

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



Belfast
City Council

16th November, 2020

MEETING OF PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet remotely via Microsoft Teams on Tuesday, 17th November, 2020 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes (Pages 1 - 24)
 - (c) Declarations of Interest
 - (d) Schedule of Meetings 2021 (Pages 25 - 26)
2. **Restricted Item**
 - (a) Finance Update (Pages 27 - 30)
3. **Committee Site Visit** (Pages 31 - 32)
4. **Planning Appeals Notified** (Pages 33 - 34)
5. **Planning Decisions Issued** (Pages 35 - 76)

6. **Planning Applications**

- (a) (Reconsidered) LA04/2019/2387/F - Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street on Land adjacent to Quay Gate House 15 Scrabo Street, footpaths and public realm at Scrabo Street, Station Street and Middlepath Street. (Pages 77 - 102)
- (b) LA04/2020/0804/F - Mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units.; community facilities including community building; MUGA pitch and play area including 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways, public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works on lands West of Monagh By-Pass, South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Altnamona Crescent (Pages 103 - 168)
- (c) LA04/2020/0067/F - Demolition of existing buildings and erection of 270 apartment building comprising 8, 5 and 3 storey elements, provision of hard and soft landscaping including communal courtyard gardens, public realm, provision of 40 car parking spaces, cycle parking, substation and associated works at Havelock House, Ormeau Road. (Pages 169 - 218)
- (d) LA04/2019/0463/F - Revision of previously approved application (Z/2012/0645/RM) and erection of 10 semi-detached dwellings and associated site works - Plots 36-45 of residential development on lands south of 25 Harberton Park Belfast. (Pages 219 - 230)
- (e) LA04/2020/1873/F - Community space and extension to the children's play area previously consented under planning application ref LA04/2018/0323/F, with 3.6m perimeter fence on lands at Frank Gillen Centre (1A Cullingtree Rd) (Pages 231 - 238)
- (f) LA04/2020/0163/F - 27 apartments within 2 x 3 storey buildings including access, car parking, cycle bays, open space, landscaping and all associated site works on lands adjacent and to south of nos 1-13 (odds) Lewis Park and nos 2-20 Lewis Mews. (Pages 239 - 254)
- (g) LA04/2020/1478/F - Variation of Conditions 4 and 5 of Z/2014/1373/F relating to proposed gas protection measures, design and verification at Blackstaff Way, Kennedy Way Industrial Estate (Pages 255 - 264)

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Planning Committee

Tuesday, 13th October, 2020

MEETING OF PLANNING COMMITTEE HELD REMOTELY VIA MICROSOFT TEAMS

Members present: Councillor Hussey (Chairperson);
Councillors Brooks, Carson, Matt Collins,
Garrett, Groogan, Hanvey, Hutchinson,
Maskey, McCullough, McKeown, Murphy,
Nicholl and O'Hara.

In attendance: Mr. A. Thatcher, Director of Planning and
Building Control;
Mr. E. Baker, Planning Manager
(Development Management);
Ms. N. Largey, Divisional Solicitor;
Mrs. S. Steele, Democratic Services Officer;
Ms. C. Donnelly, Democratic Services Officer; and
Mrs. L. McLornan, Democratic Services Officer.

Apologies

No apologies for inability to attend were reported.

Minutes

The minutes of the meetings of 2nd and 15th September were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st October, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Declarations of Interest

No declarations of interest were recorded.

Planning Appeals Notified

The Committee noted the receipt of correspondence in respect of a number of planning appeals which had been submitted to the Planning Appeals Commission, together with the outcomes of a range of hearings which had been considered by the Commission.

Planning Decisions Issued

The Committee noted a list of decisions which had been taken under the delegated authority of the Director of Planning and Building Control, together with all other

**Meeting of Planning Committee,
Tuesday, 13th October, 2020**

planning decisions which had been issued by the Planning Department between 29th August and 2nd October.

**Restricted Item –
Finance Update**

The information contained in the report associated with the following item is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Resolved – That the Committee agrees to exclude the members of the Press and public from the Committee meeting during discussion of these items as, due to the nature of the items, there would be a disclosure of exempt information as described in Section 42(4) and Section 6 of the Local Government Act (NI) 2014.

The Committee was provided with an update on the impact of the Covid-19 pandemic on the Council's financial position, and a strategy to address the forecast deficit and the mitigation measures which had and would be taken as the situation evolved.

Noted.

Planning Applications

THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE OF THE POWERS DELEGATED TO IT BY THE COUNCIL UNDER STANDING ORDER 37(e)

Deferred Item

LA04/2016/0559/F - Construction of 4 office blocks – Block A 10 storeys, Block B 14 Storeys, Block C and Block D 3 Storeys plus 4 retail units, plant and car parking with external plaza and associated landscaping on site at the junction of Stewart Street/East Bridge Street and West of Central Station East Bridge Street

The Committee noted that it was due to consider the above mentioned application at its meeting on 15th October. In light of the fact that the membership of the Committee had changed since it had first considered the application, it agreed to defer consideration of the application to a later date, in order to undertake a site visit. The Committee further agreed that a Special meeting would be held to consider the application.

LA04/2020/0865/RM - Mixed-Use building ranging from 3 no. to 5 no. storeys (plus roof plant) comprising ground floor retail/food and beverage/office uses, and offices above. Development includes associated public realm, landscaping and all other associated site works on Lands at existing surface level car park between Nos 108 North Street/1 Gresham Street and No. 25 Gresham Street; and adjacent to Nos. 13 - 23 Winetavern Street

**Meeting of Planning Committee,
Tuesday, 13th October, 2020**

The Senior Planning officer reminded the Committee that, in February 2020, it had granted permission for the mixed use regeneration and development of a vacant surface level car park and the refurbishment of an existing listed Butchers building, with the erection of new fixed use buildings of between 3 and 9 storeys. He explained that the permission comprised basement level car parking, ground floor retail/restaurant/coffeeshop/workspace uses, with Grade A and SME offices above (LA04/2018/2470/O). The Committee was advised that the principle of the proposed uses and form of the development had already been established through the recent outline planning permission and that the current Reserved Matters application sought approval for the detailed plans and elevations

He outlined the key issues which had been considered in the assessment of the proposed development.

The Members were advised that the site was zoned as an opportunity site in the Draft Belfast Metropolitan Area Plan (Draft BMAP 2004 and 2015), and that it was considered that the proposal would develop part of a surface level car park with a piece of high quality architecture heavily influenced by the industrial heritage of the area, creating a well-defined public space and providing a landmark building on one of the main arterial routes into the city centre, North Street.

The Senior Planning officer outlined that the northern section of the city centre had suffered from dereliction and a lack of investment. He explained that it was felt that the proposal would help stimulate the wider regeneration of this part of the city, which had recently been boosted with the arrival of the Ulster University's city centre campus, and proposals to redevelop the former Royal Exchange. The Committee was advised that the high quality finishes and subtleties in design were considered to pay homage to the historical context and would combine with the adjacent proposal (LA04/2020/0325/F) to create a landmark cluster, high quality public realm and a sense of place within a currently undefined part of the city centre.

The Members were advised that no objections or third party representations had been received. The Senior Planning officer highlighted that Shared Environmental Services, DFI Roads, Rivers Agency, Environmental Health, DAERA Waste Management, Building Control and the Urban Design officer had no objections subject to conditions. He advised that the Historic Environment Division (HED) had requested further information.

The Committee's attention was drawn to the Late Items pack. The Historic Environment Division (HED) had sought confirmation of the height of the listed building in relation to proposed shoulder height on Gresham Street, contextual views to show the setback on upper floors, alternative roofscape on Gresham Street and details of finishes to the 'Sawtooth Building'.

The Senior Planning officer explained that HED had been re-consulted with points addressing their response, including 3D visuals. He outlined that officers were of the opinion that sufficient information had been provided within the application pack to enable

**Meeting of Planning Committee,
Tuesday, 13th October, 2020**

an informed assessment. He highlighted that the heights had been established through the outline approval, and that the heights proposed were within those parameters.

The Chairperson welcomed Mr. T. Stokes, agent, to the meeting. He emphasised that he had engaged in a number of design workshops with planners which he felt had resulted in a high quality proposal and an exciting regeneration project for the Smithfield area.

The Committee granted approval to the application, subject to the imposing of the conditions and delegated power to the Director of Planning and Building Control for the final wording of the conditions and resolving any issues as appropriate following the further consultation with HED.

LA04/2020/0325/F - Redevelopment of vacant surface level car park to facilitate the erection of a Mixed-Use building ranging from 4. to 9. storeys in height (plus roof plant) comprising ground floor retail/restaurant/coffee shop/business uses with 'Grade A' offices above, development includes associated public realm, landscaping and all other associated site works on vacant lands at existing surface level car park bound by North Street Winetavern Street and Gresham Street north west and south west of 108 North Street and 1 Gresham Street and north of 23 Winetavern Street

The Senior Planning officer explained that the application, which was linked to the previous Reserved Matters application, sought full permission for the redevelopment of the vacant surface level car park to facilitate the erection of a mixed-use building comprising ground floor retail/restaurant/coffee shop/business uses with 'Grade A' offices above.

The Committee was provided with the key issues which had been considered in the officers' assessment, including the impact on built heritage, developers contributions, impact on the setting of nearby conservation areas, traffic and parking, Pre-Application community consultation, contaminated land and drainage and flooding.

The Senior Planning officer outlined that the principle of the proposed uses and form of the development had already been established through planning permission LA04/2018/2470/O.

He explained that the mix of office and retail uses would add to the diversity of the City Centre, whilst bringing much needed regeneration to the area. The Members were advised that the built form would be located on an expansive surface level car park, thus introducing a landmark building, creating a sense of place and defining a vacant space within what was a previously developed part of the city centre.

The Committee was advised that no objections or third party representations had been received. The Senior Planning officer explained that DFI Roads, Rivers Agency, Belfast City Airport, Environmental Health, DAERA Waste Management and Building Control had no objections to the proposal subject to conditions. The Committee was advised that an objection had been received from the Historic Environment Division (HED)

**Meeting of Planning Committee,
Tuesday, 13th October, 2020**

in relation to the outline application and that it had requested further information in respect of this application.

A Member sought further clarification relating to the objection from HED. The Committee was advised that HED stated that the proposal failed to satisfy the requirements of paragraphs 6.12 and 6.13 of SPPS and Policies BH7, BH8 and BH11 of PPS6. The Members were advised that HED considered that the setting of the listed buildings in the vicinity of the site was affected adversely by the scale and massing of the new buildings. The Senior Planning officer explained that the height parameters of the buildings had been established through the outline planning permission. Furthermore, given the high quality architecture, officers felt that the scale, massing and design of the proposal were acceptable and that there was sufficient information to fully inform their recommendation to approve the application.

The Committee granted approval to the application, subject to the imposing of the conditions and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

LA04/2019/2387/F - Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street on Land adjacent to Quay Gate House 15 Scrabo Street, footpaths and public realm at Scrabo Street, Station Street and Middlepath Street

Before presentation of the application commenced, the Committee agreed to defer consideration of the application to enable a site visit to be undertaken to allow the Committee to acquaint itself with the location and the proposals at first hand and to request further information on sustainable transport measures and the travel plan.

The Committee noted, as the application had not been presented, that all Members' present at the next meeting, would be able to take part in the debate and vote on this item.

LA04/2020/0761/F - Demolition of existing buildings and erection of 10 storey mixed use development comprising a cafe on the ground floor and 85no.serviced apartments for both short and long term occupancy on the floors above at 57-59 &61-63 Dublin Road

The Principal Planning officer provided the Committee with a detailed overview of the proposals. He explained the main issues which had been considered in the assessment of the application, including demolition, scale, height and massing, impact on the character and amenity of the area and the setting of a listed building, access and parking and environmental matters.

