to the noise impact on the proposal.</p> <p>It should be noted that Environmental Health have been consulted on the Noise Impact Assessment and a response is outstanding. Should the above mitigation measures be deemed necessary a condition can be attached to any approval to ensure they are included in the detailed design at Reserved Matters stage.</p> <p>Drainage and Flooding</p> <p>The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain.</p> <p>In accordance with revised PPS 15, Planning and Flood Risk, FLD 3, Development and Surface Water (Pluvial) Flood Risk outside Flood Plains, a Drainage Assessment is required due to a residential development of 10 or more dwelling units. As this is an outline application and Rivers Agency have no objections from a drainage perspective a Drainage assessment can be conditioned, should outline planning permission be granted. This condition is detailed below at 11.9.</p> <p>Waste Management/ Bin storage</p> <p>As this is an outline application only limited detail has been provided in terms of designated bin storage and collection arrangements. Having said this an area of the indicative ground floor has been given over to facilitate the storage of bins, and the service management plan states that refuse collections will take place weekly or fortnightly, subject to specific waste collection arrangements being agreed with a dedicated waste management company. The specifics of the bin storage area will be finalised through the detailed submission at Reserved Matters stage.</p> <p>Pre-application Community Consultation</p>
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9.40	For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.
9.41	Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2018/2250/PAN) was submitted to the Council on 13 th September 2018.
9.42	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.
9.43	<p>A Pre Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p> <ul style="list-style-type: none"> - A public exhibition was also held at the Holiday Inn, Hope Street on 19th November 2019. - Events were advertised in the Belfast Telegraph on 12th November 2018. - On 13th November 2018, 600 leaflets were distributed to business and residential properties in the area surrounding the site. Information on the flyers included details of the community consultation exhibition. - Meetings were held between the development team and elected representatives from the South Belfast Assembly Constituency and the South Belfast Westminster Constituency, to invite them to the public exhibition - In summary the pre-application community consultation process involved - An estimated 40 people attended the public exhibition. 13 comment cards were completed. When asked if they liked the scheme 2 people said yes, 3 were unsure and 8 said no. Concerns were raised about the building of more apartments rather than traditional family homes and about the lack of car parking on Sandy Row. - In response to concerns the development team responded back to consultees.
9.44	It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application
10.0	Summary of Recommendation: Approval
10.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission should be approved for the following reason.
10.2	The indicative plans show a building which in terms of its scale and massing would be in keeping with the surrounding area and with the taller buildings on each side. The built form steps down to address the smaller terraced properties the rear. The site lies within a part of the city centre, which is poorly defined in terms of land use and built form. The site is unzoned whiteland with residential development on three sides and provides an opportunity to create a landmark residential scheme.

10.3	It is recommended that outline planning permission is granted subject to conditions and a Section 76 planning agreement to secure Green Travel measures. It is requested that delegated authority is given to the Director of Planning and Building Control to resolve the final consultation responses, to finalise the wording of conditions and agree the clauses in the Section 76 Agreement.
11.0 11.1	<p>Conditions</p> <p>Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-</p> <ol style="list-style-type: none"> i. the expiration of 5 years from the date of this permission; or ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved. <p>Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.</p>
11.2	<p>Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.</p> <p>Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.</p>
11.3	<p>Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.</p> <p>Reason: To enable the Council to consider in detail the proposed development of the site.</p>
11.4	<p>The reserved matters shall include the following:-</p> <p>Siting; the two dimensional location of buildings within the site.</p> <p>Design; the two dimensional internal arrangement of buildings and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.</p> <p>External appearance of the Buildings; the colour, texture and type of facing materials to be used for external walls and roofs.</p> <p>Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.</p> <p>Landscaping; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means of enclosure and the provisions of other amenity features.</p> <p>Reason: To enable the Council to consider in detail the proposed development of the site.</p>

11.5	<p>The shoulder heights of the building, excluding proposed rooftop plant, shall be no higher than the indicative levels shown on stamped approved plan No. 10/A, date stamped 22nd May 2019.</p> <p>Reason: To ensure the built form is in keeping with the conceptual approach outlined in the supporting documentation.</p>
11.6	<p>At Reserved Matters stage full details of public realm improvements within the red line of the site shall be submitted to the Council. These details shall include all proposed planting, details of street furniture, materials and finishes and any means of enclosure. The public realm improvement works shall be completed in accordance with the approved details prior to occupation of the development hereby approved.</p> <p>Reason: In the interests of visual amenity and to ensure the provision of a high quality of public realm.</p>
11.7	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.8	<p>After completing the remediation works under Condition 11.7; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).</p> <p>The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.9	<p>At Reserved Matters Stage a Drainage Assessment shall be submitted to the Council. The assessment shall indicate proposed surface water runoff.</p> <p>Reason: To ensure satisfactory drainage to the site.</p>
11.10	<p>The development shall operate using hard surfaced areas constructed generally in accordance with the approved layout Drawing No. 03A 'Proposed Ground Floor Plan' bearing the Belfast City Council Planning Office date stamp 22 May 2019 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.</p> <p>Reason: To ensure that adequate provision has been made for parking and servicing.</p>
11.11	<p>The access gradients to the parking shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p>