He explained that the site was located within the city centre and the plans included a roof top terrace, a gym and balconies providing satisfactory amenity provision. He outlined that a two storey building was currently located on the site and that permission

**Meeting of Planning Committee,
Tuesday, 13th October, 2020**

had been granted, under LA04/2019/0991/F, in February 2020, for a ten storey building with a ground floor restaurant and 71 apartments above. He explained that the scale, height and massing of the proposed development was the same as the approved development, with minor changes proposed to the design, internal layout and materials.

The Committee was advised that HED considered that the proposal would have an adverse impact on the nearby listed Shaftesbury Square Hospital and that the proposal failed to satisfy Policy BH 11 of PPS 6. The Principal planning officer explained, however, that, given the existing permission, the principle of a 10 storey building had been established on the site and taking account of the scale of existing built development closer to the Shaftesbury Square listed hospital, it was considered that there would be no greater harm to the setting of the listed building with the proposed development. The Members were advised that no third party objections had been received.

A Member queried the amenity space provided. In response, the Principal Planning officer advised the Committee that, given the amenities which were within walking distance of the site, the proposal was deemed acceptable on balance.

In response to questions from Members regarding the gable wall, he confirmed that it would be dealt with through negative conditions.

The Committee's attention was drawn to the Late Items pack, where the agent had submitted amended plan showing separate bin storage arrangements for the commercial and residential elements. The Members were advised that the Waste Management unit had deemed the amendments acceptable.

Moved by Councillor Hussey
Seconded by Councillor Carson,

That the Committee grants approval to the application, subject to the imposing of the conditions and to no new substantive planning issues being raised by third parties, and delegates power to the Director of Planning and Building Control for the final wording of the conditions.

On a vote, eleven members voted for the proposal and three against and it was declared carried.

LA04/2020/0659/F - Refurbishment of existing four storey terrace including alteration, extension to rear, partial demolition and reinstatement. Part change of use from art galleries to two cafes at ground floor. Retention of offices within existing building at second, third and fourth floor. Erection of new 13 storey aparthotel building to rear and associated works including public realm improvements at 29-33 Bedford Street

The Planning Manager provided the Committee with the details of the application which included the demolition of portions of the terrace of 29-33 Bedford Street in order to create an entrance and thoroughfare to the rear of the site where a 13-storey aparthotel was proposed. The application also sought part change of use from art galleries to two

**Meeting of Planning Committee,
Tuesday, 13th October, 2020**

cafes on the ground floor, with offices within the existing buildings at the second, third and fourth floors to be retained.

He outlined the key issues which had been considered in the assessment of the proposed development, including the principle of hotel and café use at the location, the impact on built heritage and the principle of demolition in the conservation area, scale, height, massing and design, the impact on traffic and parking, site drainage, the consideration of economic benefits, amenity and developers contributions.

The Members were advised that the site was located within the city centre, the Commercial Character Area and the Linen Conservation Area.

The Planning Manager advised that the proposal would generate an estimated 216 direct construction jobs, 129 indirect construction jobs and an economic output (GVA) of £27.6m throughout the construction period. In addition, he explained that the proposal would generate an estimated 116 full-time equivalent jobs once operational.

The Planning Manager explained that DfI Roads, Environmental Health, the NI Environment Agency, Rivers Agency, Historic Environment Division (HED) and NI Water had all been consulted, in addition to the Urban Design Officer, the Conservation Officer, the Economic Development unit and the City Regeneration and Development Team within BCC.

He advised that both HED and the Conservation Officer were now content with the design and proposed interventions to the front terrace, however, they maintained an objection to the 13-storey element on the basis of height, in that they felt it was too dominant on the existing listed building. The Committee was advised that officers felt that the design was respectful to its surrounding environment

The Committee was advised that no objections and one letter of support had been received.

The Committee's attention was drawn to the Late Items pack. The Planning Manager explained that the applicant had been advised that, as the aparthotel rooms did not meet residential standards, a condition was required to ensure they were not used for residential purposes. He explained that, following discussion with the applicant, it was recommended that the condition be amended so that the maximum duration of a stay by an occupant would be 90 days within any 12 month period.

With regards to internal noise levels, the Members were advised that delegated authority was sought for officers to agree the final wording of the condition following further discussion with the Council's Environmental Health team.

The Planning Manager pointed out that, if the Committee granted the application, it would be necessary to notify the Department for Infrastructure (DfI), given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.

A Member queried the access to the hotel, which would be newly created as a "punch through" entrance, with no direct access onto the street. In response, the Planning

**Meeting of Planning Committee,
Tuesday, 13th October, 2020**

Manager confirmed that it was an unusual and unique proposal but he advised that there were no prescriptive policies which prevented the proposal, and provided clarity in relation to the policy context which had been considered in its assessment. He explained, however, that the terrace itself was not listed although the buildings either side of the development were listed and it was in a Conservation Area. He explained that officers felt that it met all the policy tests. The Director added that the hotel did have access to the street, through a glazed box that would be designed to feel like a covered extension of the courtyard.

In response to a further Member's question regarding HED's objection to the application, the Planning Manager explained that the scheme had been amended from the original plans, with the height of the hotel reduced to 13 storeys. He referred the Committee to the report which outlined that, while HED welcomed the progress that had been made in relation to the revised alignment and the increased separation distance between the historic terrace and the tall element of the design, it still objected to the height of the 13 storey tower element.

In response to a further question, he provided further clarity in relation to the room sizes, which ranged from 20m² to 50m², and he explained that officers required controls to be imposed over occupation to ensure that the rooms were not let out for long-term residential use, as they did not meet space standards for residential accommodation. He outlined the rationale for the 90 day limit, which were widely used by other planning authorities in London boroughs, and he pointed out that the draft LDP included the same guidance.

A Member stated that they had concerns based on the Conservation officer's assessment and HED's objection.

Moved by Councillor Groogan
Seconded by Councillor Matt Collins,

That the Committee agrees to refuse the application as it is contrary to policies BH 11 and 12 of PPS 6, in that the height, scale and massing of the proposed building, in relation to the listed buildings and relation to the Conservation Area, are inappropriate, and delegates power to the Director of Planning and Building Control for the final wording of the refusal reasons.

On a vote, four Members voted for the proposal, eight against and two no votes, it was declared lost.

Moved by Councillor Hussey,
Seconded by Councillor McCullough,

That the Committee grants approval to the application, subject to the imposing of the conditions and delegates power to the Director of Planning and Building Control for the final wording of the conditions and to resolve any issues arising from consultation responses from NIEA and

**Meeting of Planning Committee,
Tuesday, 13th October, 2020**

Environmental Health with regards to the updated GQRA relating to contaminated land matters and noise standards.

On a vote, eight Members voted in favour, four against and two no votes and accordingly, it was declared carried.

LA04/2020/1356/F - Variation of Approvals LA04/2019/1398/F and LA04/2017/0235/F for 53 residential units as follows: Condition 16 relating to remediation of contamination to include reference to the remedial measures outlined in both the Generic Quantitative Risk Assessment Report dated January 2017 and an updated Ground Gas Risk Assessment and Remedial Strategy dated May 2019 and an updated remedial strategy for the site on lands at former Rosepark House, Upper Newtownards Road

The Principal Planning officer provided the Committee with the technical detail of an application which, under Section 54 of the Planning Act, sought to vary condition 16 of permission LA04/2017/0235/F, which had previously been varied, under application LA04/2019/1398/F. He explained that the application was necessary following further testing and sampling of site material.

The Committee was advised that Environmental Health and DEARA Waste and Contamination had been consulted on the updated information and had no objections to the proposed variation of condition 16 based on the information presented.

The Principal Planning officer explained that the application related to the variation of condition 16 only, and accordingly all other aspects of the application including the layout and design would remain as previously approved. He explained that the proposal would not adversely impact on amenity or public health and was therefore compliant with all relevant policy considerations as set out in the original report.

The Committee granted approval to the application, subject to the imposing of the conditions and delegated power to the Director of Planning and Building Control for the final wording of the conditions.

Chairperson

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Planning Committee

Thursday, 15th October, 2020

SPECIAL MEETING OF PLANNING COMMITTEE HELD REMOTELY VIA MICROSOFT TEAMS

- Members present: Councillor Hussey (Chairperson);
Councillors Brooks, Carson, Matt Collins,
Garrett, Groogan, Hanvey,
Maskey, McCullough, McKeown, Murphy,
Nicholl and O'Hara.
- In attendance: Mr. A. Thatcher, Director of Planning and
Building Control;
Mr. E. Baker, Planning Manager
(Development Management);
Ms. N. Largey, Divisional Solicitor;
Ms. E. McGoldrick, Democratic Services Officer;
Ms. C. Donnelly, Democratic Services Officer; and
Mrs. L. McLornan, Democratic Services Officer.
- Also attended: Alderman Rodgers.

Apologies

An apology for inability to attend was reported from Councillor Hutchinson.

Declarations of Interest

Councillor Groogan declared an interest in item 2a, LA04/2019/1614/F - Redevelopment of existing all-weather playing field to provide new 3G flood-lit sports pitch, redevelopment of former tennis courts to provide new flood-lit multi use games area (MUGA pitch), pitch side fencing and ball-stop nets, car parking, landscaping and associated site works on land including and adjacent to the existing all-weather sports pitch at Stranmillis University College, in that she had spoken with residents and would be speaking in objection to the application. She confirmed that, after speaking on the item, she would leave the room for the duration of the discussion and not take part in the vote.

She also advised that, in relation to item 3, Havelock House, she had previously made representation in respect of the application and had engaged with objectors and, as such, would not take part in the discussion.

Councillor McKeown advised that he had received a significant amount of correspondence from residents and had facilitated a meeting for the residents with the planners in relation to item 2a, LA04/2019/1614/F, however, as he had not expressed an opinion on the application, nor did he attend the residents' meeting, he would participate in the discussion and vote. In relation to Item 3, Havelock House, he also advised that he had listened to local residents in regards to the associated planning application but

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

that, as he had not expressed a view in respect of it, he was content that he could participate in any discussion on the matter.

Planning Applications

THE COMMITTEE DEALT WITH THE FOLLOWING ITEMS IN PURSUANCE OF THE POWERS DELEGATED TO IT BY THE COUNCIL UNDER STANDING ORDER 37(e)

(Reconsidered) LA04/2019/1614/F - Redevelopment of existing all-weather playing field to provide new 3G flood-lit sports pitch, redevelopment of former tennis courts to provide new flood-lit multi use games area (MUGA pitch), pitch side fencing and ball-stop nets, car parking, landscaping and associated site works on land including and adjacent to the existing all-weather sports pitch at Stranmillis University College, Stranmillis Road

The Committee was reminded that, at its meeting on 15th September, the item had been deferred due to a number of technical issues which had occurred throughout the consideration of the item. It was noted that the application would be considered from the beginning at a future meeting.

The Chairperson advised the Members that, at that meeting, in light of the recently imposed restrictions due to the Covid 19 pandemic, it had agreed to receive two separate deputations from objectors, of up to five minutes each, and that the agent/applicant deputation would therefore be granted up to ten minutes to speak.

The Principal Planning officer provided the Committee with a detailed overview of the site and the proposed development. He outlined the main issues which had been considered in the assessment of the application, including:

- the principle of the development of at the location;
- visual impacts of the proposal;
- impact on amenity / character of the area;
- impact on built heritage;
- impact on the natural environment;
- impact on transport and other infrastructure; and
- flood risk

He explained that the site was located within the development limits and was identified as whiteland within the BUAP. The Members were advised that the site abutted the Malone and Stranmillis Conservation Areas but fell within the Stranmillis Area of Townscape Character (ATC). He explained that PPS6 and the PPS6 Addendum relating to ATC's were therefore applicable. He advised that, within the draft Belfast Metropolitan Area Plan (BMAP) 2004 and draft BMAP 2015, the site was located within the development limit and, within dBMAP 2004, the site was located within a Local Landscape Policy Area (LLPA).

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

He outlined that the main pitch, at the closest points, would be located 29metres from the nearest dwelling at 28 Beechlands, and approximately 51.6metres from the nearest dwelling in Cleaver Park.

The Committee was advised that, whilst the proposal would result in the reduction of the playing surface area to allow for car parking facilities, those facilities were necessary and a policy requirement to support the proposal.

He advised the Members that the proposal would not adversely impact on amenity, traffic, heritage assets or flooding. He explained that the proposed scale, form, massing and materials of structures proposed were considered acceptable and would not adversely impact on the local character of the area. The Committee was advised that existing trees within the site and around the site periphery, in addition to new planting, would filter views of the structures. The Members were advised that changing room facilities had originally been proposed but had been removed from the proposal in order to safeguard the heritage contribution of ancillary buildings. On balance, he explained that the proposal would not result in detrimental visual impacts.

He explained that a number of conditions were necessary to mitigate impacts of the development, including the hours of operation of the facility and a restriction on the use of floodlighting between the months of October and February.

He highlighted that, since the original report had been published in September, Conditions 3 and 15 of the draft conditions had been updated to reflect that vehicular access to the development would be from the Stranmillis Road only and that, prior to commencement of development on site, including demolition, site clearance or site preparation, a Construction Environmental Management Plan (CEMP) should be produced by the appointed contractor.

The Committee was advised that 116 objections had been received, the details of which were outlined in the report.

The Principal Planning officer reported that DFI Roads, NI Water, Rivers Agency, the Conservation Officer, Environmental Health, the Landscape Section and the Tree officer had been consulted and had no objections to the proposal. He explained that a final response from the Natural Environment Division was outstanding.

The Committee's attention was drawn to the Late Items pack. The Principal Planning officer outlined correspondence which had been received in recent days from objectors and the applicant, including the Planning Department's response to each of the issues. He highlighted that correspondence had been received highlighting recent changes in badger activity in the grounds of Stranmillis College. He explained that DEARA Natural Heritage had been re-consulted on the issue. The Committee was advised that, as Natural Heritage were yet to respond, it was requested that delegated authority be given to the Director of Planning and Building Control to resolve any issues arising from their response as appropriate. He highlighted that if any matters were raised which could not be addressed without a substantive change to the application then it would be brought back before the Committee.

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

The Chairperson welcomed Alderman Rodgers to the meeting and he was invited to address the Committee. He stated that he objected to the application for the following reasons:

- the pitches were not in the best interests of the residents;
- the proposed floodlighting would affect residents' privacy;
- litter and noise would be a problem; and
- parking problems in the area would worsen.

The Chairperson then invited Councillor Groogan to address the Committee. She advised the Members that:

- she requested that the Committee would defer consideration of the application due to further information required in relation to recent badger activity in the area, potentially already disturbed by security lighting which had been installed on the site last winter;
- NIEA had only been re-consulted with the most recent information today;
- there had been significant opposition from the applicant/agent to accept conditioning around floodlighting and the badger setts;
- the proposal was in a unique setting in the Stranmillis ATC, it was directly in the middle of the Malone and Stranmillis conservation areas and was in close proximity to a number of listed buildings, TPOs, protected flora and fauna;
- few sites attracted such a level of historic interest and, as such, it required a special level of intervention and measures to uphold the value that the area provided;
- sufficient information had not yet been provided in regards to an appropriate assessment of cumulative amenity impact on the nearby residents due the intensification of site usage, as highlighted by Environmental Health;
- the Committee should ensure it was in receipt of all relevant information, as it would be unreasonable to disregard the environmental concerns which had been raised by objectors without having assurance that the mitigation of the worst potential negative impacts would be conditioned;
- the proposals were contrary to policies BH12 of PP6 and Policy OS4 and OS7 of PPS8.

The Planning Manager advised the Committee that, last month, the Natural Environment Division (NED), within the Northern Ireland Environment Agency (NIEA), had advised that it was content that there were sufficient mitigation measures in place to ensure that the proposed development would have a minimal impact on the natural heritage interests associated with the site, subject to a number of conditions. He explained that, in the intervening period, a number of representations had been received which highlighted recent badger activity in the area. He advised the Members that NIEA had been re-consulted as a precautionary measure and that, while the officers' recommendation remained that of an approval, it would be subject to no substantive

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

issues being raised by the consultee and it would be brought back to the Committee if any amendment or matter raised by the NED would deem it unacceptable.

The Principal Planning officer added that NIEA had been provided with an ecological report, both an original and an updated copy, which addressed the badger activity within the grounds of the college. It had been confirmed that there were no badger setts within the area where work was proposed and that NIEA had no objections in relation to the impact of the work, including floodlighting, on badger activity.

(Councillor Groogan left the meeting at this point and did not participate in the rest of the discussion or the vote)

The Chairperson invited Mr. Gilmer and Mr. Wilson, the first group of objectors, to address the Committee. Together they outlined that they were opposed to the development as:

- the site adjoined a quiet residential area, and that the proposals were on an industrial scale, with a proposed 6 or 7 day usage of the pitches, which indicated commercial enterprise not akin to college life;
- the Students' Union bar was located beside the sports facility;
- the entrance and exit gate would become a turnstile, with a dramatic increase in footfall of people arriving in cars, team buses and taxis;
- the noise impact of increased cars, doors banging, shouting and general traffic;
- the Cleaver area was used as an informal car park and that the yellow lines on the road were ignored, as no traffic wardens were present in the area, and concerns regarding parked cars which created access difficulties for emergency vehicles and bin lorries;
- the brightness of the floodlights would cause difficulty for residents trying to sleep;
- the College had been a bad neighbour and, only when Anna Lo MLA intervened, did the ASB of its students curtail when the College agreed to close the back gate at midnight;
- they worried for destruction of one of the last Conservation areas of Belfast;
- they were concerned for the downward spiral in mental health of their friends and neighbours as their residential amenity would be significantly adversely impacted by the application;
- the application was incompatible within a Conservation area, particularly with commercial activity pollution; and
- they invited the Committee to visit the area to see, first hand, the issues which they faced.

The Chairperson then welcomed Mr. E. Loughrey, agent, and Mr. F. Bryan, Chair of Cleaver Residents' Group, to the meeting, representing the second group of objectors.

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

Mr. Loughrey they advised the Committee that:

- PPS 6 Addendum stated that ,where new uses were proposed, that they should respect the unique character and general ambience of Conservation areas, e.g. certain developments may adversely affect the character of a Conservation area through noise, nuisance and general disturbance;
- the case officer had not directly assessed it against the Stranmillis ATC guidance, which advised that it was a pleasant woodland, grassed open space and unique in character, the most important natural habitat of flora and fauna in close proximity to the city centre, and a vital backdrop to the townscape;
- the guidance for Stranmillis College stated that there was a fine balance between the attractive buildings and the landscape, and that new development could interrupt and upset that balance;
- the spatial character around Stranmillis and Cleaver Park was unique and bringing increased commercial activity was an inappropriate extension and alteration, which would result in a visual disruption and would be out of sympathy with the townscape;
- the area was ultra-sensitive to any development;
- the case officer had failed to assess the view from the Stranmillis Conservation area towards the Malone conservation area, and that PPS 6 did not limit assessment of any “restricted vantage points”;
- disputed that the application would benefit the local community, given that over 116 objections had been received from the Cleaver Park residents; and
- the circumstances of the site had changed, in that the College had installed bright lighting on site which had deflected badgers away from the site and that should be considered.

Mr. F. Bryan outlined to the Committee that he represented 140 residents who were unanimous in their objection to the proposal. He outlined that:

- there had been 126 letters of objection submitted from residents of Cleaver in respect of the application, and that they requested that it should be dismissed outright;
- there had been a lack of information forthcoming in respect of questions asked and challenges made by objectors during the whole process;
- he failed to see how the planners were content with the floodlighting, given that their positions had not yet been confirmed;
- planners seemed to be leaning heavily on delegated authority, which emphasised that there were too many questions outstanding in relation to the application;
- that residents had no confidence that the College would behave like a responsible neighbour unless there was an honest broker to oversee its actions;

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

- residents had not had any time to consider further late submission by the applicant in the last few hours; and
- residents wished to be consulted on any conditions being applied and that any conditions should be enforceable.

In response to a query from a Member, the Principal Planning officer confirmed that, as included within the Late Items pack, amended plans had been received and that the location of the floodlights had been fixed as detailed within the plans.

The Chairperson welcomed Mr. S. Beattie QC, representing the applicant, to the meeting. He outlined that:

- the application constituted permitted development under the extant LDP and BMAP and it had been assessed against PPS8 and relevant policies;
- contrary to Mr Loughrey's suggestion that the site was "ultra sensitive", it was designated as whiteland under the BUAP and was considered open space under PPS8;
- the fact it had been used for car parking at some point was not relevant as there was an existing use as a recreation pitch, which was a strong material consideration;
- they were antiquated pitches in need of updating;
- the visual intrusion test had been considered in the assessment;
- they had no objection to the imposition of conditions in respect of a badger and bat survey before the development commenced;
- the changing of lightbulbs at the site did not constitute development and, even if the badgers had moved due to such a change, the impact on wildlife had been considered by officers;
- the applicant/agent had suggested some wording changes to some of the conditions;
- the allegations of bad neighbourliness and bullying by the College were unfounded, and that the College had implemented its own complaints process;
- Condition 14 was not appropriate as they did not relate to the application, including that the complaints of Anti-Social Behaviour did not relate to the operation of sports pitches and it was wrong to say that residents had a right to agree the condition, when it should be the planning authority;
- DFI had been consulted on a number of occasions, they'd confirmed repeatedly that they had no objections and that considerable weight should be given to that;
- issues regarding parking on double yellow lines was an enforcement issue;
- in relation to the queries regarding the cumulative impact assessment, he explained that the baseline from which the impacts had been assessed were from a zero baseline, which was the most conservative way of doing so. He explained that the full impact of the development was assessed with no assumed historical use and

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

that statutory consultees had also confirmed that they were content.

A Member referenced the Late Items pack, whereby the applicant had requested the removal of conditions 4, 5 and 14 and that they also felt that numbers 8 and 18 were unlawful.

Mr. Beattie confirmed to the Committee that the only condition they sought the removal of was Condition 14, which required that a site Management Plan be submitted prior to the operation of the pitches “to include a system for dealing with complaints about anti-social behaviour and noise, and an arrangement for regular liaison with the nearby Cleaver Residents Association, by way of meetings, to recognise the need to respond to any negative aspects that may arise from the redevelopment and its use.”

Mr. Beattie explained that the applicant was requesting that a number of alterations be made to the other proposed conditions, as follows:

- that they did not believe that Condition 4 was relevant, as the application did not seek to amend or create any new adopted roads or footpaths, and it should not have been included;
- that, as there was no proposal to open up a new access or close an existing access, Condition 5 should not have been included;
- that Conditions 6 and 7 could be combined in a more coherent way;
- that Condition 8, relating to the floodlighting, should refer directly to the specific plan drawing, with the condition based upon it;
- in relation to Conditions 15 and 18, that the final say and agreement should be with the Council, rather than the contractor or a third party.

Mr Loughrey advised the Committee that neither he, nor the residents of Cleaver Park, had been made aware of any comments submitted by the applicant in relation to the conditions.