11.12	<p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>The development shall provide 11 car parking spaces. At least 2 spaces shall be reserved for use by a car club scheme unless agreed otherwise at Reserved Matters. At least 1 space shall be a disabled space. The development shall provide a minimum of 50 bike stands of which 8 shall be provided externally for the use of visitors to the site.</p> <p>Reason: To ensure that adequate provision has been made for parking.</p>
11.13	<p>The development hereby permitted shall operate in accordance with the Service Management Plan submitted to Belfast City Council on 23rd July 2019.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p>
	<p>Neighbour Notification Checked Yes</p>

ANNEX	
Date Valid	21st December 2018
Date First Advertised	8th February 2019
Date Last Advertised	8th February 2019
Details of Neighbour Notification (all addresses)	
<p>10 Stoney Wood Londonderry Londonderry 101 -127 Great Victoria Street,Belfast,Antrim,BT2 7AG 14, Orby Green, Belfast, Down, Northern Ireland, BT5 5HL 177, Tates Avenue, Belfast, Antrim, Northern Ireland, BT12 6NA 20 Wellwood Street,Belfast,BT12 5GF Apartment 34, 41, 43, 67, 79, 88, 103, 105, 119, 120 Wellwood Street, Belfast, Antrim, 58 - 70 St Georges Gardens,Belfast,Antrim,BT12 5FJ 8 Orchard Rise Belfast Down 85 - 99 Great Victoria Street,Belfast,Antrim,BT2 7AF Apartment 197 - 123a ,Great Victoria Street,Belfast,Antrim,BT2 7AH Apartment 1,20 – 159 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 16,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 16,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 160,20 Wellwood Street,Belfast,Antrim,BT12 5GF Apartment 161,20 Wellwood Street,Belfast,Antrim,BT12 5GF Apartment 17,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 17,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 18,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 18,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 19,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 19,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 2,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 2,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 20,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 20,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 21,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 21,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 22,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 22,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 23,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 23,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 24,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 24,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 25,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 25,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 26,20 Wellwood Street,Belfast,Antrim,BT12 5GE Apartment 26,97 Great Victoria Street,Belfast,Antrim,BT2 7AG Apartment 27,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p>	

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 Apartment 98,20 Wellwood Street,Belfast,Antrim,BT12 5GF
 99,20 Wellwood Street,Belfast,Antrim,BT12 5GF
 First Floor,87-91 Park House,Great Victoria Street,Belfast,Antrim,BT2 7AG
 Glenalpin Street Belfast Bt12 5gf
 Great Victoria Street Apostolic Church,113 Great Victoria Street,Belfast,Antrim,BT2 7AH

<p>Ground And First Floor Office,87-91 Park House,Great Victoria Street,Belfast,Antrim,BT2 7AG</p> <p>Ground Floor Offices,87-91 Park House,Great Victoria Street,Belfast,Antrim,BT2 7AG</p> <p>Office 1,121 Great Victoria Street,Belfast,Antrim,BT2 7AH</p> <p>Office 1,125 Great Victoria Street,Belfast,Antrim,BT2 7AH</p> <p>Office 2,121 Great Victoria Street,Belfast,Antrim,BT2 7AH</p> <p>Office 2,125 Great Victoria Street,Belfast,Antrim,BT2 7AH</p> <p>Office 3,121 Great Victoria Street,Belfast,Antrim,BT2 7AH</p> <p>Office 4,121 Great Victoria Street,Belfast,Antrim,BT2 7AH</p> <p>Offices 2nd Floor,83 Great Victoria Street,Belfast,Antrim,BT2 7AF</p> <p>Offices 3rd Floor,83 Great Victoria Street,Belfast,Antrim,BT2 7AF</p> <p>Second And Third Floor Office,87-91 Park House,Great Victoria Street,Belfast,Antrim,BT2 7AG</p> <p>Unit 1,117a ,Great Victoria Street,Belfast,Antrim,BT2 7AH</p> <p>Unit 71,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p> <p>Unit 72,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p> <p>Unit 73,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p> <p>Unit 74,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p> <p>Unit 75,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p> <p>Unit 76,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p> <p>Unit 77,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p> <p>Unit 78,20 Wellwood Street,Belfast,Antrim,BT12 5GE</p> <p>Victoria House,105 Great Victoria Street,Belfast,Antrim,BT2 7AG</p>	
Date of Last Neighbour Notification	10 th June 2019
Date of EIA Determination	N/A (Site below 0.5Ha)
ES Requested	N/A
Drawing Numbers and Title 01, 10/A (indicative elevations)	
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department:</p> <p>Response of Department:</p>	