The Chairperson, after consulting with the Director of Planning and Building Control and the Divisional Solicitor, advised the Committee that, ultimately, the matter of conditions was between the Council and the applicant.

A Member referenced the Conservation officer's view that the application would benefit the local community. The Planning Manager explained that the primary role of the Conservation officer was to comment on the impact of development proposals on the character and appearance of the conservation area, to which the officer had concluded that it would be preserved. He explained that the site was situated at a lower level than the nearby residential streets and that it was tree-lined which provided natural screening. He outlined that it was a matter for the Committee to determine how much weight to apportion in relation to the wider community benefits of the proposal.

In response to a further Member's question regarding the visual impact of the pitch, the Principal Planning officer explained that the existing surface of the site was a

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

relevant material consideration. The proposal to replace the gravel pitch with a 3G pitch was not considered to have a detrimental impact on the character of the area.

The Planning Manager provided further clarity in response to a Member's question regarding the views of the site in winter, with the deciduous trees and the increased use of floodlighting throughout the darker evenings, in relation to the adjacent Conservation areas. The Planning Manager pointed out that Conservation Areas were designated because of the special character of their built environment, which was not as readily enjoyed when it was dark. Officers considered that the proposed floodlighting would not therefore harm the Conservation Areas and their character and appearance would be preserved.

Proposal

Moved by Councillor O'Hara,
Seconded by Councillor Matt Collins,

That the Committee agrees to defer consideration of the application in order to receive further information on the recent badger activity and the cumulative impact on amenity in the development.

On a vote, five Members voted for the proposal and seven against and it was declared lost.

A number of Members stated that, while they had sympathy with the residents' objections in relation to the parking and floodlighting issues, they did not feel it was justifiable to reject the application given the responses from the statutory consultees.

Proposal

Moved by Councillor Hussey
Seconded by Councillor McCullough,

That the Committee grants approval to the application, subject to the imposing of the conditions with delegated power to the Director of Planning and Building Control for the final wording of the conditions, to deal with any matters arising as a result of the additional consultation with NIEA and that the objectors' comments would be considered in relation to the final conditions.

On a vote, five Members voted for the proposal, five Members voted against and two no votes. As there was an equality of votes, the Chairperson exercised his second and casting vote for the motion and it was accordingly declared carried.

Correspondence received

Proposed Listing of Havelock House - Response from HED

The Committee considered the undernoted report:

"1.0 Purpose of Report/Summary of Main Issues

- 1.1 Members will recall that the Planning Committee, at its meeting on 15th September, agreed that a letter should be**

forwarded to Historic Environment Division (HED) in the light of representations expressing a view that Havelock House should be listed and suggesting that a number of issues were not addressed when the building was previously considered for listing. Furthermore HED have been asked to provide a response to representations received in respect of the current planning application.

- 1.2 Council received a response on Friday 9 October from HED outlining how they believe that they have correctly followed due process in assessing the building for statutory listing advising in this case that the building doesn't meet the prescribed criteria. They also summarise their response to the current planning application and suggest that the Council could utilise its own statutory powers to locally list the building.
- 1.3 This report provides an overview of some of the key issues and explains why the suggested approach around local listing would not be appropriate in this instance.

2.0 **Recommendation**

- 2.1 The Committee is requested to note:-

- the update from HED set out in the report as confirmation that the building does not meet the criteria for statutory listing; and
- the limitations in respect of the potential for local listing cannot be considered in this instance.

3.0 **Main Report**

Key Issues

- 3.1 The Council, at its meeting on 15th September, agreed that a letter be forwarded to HED with the following motion:

‘In light of the fact objectors have made representations expressing concerns that Havelock House should be a listed building, raising some issues which were allegedly not addressed when the building was considered for listing last year, the Planning Committee requests that HED provide a detailed response to those representations to inform its decision making process in respect of the Havelock House planning application.’

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

- 3.2 The Committee may wish to note that Listed Buildings are those designated through listing as being of 'special architectural or historic interest' under Section 80 of the Planning Act (NI) 2011. A responsibility that was retained as a function of the Historic Environment Divisions (HED) within the Department for Communities (DfC).**
- 3.3 The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest a process which began in 1974.**
- 3.4 Havelock House was not considered for a full survey in the first survey of buildings of special architectural or historic interest which ran between 1969 and 1997, nor was it considered for a full survey during the second survey of this area in 2011.**
- 3.5 Following correspondence with a third party, which had included a listing request, the Department reviewed the record, visiting the building in July 2018. Following further correspondence, a presentation on the history of the building and its use as a television studio by a third party was received by the Department in February 2019.**
- 3.6 The Department has outlined how it assessed all the evidence in relation to Havelock House and determined that the building did not merit a full survey. The building has undergone extensive extension and alterations including the loss of fixtures and fittings/ equipment pertaining to its use as a television studio.**
- 3.7 HED was consulted on the current planning application for the proposed demolition and redevelopment of Havelock House (ref LA04/2020/0067/F), in relation to the impact of the proposed development on several listed buildings, including those on the gasworks site. In the formal response HED advised that it considers that the height of the proposal would be contrary to policy. This will be considered in detail in the Committee Report for the current application in due course.**
- 3.8 In addition to the requested response on the formal Listing HED referred to the potential for the building to be considered as a Historic Buildings of Local Importance. It should be noted that unlike listed buildings, Historic Buildings of Local importance (sometimes referred to as Local Listings) are not protected by statute. Instead they are referenced in paragraph 6.24 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) as:**

‘a building, structure or feature, whilst not statutory listed, has been identified by the council as an important part of their heritage, due to its local architectural or historic significance.’

- 3.9** Whilst local councils can consider the establishment of a list of such assets there is no requirement to draw one up and councils there is considerable discretion as to how these could be identified and managed.
- 3.10** Following the introduction of a process that could support the identification of such assets the SPPS states in paragraph 6.24: ‘Councils may wish to bring forward bespoke local policies for such buildings’ through the Local Development Plan process. The SPPS goes on to state that the ‘significance placed on the historic building of local importance is key to its protection under planning policy and should be established based upon clear evidence’.
- 3.11** The identification of Historic Buildings of Local Importance could be considered as part of the Local Development Plan as one way of defining the structures that are regarded as important. However, the SPPS only requires that councils ‘identify the main built and archaeological heritage features, where they exist within the plan area’. In the consideration of the potential for Historic Buildings of Local Importance it may, therefore, be more appropriate to identify such structures only where these relate to and support area designations and heritage assets such as: Conservation Areas, Areas of Townscape Character and Local Landscape Policy Areas.
- 3.12** As we move forward towards the Independent Examination of the first part of the LDP – the Plan Strategy, initial work has commenced on the more detailed Local Policies Plan (LPP) which includes reviewing our, ‘Areas of Townscape Character’ and other character areas including to develop the evidence to support the development of local policies and designations that can support the strategic objectives for the plan.
- 3.13** Notwithstanding these matters, it is important to highlight that the incumbent planning system including policy development and plan designations are still operating within the transitional arrangements set out within the SPPS (Para. 1.10). Whilst the new Local Development Plan and Plan Strategy mirror the objectives of the SPPS in its desire to protect our built heritage, it is also important to note that the transitional arrangements states that the existing suite of Departmental policy and guidance will continue to apply until they are

**Special Meeting of Planning Committee,
Thursday, 15th October, 2020**

replaced by the Councils own adopted Plan Strategy and then in time more comprehensively by the LPP. As the Belfast Plan Strategy is yet to be adopted, the Council are unable use mechanism such as new policy protections or designations until we move beyond the current arrangements and achieve adopted Plan Strategy status.

Financial and Resource Implications

3.15 None.

Equality or Good Relations Implications

3.16 None.”

The Planning Manager drew the Members’ attention to the Late Items pack, highlighting that correspondence had been received from an interested party in respect of the item. The letter advised that a meeting was scheduled to take place, on 22nd October, between the Minister for Communities and interested parties in respect of Havelock House. The Planning Manager explained that the outcome of the Ministerial meeting, if known, would be reported to the Committee as part of the Case officer’s report when the planning application was to be considered by the Committee.

The Planning Committee noted the contents of the report and the Late Items pack.

Chairperson

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Subject:	Schedule of Meetings 2021
Date:	17th November, 2020
Reporting Officer:	Louise McLornan, Democratic Services Officer. Ext. 6077
Contact Officer:	Louise McLornan, Democratic Services Officer. Ext. 6077

Is this report restricted?	Yes	☐	No	☒
Is the decision eligible for Call-in?	Yes	☒	No	☐

1.0	Purpose of Report or Summary of main Issues
	To advise the Committee of the dates and times of the meetings of the Planning Committee between January and December, 2021.
2.0	Recommendations
	The Committee is requested to approve the schedule of meetings as outlined.
3.0	Main report
	<u>Key Issues</u>
3.1	The monthly meeting of the Planning Committee is normally held at 5.00 p.m. on the 3rd Tuesday of each month.
3.2	However, due to holiday periods and the timing of the monthly Council meetings and, in order to assist with the decision-making process, it has been necessary on occasions to move some of the meetings.
3.3	Accordingly, the following dates have been identified for meetings of the Planning Committee for the period from January to December, 2021: • Tuesday, 19th January; • Thursday, 21st January (for training); • Tuesday, 16th February; • Thursday, 18th February (for training); • Tuesday, 16th March;

	• Thursday, 18th March (for training); • Tuesday, 20th April; • Thursday, 22nd April (for training); • Tuesday, 18th May; • Thursday, 20th May (for training); • Tuesday, 15th June; • Thursday, 17th June (for training); • <i>No meetings in July (recess)</i> • Tuesday, 17th August; • Thursday, 19th August (for training); • Tuesday, 14th September; • Thursday, 16th September (for training); • Tuesday, 19th October; • Thursday, 21st October (for training); • Tuesday, 16th November; • Thursday, 18th November (for training); • Tuesday, 14th December; and • Thursday, 16th December (if required). All meetings to commence at 5.00 p.m.
3.4	<u>Financial & Resource Implications</u> None associated with this report.
3.5	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> None associated with this report.
4.0	Appendices – Documents Attached None associated with this report.

By virtue of paragraph(s) 3 of Part 1 of Schedule 6
of the Local Government Act (Northern Ireland) 2014.

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Planning Committee

Monday, 16th November, 2020

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETINGS

Due to the ongoing pandemic, the following site visits were carried out in accordance with Public Health Agency guidance.

LA04/2020/0804/F - Proposed major mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units.; community facilities including community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways, public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works (amended scheme) at 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.

Members Present: Councillors Carson, Collins, Hanvey and O'Hara.

Officer in Attendance: Mr. P. Fitzsimons, Principal Planning officer.

The Committee convened at the site at 12.30 p.m. for the purpose of undertaking a pre-emptive site visit in respect of the application.

The Members viewed the site with the proposed plans from the Upper Springfield Road.

The site visit concluded at 1.05 p.m.

Chairperson

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Agenda Item 4

PLANNING COMMITTEE – 17 NOVEMBER 2020

APPEALS NOTIFIED

COUNCIL: BELFAST

[illegible]

PLANNING REF: LA04/2019/2674/LDE

APPLICANT: John Mulholland Motors

LOCATION: 51 Northbrook Street, Belfast, BT9 7DH

PROPOSAL: House in Multiple Occupancy (HMO)

PROCEDURE:

ITEM NO 2 PAC REF: 2020/A0081

PLANNING REF: LA04/2019/2812/F

APPLICANT: Mr Peter Teague

LOCATION: Site to rear of 54 Stranmillis Park, Belfast, BT9 5AU

PROPOSAL: Demolition of existing garage and erection of new dwelling including alterations to fenestration of existing HMO

PROCEDURE:

ITEM NO 3 PAC REF: 2020/A0100

PLANNING REF: LA04/2020/0374/A

APPLICANT: Omega Outdoor

LOCATION: 187 Shore Road, Belfast, BT15 3PQ

PROPOSAL: Paper advertising panel to gable of existing dwelling

PROCEDURE:

PLANNING COMMITTEE – 17 NOVEMBER 2020

APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2019/A0137
PLANNING REF:	LA04/2018/2081/F		
RESULT OF APPEAL:	Allowed		
APPLICANT:	Heron Bros Ltd		
LOCATION:	St Agnes Parish Hall, 146 Andersonstown Road, Andersonstown, Belfast		
PROPOSAL:	Change of use from parish hall to licensed social club		

Planning decisions issued between 5 October and 9 November 2020 - No. 262

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2017/2341/O	MAJDEV	Land Bounded by Royal Avenue York Street and Church Street to the North; North Street to the west; Rosemary Street to the south and High Street to the south; and Donegall Street to the east. The site is located approximately 300m west of Laganside Bus Station 300m northeast of City Hall and 900m northwest of Central Train Station.	Application for outline planning permission for demolition, redevelopment and part change of use to create a mixed use development comprising retail, offices, cafe/restaurant, residential, hotel, cultural/community space, parking, servicing, access and circulation arrangements, the creation of new streets, the configuration of Writers Square, public realm works, landscaping and associated site and road works. The proposal includes	PERMISSION GRANTED
LA04/2017/2342/DCA	LOCDEV	32-40 Donegall Street Belfast BT1 2GQ	Demolition of building	PERMISSION GRANTED
LA04/2017/2343/DCA	LOCDEV	Temple Court St Anne's Cathedral Precinct & St Anne's Court 39-65 North Street Belfast BT1 1NA	Demolition of buildings (Further information received)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2017/2344/DCA	LOCDEV	5-9 North Street Belfast BT1 1NA	Demolition of building (Further information received)	PERMISSION GRANTED
LA04/2017/2345/DCA	LOCDEV	3-5 and 9-13 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street (BT1 1LA) Belfast	Demolition of buildings (Further information received)	PERMISSION GRANTED
LA04/2017/2350/DCA	LOCDEV	16-24 Donegall Street (BT1 2GP) 13-31 North Street (BT1 1NA) Belfast	Demolition of buildings at 20-22 Donegall Street and 29a-31 North Street. Partial demolition of buildings with frontages retained at 16-18 Donegall Street, 24 Donegall Street, 13-15 North	PERMISSION GRANTED
LA04/2018/1493/F	LOCDEV	59-13 Waring Street Belfast BT1 2DX	Alterations and extensions to existing building to create Hotel with ancillary Bar/Restaurant and	PERMISSION REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2018/1501/LBC	LOCDEV	No 5 and 9-13 Waring Street Belfast BT1 2DX	Internal demolition at ground, 1st, 2nd & 3rd floor levels, external alterations to facade, new roof terrace, provision of plant on roof and extensions to listed building to facilitate change of use to hotel. (Updated address and description)	PERMISSION REFUSED
LA04/2018/1623/DCA	LOCDEV	59-13 Waring Street Belfast BT1 2DX.	Demolition of two structures to rear of existing listed building.	PERMISSION REFUSED
LA04/2019/0127/O	MAJDEV	Site bounded by Glenalpin Street Wellwood Street and Norwood Street Belfast.	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.	PERMISSION GRANTED
LA04/2019/1069/F	LOCDEV	Adjacent to 1 Belmont Park Belfast BT4 3DU.	Erection of two storey dwelling.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/1174/LBC	LOCDEV	121 Circular Road Belfast BT4 2NA.	Extension to listed building and alterations including removal of walls.	PERMISSION GRANTED
LA04/2019/1175/F	LOCDEV	121 Circular Road Belfast BT4 2NA.	Change of use from office + car park to residential dwelling with single storey extension.	PERMISSION GRANTED
LA04/2019/1254/F	LOCDEV	Land at former Kings Hall and RUAS Complex located to the east of the King's Hall and to the rear of Nos 7-23 Harberton Park Belfast BT9 6GW.	Erection of independent living complex 16No. units with associated landscaping, parking and access off Balmoral Avenue. (AMENDED PLANS AND ADDITIONAL	PERMISSION GRANTED
LA04/2019/1277/F	LOCDEV	93-95 Ravenhill Road Belfast BT6 8DG.	Conversion and change of use of existing commercial premises to 11No. 1 bed apartments including bins & cycle storage.	PERMISSION GRANTED
LA04/2019/1537/F	LOCDEV	28 Piney Lane Belfast BT9 5QS.	Replacement of existing dwelling with 2no. detached dwellings and new access onto New	PERMISSION REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/1607/F	LOCDEV	Lands adjacent to 23 Suffolk Drive Belfast BT11 9JZ.	Development for a single detached dwelling	PERMISSION GRANTED
LA04/2019/1953/LBC	LOCDEV	Campbell College Belfast Belmont Road Belfast BT4 2ND.	Internal alteration's. Removal of partition walls on the ground floor to create an open plan reception area and new office space. Reinstating tongue and groove panelling on internal walls. Upgrading internal lighting and decoration.	PERMISSION GRANTED
LA04/2019/2031/LBC	LOCDEV	Former Assembly Rooms 2 Waring Street 7-9 North Street and the car park at Donegall Street Belfast BT1 2DX	Renovation and extension of building together with the demolition of the modern structures to the rear, to facilitate a change of use to provide a hotel with associated restaurant	PERMISSION GRANTED
LA04/2019/2049/LBC	LOCDEV	1-34 North Street Arcade 26-30 Donegall Street and 35-37 North Street Belfast BT1 1NA	Partial demolition of North Street Arcade to retain its facades and siting of proposed new arcade	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2052/LBC	LOCDEV	J Braddell and Sons 11 North Street Belfast BT1 1NA	Alterations to building including the removal of a small single storey rear extension, the provision of a new staircase, and a replacement roof to facilitate a change of use from retail to flexible retail/office/restaurant/leisure	PERMISSION GRANTED
LA04/2019/2110/F	LOCDEV	16-24 Cornmarket Belfast BT1 4DD.	Demolition of existing two storey building and construction of 4 storey extension to accommodate retail and office uses and replacement of front facade of existing 4	PERMISSION GRANTED
LA04/2019/2334/F	LOCDEV	141 & 149 Upper Newtownards Road Belfast BT4 3HX	Construction of 3no apartments buildings with a total of 18 no 2 bed apartments providing off street car parking and associated groundworks (Amended Scheme)	PERMISSION GRANTED
LA04/2019/2368/DCA	LOCDEV	16-24 Cornmarket Belfast BT1 4DD.	Demolition of existing two storey building and removal of front facade to existing 4 storey building.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2423/LDE	LOCDEV	14 Edindurgh Street Malone Lower Belfast BT9 7DS.	House in Multiple Occupancy (HMO)	APPLICATION REQUIRED
LA04/2019/2424/LDE	LOCDEV	54 Sandhurst Gardens Malone Lower Belfast BT9 5AX.	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2449/DC	LOCDEV	Clarence Chambers 18-19 Donegal Square East Belfast BT1 5HE	Discharge of condition 3 of planning application LA04/2018/2049/LBC and Condition 3 of LA04/2018/2271/F	CONDITION NOT DISCHARGED
LA04/2019/2481/O	LOCDEV	Site adjacent to Roselands 23a Andersonstown Road Belfast BT11 9AF.	Demolition of vacant units and erection of 2No. detached dwellings and associated ground works.	PERMISSION GRANTED
LA04/2019/2608/F	LOCDEV	23 Donegal Road Belfast BT12 5JJ.	Change of use on ground floor from retail to hot food takeaway.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2619/O	LOCDEV	Lands north of 186 Old Hollywood Road Knocknagoney Hollywood BT18 9QB	Proposal for 2 nr. 2 storey semi detached houses, with a new private access off Cedar Grove. Proposal also includes 4 nr. incurtilage parking spaces, single garage and private gardens. (Amended proposal)	PERMISSION REFUSED
LA04/2019/2936/F	LOCDEV	45 Belvedere Park Malone Lower Belfast BT9 5GS.	Replacement dwelling with attached garage and garden shed.(amended plans)	PERMISSION GRANTED
LA04/2019/3002/F	LOCDEV	23 Knockeden Park Rosetta Belfast BT6 0JF	Demolition of existing single storey lean to and existing garage, and construction of two storey extension to the	PERMISSION GRANTED
LA04/2020/0064/LDE	LOCDEV	63 Jerusalem Street Belfast BT7 1QP.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0126/F	LOCDEV	44 Marlborough Park South Belfast BT9 6HR	Single Storey Rear Extension	PERMISSION GRANTED
LA04/2020/0132/F	LOCDEV	72 Westway Gardens Belfast.	Single storey rear and side extension with rear ramped access.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0181/F	LOCDEV	6 Strathearn Park Belfast BT4 2GN.	Front elevational changes, ground floor extension and construction of retaining wall and erection of fencing and	PERMISSION GRANTED
LA04/2020/0202/LDE	LOCDEV	31 Stranmillis Gardens Belfast.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0219/LDE	LOCDEV	15 Edinburgh Street Belfast BT9 7DS.	House in multiple occupancy (HMO).	APPLICATION REQUIRED
LA04/2020/0222/F	LOCDEV	26 Castlereagh Place Belfast BT5 4NN.	Retrospective use of dwelling as HMO.	PERMISSION REFUSED
LA04/2020/0310/LDE	LOCDEV	117 Ulsterville Avenue Belfast BT9 7AU.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0325/F	MAJDEV	Vacant lands at existing surface level car park bound by North Street Winetavern Street and Gresham Street north west and south west of 108 North Street and 1 Gresham Street and north of 23 Winetavern Street Belfast	Proposed redevelopment of vacant surface level car park to facilitate the erection of a Mixed-Use building ranging from 4no. to 9no. storeys in height (plus roof plant) comprising ground floor retail/restaurant/coffee shop/business uses	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0327/F	LOCDEV	20 Chichester Avenue Belfast BT15 5EH	Divide existing house to form 2 houses with second storey rear return extension.	PERMISSION GRANTED
LA04/2020/0337/LDE	LOCDEV	4 Sandymount Street Belfast BT9 5DP	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0361/DC	LOCDEV	Lands at nos 43-63 Chichester Street 29-31 Gloucester Street and Seymour Lane Belfast	Discharge of condition 17 of LA04/2019/0909/f	CONDITION DISCHARGED
LA04/2020/0374/A	LOCDEV	187 Shore Road Belfast BT15 3PQ	Paper advertising panel to gable of existing dwelling	PERMISSION REFUSED
LA04/2020/0393/A	LOCDEV	Northern Court Gloucester Street Belfast BT1 4AB	2no projecting signs 876mm x 600mm steelframe, aluminium composite body, fret cut with push through letters illuminated from within using LED	PERMISSION REFUSED
LA04/2020/0410/DC	LOCDEV	300-304 Limestone Road Belfast BT15 3AR.	Discharge of condition no. 6 of LA04/2018/2635/F (Construction Management Plan)	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0421/F	LOCDEV	35-47 Donegall Place Belfast BT1 5AW	Proposed development consisting of the provision of additional office floor space (4th floor internal courtyard infill) and provision of a coffee dock at ground floor (encompassing a change of use from class B1 to sui generis (sale of food and drink)). Refurbishment and essential	PERMISSION GRANTED
LA04/2020/0425/LBC	LOCDEV	Queens University Belfast Ashby Building Stranmillis Road Belfast BT9 5AH.	Existing lab and office stripped out, masonry and partition walls removed. Area re-partitioned with stud and glazed walls. Existing floor refurbished. New	PERMISSION GRANTED
LA04/2020/0437/F	LOCDEV	6 Rosetta Avenue Ballynafoy Belfast BT7 3HG	Proposed Single Storey Extension to Rear of Dwelling	PERMISSION GRANTED
LA04/2020/0448/F	LOCDEV	36 Cregagh Park Belfast BT6 9LF.	Single storey rear extension, two storey side and rear extension and rear dormer	PERMISSION GRANTED
LA04/2020/0490/F	LOCDEV	Rear of 5A Downview Park Belfast BT15 5HY	New Dwelling	PERMISSION REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0507/LBC	LOCDEV	David Kerr Building Stranmillis Road Belfast BT9 5AG.	External ductwork to roof, roof plant, and new internal works to include general refurbishment of a number of research and teaching labs located on the central wing of the building on lower ground level. Works to include, new doors, new and refurbished floors, new	PERMISSION GRANTED
LA04/2020/0521/F	LOCDEV	David Kerr Building Stranmillis Road Belfast BT9 5AG	External ductwork to roof, roof plant, and new internal works to include general	PERMISSION GRANTED
LA04/2020/0526/CONTPO	LOCDEV	Reducing crown by 3-4m	4 Windsor Park, Malone Road, Belfast, BT9 6FQ.	WORKS TO TREES IN CA - AGREED
LA04/2020/0561/F	LOCDEV	26 Knockdene Park South Belfast BT5 7AB	Demolition of existing conservatory & construction of new single storey side and rear extension. First floor rear extension. Internal alterations, patio & garden pond.	PERMISSION GRANTED
LA04/2020/0572/DCA	LOCDEV	44 Marlborough Park South Belfast BT9 6HR.	Removal of part of rear elevation wall to allow wider access to rear extension.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0588/F	LOCDEV	Crash Services 134 Stockmans Lane Belfast BT9 7JE	New 2 storey commercial offices with new valet/garage and associated parking	PERMISSION GRANTED
LA04/2020/0609/A	LOCDEV	McDonalds Restaurants 1-3 Glenmachan Street Boucher Road Belfast BT12 6JA.	Installation of 4No. freestanding signs and 1No. 15" digital screen to booth.	PERMISSION GRANTED
LA04/2020/0610/DC	LOCDEV	Site immediately East of 28 Cregagh Park BT6 9LF	Discharge of Condition no's. 4 & 5 of LA04/2018/1881/F (Landscaping scheme)	CONDITION NOT DISCHARGED
LA04/2020/0618/LDE	LOCDEV	9 Ridgeway Street Belfast BT9 5FB	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0636/LDE	LOCDEV	51 Tates Avenue Belfast BT9 7BY	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0642/LDE	LOCDEV	17 Landseer Street Belfast BT9 5AL	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0643/LDE	LOCDEV	46 Lisburn Avenue Belfast BT9 7FX	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0645/LDE	LOCDEV	76 University Avenue Belfast BT7 1GY	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0646/LDP	LOCDEV	Lands at George Best Belfast City Airport Sydenham Road Belfast. (The lands are to the east of the existing terminal building and west of the existing IKEA car park.	Removal and re-use of an area of stock piled material and use of lands to provide additional car parking.	PERMITTED DEVELOPMENT
LA04/2020/0648/LDE	LOCDEV	31 Landseer Street Belfast BT9 5AL	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0652/DCA	LOCDEV	The Royal Belfast Academical Institution College Square East Belfast BT1 6DL	Demolition of existing swimming pool building, wall, gates, fencing and planters.	PERMISSION GRANTED
LA04/2020/0655/F	LOCDEV	Swimming pool building The Royal Belfast Academical Institution College Square East Belfast BT1 6DL	Demolition of existing swimming pool building, wall, gates, fencing and planters and development of new swimming pool building, fencing, amended access	PERMISSION GRANTED
LA04/2020/0677/F	LOCDEV	142 Upper Springfield Road Belfast BT17 0LZ.	Roof extension, front porch, new boundary wall to front.	PERMISSION GRANTED
LA04/2020/0681/F	LOCDEV	108 Dargan Road Belfast BT3 9JP.	New entrance lobby and minor external alterations to existing office building.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0684/LDE	LOCDEV	Flat 4 32 Cromwell Road Belfast BT7 1JW.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0701/LDE	LOCDEV	87 Carmel Street Belfast BT7 1QF.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0716/CONTPO	LOCDEV	To the rear of 11 Finchley Park Belfast.	Tree surgery required to 2 sycamore and 2 hollies	WORKS TO TREES IN CA - AGREED
LA04/2020/0742/F	LOCDEV	112 Lagmore Dale Belfast BT17 0TQ	Single storey side extension with ramp (Amended Description).	PERMISSION GRANTED
LA04/2020/0748/F	LOCDEV	Existing Mobile Telecommunications Installation on Public Footpath North of 1 - 3 Glenmachan Street Belfast BT12 6JA	Proposed Replacement of Existing 15m Street Pole with a New 20m Street Pole with integrated antenna plus new ground based Equipment Cabinets	PERMISSION GRANTED
LA04/2020/0781/CONTPO	LOCDEV	19a Kings Road Belfast BT5 6JF.	Reduce height of 1 tree at entrance.	WORKS TO TREES IN CA - AGREED
LA04/2020/0790/F	LOCDEV	41-49 Queen Street Belfast BT1 6ET.	Permission for the use of vacant ground floor unit for cafe or restaurant use.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0794/F	LOCDEV	Lands at site 2 45-49 Hawthornden Road Belfast.	Revised access arrangement allowing access from site 2 dwelling (as approved under LA04/2019/0084/F) onto existing private road.	PERMISSION GRANTED
LA04/2020/0800/CONTPO	LOCDEV	Addeelia House 18 Adelaide Park Belfast.	Felling of sycamore and birch trees.	WORKS TO TREES IN CA - AGREED
LA04/2020/0809/F	LOCDEV	24 Castlehill Park Belfast BT4 3GU	Demolition of existing garage. Two storey rear and side extension with 1st floor rear balcony. Extension of patio to rear with bin store. (Amended plans)	PERMISSION GRANTED
LA04/2020/0810/LDE	LOCDEV	Flat 2 11 Malone Avenue Belfast BT9 6EN	House in multiple occupancy - HMO	PERMITTED DEVELOPMENT
LA04/2020/0811/LDE	LOCDEV	Flat 1 11 Malone Avenue Belfast BT9 6EW	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0825/CONTPO	LOCDEV	39 Malone Park Belfast BT9 6NL.	To remove trees to allow replacement laurel hedge to establish. Trees are dead to the rear.	WORKS TO TREES IN CA - AGREED
LA04/2020/0826/A	LOCDEV	Kingdom Hall of Jehovah's Witnesses 2A Magdala Street Belfast BT7 1PU	Proposed signage to front elevation	PERMISSION GRANTED
LA04/2020/0827/F	LOCDEV	53 Raby Street Belfast BT7 2GY.	Change of use from residential to House in Multiple Occupation (HMO).	PERMISSION GRANTED
LA04/2020/0834/CONTPO	LOCDEV	82a Marlborough Park NorthBelfastBT9 6HL.	Crown liift an prune 1 x sycamore tree in north east corner of site.	WORKS TO TREES IN CA - AGREED
LA04/2020/0837/LDE	LOCDEV	65 Damascus Street Belfast BT7 1QR.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0838/LDE	LOCDEV	102 Lisburn Road Belfast BT9 6AG.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0846/DCA	LOCDEV	26 Knockdene Park South Belfast BT5 7AB	Proposed demolition of existing pvc conservatory adjoining dwelling and works associated with forming new windows to existing single storey rear return and removal of coping.	PERMISSION GRANTED
LA04/2020/0849/F	LOCDEV	17 Fairway Avenue Belfast BT9 5NL	First floor rear extension, single storey rear extension and garden shed to rear boundary	PERMISSION GRANTED
LA04/2020/0861/CONTPO	LOCDEV	12 Knockdene Park Belfast BT5 7AD.	Felling surgery on 30m high 10m canopy beech tree.	WORKS TO TREES IN CA - AGREED
LA04/2020/0863/DC	LOCDEV	Lands at Rosepark House Upper Newtownards Road Belfast BT4 3NR.	Discharge of condition no 15 of LA04/2017/0235/F (varied under LA04/2019/2871/F) relating to noise verification.	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0865/RM	MAJDEV	Lands at existing surface level car park between Nos 108 North Street/1 Gresham Street and No. 25 Gresham Street; and adjacent to Nos. 13 - 23 Winetavern Street	Proposed erection of a Mixed-Use building ranging from 3 no. to 5 no. storeys (plus roof plant) comprising ground floor retail/food and beverage/office uses, and offices above. Development	PERMISSION GRANTED
LA04/2020/0871/LDE	LOCDEV	86 Malone Avenue Belfast BT9 6ES.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0877/LDE	LOCDEV	78 Agincourt Avenue Belfast BT7 1QB.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0878/LDE	LOCDEV	Apartment 113 The Bass Buildings 38 Alfred Street Belfast BT2 8EA.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0879/F	LOCDEV	33 Castlereagh Place Belfast BT5 4NN.	Change of use from holiday let accommodation to bed and breakfast accommodation (Retrospective)	PERMISSION GRANTED
LA04/2020/0886/LDE	LOCDEV	47 Rugby Avenue Belfast BT7 1RD	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0890/A	LOCDEV	Telephone House 45-75 May Street Belfast BT1 4NB	1no. HALO illuminated BT brand logo	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0895/A	LOCDEV	20-22 Belmont Road Belfast BT4 2AA - ATM Machine.	Ino. halo-illuminated ATM Surround.	PERMISSION GRANTED
LA04/2020/0897/F	LOCDEV	26 Norfolk Road Belfast BT11 8DE	Provide a ramped access to the front door of the property	PERMISSION GRANTED
LA04/2020/0906/LDE	LOCDEV	Flat 2 37 Dunluce Avenue Belfast BT9 7AW	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0910/F	LOCDEV	92 Templemore Avenue Belfast BT5 4FW	Change of use from holiday let accommodation to bed and breakfast accommodation.	PERMISSION GRANTED
LA04/2020/0915/LDP	LOCDEV	6 Ashbrook Crescent Belfast BT4 2FH.	Single storey rear extension.	PERMITTED DEVELOPMENT
LA04/2020/0919/F	LOCDEV	47 Gortland Park Belfast BT5 7NU.	Conversion of existing conservatory to flat roof single storey rear extension.	PERMISSION GRANTED
LA04/2020/0920/F	LOCDEV	9 Viewfort Park Belfast BT17 9JY	Porch extension and bay window to front, single storey extension and dormer window to rear, and velux windows to the front.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0928/F	LOCDEV	31 Kimberley Drive Belfast BT7 3EE.	Two storey rear and side extension and alterations to side gable. (Amended Plans/ Description)	PERMISSION GRANTED
LA04/2020/0931/LDE	LOCDEV	Flat 1 5 Chlorine Gardens Belfast BT9 5DJ	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/0936/F	LOCDEV	106 University Street Belfast BT7 1EU.	Proposed elevation changes to include creation of new entrance onto University Street, removal of external steel work/piers, replacement of windows, insertion of vents, new rear emergency exit and erection of bicycle shelter.	PERMISSION GRANTED
LA04/2020/0937/F	LOCDEV	14 Riverdale Park East Belfast.	Single Storey Rear Extension	PERMISSION GRANTED
LA04/2020/0941/LDE	LOCDEV	8 Belgravia Avenue Belfast BT9 7BJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0944/LDE	LOCDEV	Flat 1 11 Ulsterville Avenue Belfast BT9 7AS.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0945/O	LOCDEV	56 Upper Malone Gardens Belfast BT4 6LY.	Proposed Single dwelling.	PERMISSION GRANTED
LA04/2020/0948/F	LOCDEV	66 Knockbreda Park Belfast BT6 0HF.	Single storey rear and side extension with new steps to form a terrace	PERMISSION GRANTED
LA04/2020/0964/F	LOCDEV	31 Duffield Park Belfast BT13 3QN.	Single and two storey side extension & dormer window to the rear elevation.	PERMISSION GRANTED
LA04/2020/0965/LDE	LOCDEV	33 Palestine Street Belfast BT7 1QJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0977/LDE	LOCDEV	Flat 2 11 Ulsterville Avenue Belfast BT9 7AS.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0979/LDE	LOCDEV	37 Fitzwilliam Street Belfast BT9 6AW.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/0993/F	LOCDEV	40 St Ives Gardens Belfast BT9 5DN	Internal alterations and new rear roof dormer as per previous approval Z/2008/1141/f	PERMISSION GRANTED
LA04/2020/0994/F	LOCDEV	186 Falls Road Belfast BT12 6AG.	First floor rear extension and new roof dormer on existing doctor's surgery	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0999/F	LOCDEV	56 Belmont Road Strandtown Belfast BT4 2AN.	Alteration to eastern facade to provide a servery hatch	PERMISSION GRANTED
LA04/2020/1001/LDE	LOCDEV	11 Stranmillis Park Belfast BT9 5AU	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1005/LDE	LOCDEV	46 Rugby Avenue Belfast	House in multiple occupancy	PERMITTED DEVELOPMENT
LA04/2020/1008/F	LOCDEV	Retail unit 2288 to 292 Upper Newtownards Road Ballyhackamore Belfast	New glazed shopfront to unit 2	PERMISSION GRANTED
LA04/2020/1011/LDP	LOCDEV	43 Olde Forge Manor Belfast BT10 0HY	Roofspace conversion with new Velux windows to front and back	PERMITTED DEVELOPMENT
LA04/2020/1013/LDE	LOCDEV	111 Donnybrook Street Belfast BT9 7DE	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1021/F	LOCDEV	11 Gardenmore Road Dunmurry Belfast BT17 0BH	Single storey rear extension	PERMISSION GRANTED
LA04/2020/1025/LDE	LOCDEV	171 Dunluce Avenue Belfast BT9 7AX	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1027/LDE	LOCDEV	88 Dunluce Avenue Belfast BT9 7AZ	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1028/LDE	LOCDEV	134 Dunluce Avenue Belfast BT9 7AZ	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1029/F	LOCDEV	2 Ormonde Crescent Belfast BT6 9FP	Erection of a 3 storey dwelling	PERMISSION GRANTED
LA04/2020/1033/LDE	LOCDEV	84 Dunluce Avenue Belfast BT9 7AZ.	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1040/F	LOCDEV	LA Cuisine Pumphouse Restaurant 13B Duncrue Road Belfast BT3 9BP.	External flat roof canopy with open-arch brickwork piers to provide a shelter for social distancing purposes for persons queuing at the existing restaurant.	PERMISSION GRANTED
LA04/2020/1041/A	LOCDEV	La Cuisine Pumphouse Restaurant 13B Duncrue Road Belfast BT3 9BP.	Stainless steel wall mounted signage (to match existing signage).	PERMISSION GRANTED
LA04/2020/1043/LDE	LOCDEV	28 Strandview Street Belfast BT9 5FF.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1050/F	LOCDEV	3 Sandford Avenue Belfast BT5 5NW.	Two single storey extensions to rear of dwelling (updated address)	PERMISSION GRANTED
LA04/2020/1059/F	LOCDEV	23 Fairhill Park Belfast BT15 4FX	Single storey rear extension	PERMISSION GRANTED
LA04/2020/1065/LBC	LOCDEV	2-6 Bradbury Place Shaftesbury Square Belfast BT7 1RX	Replacement of concrete second floor. Upgrade works to existing offices internally. Replacement of 2 No.uPVC windows on rear elevation with timber casement windows with slim double	PERMISSION GRANTED
LA04/2020/1067/LDE	LOCDEV	2 Haywood Avenue Belfast BT7 3EU	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1088/F	LOCDEV	Existing Telecoms Installation Rooftop of Carnet House Ardcarn Way Dundonald Belfast BT4 2NW.	Proposed Replacement of 6no. Existing Pole Mounted Antenna with 12no. New Pole Mounted Antenna plus additional outdoor	PERMISSION GRANTED
LA04/2020/1094/F	LOCDEV	212 Orby Drive Belfast BT5 6BE	Single storey rear extension	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1103/F	LOCDEV	10 Arlington Drive Belfast BT10 0NQ	Single storey extension to side and rear of dwelling (Retrospective). (Amended Plans)	PERMISSION GRANTED
LA04/2020/1107/F	LOCDEV	92 Mount Eagles Glen Dunmurry BT17 0WR	Loft conversion including 1 roof window to rear elevation and 1 dormer window to front elevation.	PERMISSION GRANTED
LA04/2020/1115/F	LOCDEV	1 Fairway Drive Malone Upper Belfast BT9 5ND.	Demolition of existing dwelling and replacement with 1No. new replacement single storey dwelling. Proposed increase in width of existing driveway entrance.	PERMISSION GRANTED
LA04/2020/1123/LDE	LOCDEV	8 Fitzroy Avenue Belfast BT7 1HW	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1125/F	LOCDEV	880 Shore Road Newtownabbey BT36 7DQ	Proposed 2 storey side extension to provide ground floor pool area and additional seated	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1129/F	LOCDEV	Rectory Willowfield Parish Church 149 My Ladys Road Belfast BT6 8FE.	Variation of Condition 3 of LA04/2019/1814/F (windows to be double glazed and timber)	PERMISSION GRANTED
LA04/2020/1131/F	LOCDEV	4 Chichester Park Central Belfast BT15 5DU	Erection of 1.5 Storey dwelling, landscaping, parking, access arrangements from Chichester Park Central and associated site works (change of house type previously approved under LA04/2019/0641/f)	PERMISSION GRANTED
LA04/2020/1133/F	LOCDEV	6 Harberton Drive Belfast	Two storey rear extension	PERMISSION GRANTED
LA04/2020/1137/F	LOCDEV	19 Adelaide Avenue Belfast BT9 7FY	Single storey rear extension	PERMISSION GRANTED
LA04/2020/1144/F	LOCDEV	9 Hawthornden Gardens Belfast BT4 2HF.	Roof space conversion with dormer and rooflights to the side elevation. Elevational changes to dwelling.	PERMISSION GRANTED
LA04/2020/1148/F	LOCDEV	9 Dunlambert Avenue Belfast BT15 4NH.	Single Storey Side and Rear Extension for Garage and Sunroom.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1170/F	LOCDEV	84 Mount Eagles Square Belfast BT17 0GZ.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1175/LDE	LOCDEV	Flat 2 84 Malone Avenue Belfast BT9 6EP.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1177/LDE	LOCDEV	Flat 3 84 Malone Avenue Belfast BT9 6EP.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1188/CONTPO	LOCDEV	3 Cranmore Gardens Belfast BT9 6JL.	Height reduction of trees in rear garden	WORKS TO TREES IN CA - AGREED
LA04/2020/1199/NMC	LOCDEV	376 - 378 Upper Newtownards Road Belfast BT4 3FB.	Non material change Z/2014/0938/F	NON MATERIAL CHANGE REFUSED
LA04/2020/1216/F	LOCDEV	67 Victoria Avenue Belfast BT4 1QZ.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1233/F	LOCDEV	5 La Salle Gardens Belfast BT12 6DA.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1237/LDE	LOCDEV	Flat 2 7 Fountainville Avenue Belfast BT9 6AN.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1238/F	LOCDEV	9 Casaeldona Crescent Belfast BT6 9RE.	Two storey extension to rear and first floor side extension over existing garage. Elevation changes and patio to rear. (Amended Plans)	PERMISSION GRANTED
LA04/2020/1247/F	LOCDEV	9 Orchardville Avenue Belfast BT10 0JH	Two storey rear extension	PERMISSION GRANTED
LA04/2020/1251/NMC	LOCDEV	11 Mooreland Park Belfast BT11 9AZ	Non Material Change to LA04/2019/1465/F	NON MATERIAL CHANGE GRANTED
LA04/2020/1257/F	LOCDEV	25 Lyndhurst View Park Belfast BT13 3XZ	Roof space conversion with dormer to rear and new window to gable end	PERMISSION GRANTED
LA04/2020/1267/LDE	LOCDEV	2 Lawrence Street Belfast BT7 1LF.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1269/LDE	LOCDEV	4 Wellesley Avenue Belfast BT9 6DG.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1274/LDE	LOCDEV	Flat 2 7 Ashley Avenue Belfast BT9 7BT.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1275/LDE	LOCDEV	7 Penrose Street Belfast BT7 1QX.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1279/LDE	LOCDEV	15 Dunluce Avenue Malone Lower Belfast BT9 7AW.	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1280/F	LOCDEV	9 Vicarage Street Belfast BT5 4HX.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1289/F	LOCDEV	15 Ravenhill Gardens Belfast BT6 8GP.	Elevational amendments to front facade, creation of new front patio with surround frame and decking	PERMISSION GRANTED
LA04/2020/1291/F	LOCDEV	17 New Barnsley Gardens Belfast BT12 7HP.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1296/F	LOCDEV	21 Vernon Street Belfast BT7 1EW.	Single storey side extension.	PERMISSION GRANTED
LA04/2020/1298/F	LOCDEV	138 West Circular Road Belfast BT13 3QJ	Single storey rear extension to upgrade property for disability use. The rear extension will include lobby and shower	PERMISSION GRANTED
LA04/2020/1303/F	LOCDEV	14-16 Upper Crescent Belfast BT7 1NT.	Variation of condition 12 LA04/2017/1268/F - timeline for provision of privacy screen.	PERMISSION GRANTED
LA04/2020/1304/F	LOCDEV	23-25 Gordon Street Belfast BT1 2LG.	Amendments to front entrance doors	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1319/DCA	LOCDEV	6 Harberton Drive Belfast.	Pitched roof to be removed from single storey section to allow new flat roof section of single storey build to rear to be demolished	PERMISSION GRANTED
LA04/2020/1327/DC	LOCDEV	7 Holland Park Belfast BT5 6HB.	Discharge of condition no. 3 of LA04/2019/1000/F (landscaping scheme)	CONDITION NOT DISCHARGED
LA04/2020/1339/F	LOCDEV	63 Glenburn Road Belfast BT17 9AN	First floor extension to side and rear, built on outer walls of existing ground floor rear and side extension.	PERMISSION GRANTED
LA04/2020/1349/LDE	LOCDEV	Flat 2 5 Chlorine Gardens Belfast BT9 5DJ	Includes seperate side House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1354/DC	LOCDEV	Lands at and surrounding St Gemmas School and the Flax Centre - Ardoyne Avenue	Discharge of condition no7 of planning permission LA04/2019/2153/f	CONDITION NOT DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1356/F	MAJDEV	Lands at former Rosepark House Upper Newtownards Road Belfast BT4 3NR	Variation of Approvals LA04/2019/1398/F and LA04/2017/0235/F for 53 residential units as follows: Condition 16 relating to remediation of contamination to include reference to the remedial measures outlined in both the Generic Quantitative Risk Assessment Report dated January 2017 and an updated Ground Gas Risk Assessment and	PERMISSION GRANTED
LA04/2020/1357/LDP	LOCDEV	Belfast Waste Water Treatment Work Duncrue Street Belfast BT3 9JB	Extension of existing aeration lanes within Belfast Waste Water Treatment Works to provide 2no additional	PERMITTED DEVELOPMENT
LA04/2020/1361/F	LOCDEV	420 Oldpark Road Belfast BT14 6QF	Proposed change of use of ground floor of dwelling to office use for funeral directors and proposed single storey extension to	PERMISSION GRANTED
LA04/2020/1386/DC	LOCDEV	6 Dundela Avenue Belfast BT4 3BQ	Discharge of condition no. 2 of LA04/2017/0477/F (revised site plan)	CONDITION DISCHARGED
LA04/2020/1396/LDE	LOCDEV	Flat 3 136 Fitzroy Avenue Belfast BT7 1HY	House in multiple occupancy HMO	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1398/LDE	LOCDEV	Flat2 136 Fitzroy Avenue Belfast BT7 1HY	House in multiple occupation HMO	PERMITTED DEVELOPMENT
LA04/2020/1399/F	LOCDEV	115 Marlborough Park South Belfast BT9 6HW	Single storage detached garden storage facility (amended plan)	PERMISSION GRANTED
LA04/2020/1406/F	LOCDEV	444-452 Donegall Road Belfast BT12 6HS	Proposed change of use from retail to veterinary clinic. The clinic will provide routine treatments and	PERMISSION GRANTED
LA04/2020/1422/F	LOCDEV	15 Broom Close Belfast BT17 0DR.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1425/F	LOCDEV	24 Ladybrook Drive Belfast BT11 9EZ.	#Single storey garage/storage building at rear of site and associated	PERMISSION GRANTED
LA04/2020/1431/F	LOCDEV	14 Hollymount Court Belfast BT10 0HA.	Proposed one and a half storey side extension and bin store. (Retrospective amendment to	PERMISSION GRANTED
LA04/2020/1432/LBC	LOCDEV	Premier Inn 2-6 Waring Street Belfast BT1 2DX.	Works generally comprise of the cleaning of the stone facade, repointing failed mortar joints and cracking, undertaking localised indent repairs filling	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1433/DC	LOCDEV	St James' Urban Farm Rodney Parade Belfast.	Discharge of condition no. 2 of LA04/2017/0509/F (Remediation Strategy)	CONDITION DISCHARGED
LA04/2020/1434/F	LOCDEV	No 179 & 181 Donegall Street Belfast BT1 2FL	Proposed change of use of vacant commercial units (offices) to	PERMISSION GRANTED
LA04/2020/1440/F	LOCDEV	14 Prince Andrew Gardens Belfast BT12 5PU	Loft conversion with rear dormer window roof extension to allow for additional bedroom	PERMISSION GRANTED
LA04/2020/1447/LDE	LOCDEV	25 Sandymount Street Stranmillis Belfast BT9 5DP.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1448/LDE	LOCDEV	13 Stranmillis Gardens Belfast BT9 5AS	House in multiple occupation HMO	PERMITTED DEVELOPMENT
LA04/2020/1450/F	LOCDEV	Corpus Christi Youth Centre 15-17 Ballymurphy Road Belfast BT12 7JL	Enhancement of Youth Centre frontage facing Whiterock Road by recladding in fibre cement cladding panels and coloured render. The works are	PERMISSION GRANTED
LA04/2020/1459/F	LOCDEV	11 Merok Gardens Belfast BT6 9NA	Single storey rear extension to dwelling	PERMISSION GRANTED
LA04/2020/1461/LDE	LOCDEV	7 Sandhurst Drive Belfast BT9 5AY	House in multiple occupation HMO	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1462/LDE	LOCDEV	59 Tates Avenue Belfast BT9 7BY.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1466/LDE	LOCDEV	1 Sandhurst Drive Belfast BT9 5AY	House in multiple occupation HMO	PERMITTED DEVELOPMENT
LA04/2020/1467/F	LOCDEV	10 Coolmoyn Park Belfast BT15 5HG	Proposed attic conversion to provide additional bedroom with en-suite including	PERMISSION GRANTED
LA04/2020/1479/F	LOCDEV	Cavehill Cottage 1-2 Upper Cavehill Road Belfast BT15 5FB.	Two storey side and rear extension, new terrace over proposed ground floor extension and extension of existing retaining wall	PERMISSION GRANTED
LA04/2020/1491/LDE	LOCDEV	31 Colenso Parade Belfast BT95AN	House in multiple occupation HMO	PERMITTED DEVELOPMENT
LA04/2020/1528/LBC	LOCDEV	Blythefield Primary School Blythe St Belfast BT12 5HX	Replacement of existing single glazed timber windows with slim line double	PERMISSION GRANTED
LA04/2020/1536/DC	LOCDEV	Lands at Kings Hall Complex Lisburn Road Belfast BT96GW	Discharge of condition 17 of planning approval LA04/2019/2848/f	CONDITION DISCHARGED
LA04/2020/1551/CONTPO	LOCDEV	58 Maryville Park Belfast BT9 6LP.	Works to 2 trees	WORKS TO TREES IN CA - AGREED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1559/F	LOCDEV	12 Glenbawn Square Dunmurry Belfast BT170TT	Single storey rear extension to dwelling with ramp for access to front	PERMISSION GRANTED
LA04/2020/1570/F	LOCDEV	6 Whiterock Road Belfast BT12 7FN.	New shop front.	PERMISSION GRANTED
LA04/2020/1578/LDP	LOCDEV	Millennium House 4th & 5th Floor Great Victoria Street Belfast BT2 7AW.	Proposed 5 no. new external louvers to be fitted on to existing building facade.	PERMITTED DEVELOPMENT
LA04/2020/1579/CONTPO	LOCDEV	12 Kirkliston Drive Belfast BT5 5NX.	Works to 3 trees	WORKS TO TREES IN CA - AGREED
LA04/2020/1580/CONTPO	LOCDEV	63 Bawnmore Road Belfast BT9 6LD.	Felling of 1 tree	WORKS TO TREES IN CA - AGREED
LA04/2020/1606/NMC	LOCDEV	140 Donegall Street Belfast BT1 2FJ.	Non material change LA04/2015/0609/F.	NON MATERIAL CHANGE GRANTED
LA04/2020/1607/DC	LOCDEV	Lands adjacent to East of 1-13 Lewis Park and 2-20 Lewis Mews Belfast BT4 1FY.	Discharge of conditions 6 & 7 LA04/2018/0916/F	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1610/DC	LOCDEV	Parklands Knocknagoney Dale Knocknagoney Belfast BT4 2PS.	Discharge of condition 4 LA04/2019/0025/F.	CONDITION DISCHARGED
LA04/2020/1626/LDE	LOCDEV	107 Donnybrook Street Belfast BT9 7DE	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1627/A	LOCDEV	49 Boucher Road Belfast BT12 6HR	3 new facia signs	PERMISSION GRANTED
LA04/2020/1628/LDE	LOCDEV	Flat3 21 Cromwell Road Belfast BT7 1JW	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1632/LDE	LOCDEV	Flat1 21 Cromwell Road Belfast BT7 1JW	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1633/LDE	LOCDEV	Flat 2 31 Lawrence Street Belfast BT7 1LE.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1639/LDE	LOCDEV	Flat 2 5 Ashley Avenue Belfast BT9 7BT.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1640/LDE	LOCDEV	36 Eblana Street Belfast BT7 1LD	House in multiple occupancy HMO	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1642/F	LOCDEV	10 Martinez Avenue Belfast BT5 5LX.	Single storey side and rear extension.	PERMISSION GRANTED
LA04/2020/1644/LDE	LOCDEV	Flat 1 31 Lawrence Street Belfast BT7 1LE.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1647/LDE	LOCDEV	Flat 3 31 Lawrence Street Belfast BT7 1LE.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1648/LDE	LOCDEV	61 Sandhurst Drive Belfast BT9 5AZ	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1676/CONTPO	LOCDEV	26 Lacefield Belfast BT4 3PA.	Maintenance - to reduce Holly tree by 2m in height and trim sides, and reduce end	WORKS TO TREES IN CA - AGREED
LA04/2020/1694/LDE	LOCDEV	26 Sandhurst Gardens Belfast BT9 5AW.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1708/DC	LOCDEV	Methodist College Belfast 1 Malone Road Belfast BT9 6BY	Discharge of conditions 2 & 3 of LA04/2020/0657/F & LA04/2020/0661/LBC (samples)	CONDITION DISCHARGED
LA04/2020/1723/CONTPO	LOCDEV	33 Cranmore Gardens Belfast BT9 6JL	Works to 1 tree	WORKS TO TREES IN CA - AGREED
LA04/2020/1728/F	LOCDEV	45 Ashley Avenue Belfast BT9 7BT.	Single storey infill extension to rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1729/LBC	LOCDEV	45 Ashley Avenue Belfast BT9 7BT.	Single storey infill extension to rear.	PERMISSION GRANTED
LA04/2020/1736/LDE	LOCDEV	60 Sandymount Street Belfast BT9 5DQ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1745/LDE	LOCDEV	Flat 2 120 Lisburn Road Belfast BT9 6AH	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1746/LDE	LOCDEV	Flat 1 120 Lisburn Road Belfast BT9 6AH	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1785/DC	LOCDEV	730-760 Shore Road Belfast	Discharge of condition no. 3 of LA04/2019/0021/F (Verification Report)	CONDITION DISCHARGED
LA04/2020/1788/DC	LOCDEV	Land adjacent and east of 1-3 Lewis Park and 2-20 Lewis Mews Belfast	Discharge of conditions 7 & 8 of LA04/2019/1285/F (archaeological report)	CONDITION DISCHARGED
LA04/2020/1804/CONTPO	LOCDEV	17 Malone Park Belfast BT9 6NJ	Works to 9 trees	WORKS TO TREES IN CA - AGREED
LA04/2020/1821/DC	LOCDEV	Lands located to the south of 1-7 Glenmachan Park and adjoining Glenmachan Road Belfast BT4.	Discharge of conditions no's 11  12 of Z/2014/0260/F (hard surfaced areas and vehicular access)	CONDITION NOT DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1824/F	LOCDEV	St. Josephs Hannahstown 23 Hannahstown Hill Belfast BT17 0LT.	Installation of new columbarium units with associated railings.	PERMISSION GRANTED
LA04/2020/1875/CONTPO	LOCDEV	4 Deramore Park Belfast BT9 5JT.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2020/1883/DC	LOCDEV	Lands adjoining & north of 55 & 57 Ballylesson Road & south of 9 Ballynahatty Road	Discharge of conditions no's. 6, 7, 8 of LA04/2019/0355/O (program of archaeological works)	CONDITION NOT DISCHARGED
LA04/2020/1913/CONTPO	LOCDEV	67 Malone Road Belfast BT9 6SB.	Works to 3 trees; Ash trees X 2 & Cypress x1.2 at front and 1 at rear car park.	WORKS TO TREES IN CA - AGREED
LA04/2020/1914/CONTPO	LOCDEV	Boundary between 11 Fortwilliam Drive and 104 Somerton Road	Works to one tree - Overhang from neighbour garden (rear)	DC GROUP CONSIDERATION
LA04/2020/1915/CONTPO	LOCDEV	St John's Church of Ireland 144 Malone Road Belfast BT9 6SX.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2020/1955/CONTPO	LOCDEV	55 Salisbury Avenue Belfast BT15 5DZ.	Tree surgery to 2 trees.	WORKS TO TREES IN CA - AGREED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1985/CONTPO	LOCDEV	56d Kings Rd Belfast BT5 6JL.	To fell and prune trees at 56d Kings Rd. A large Chestnut fell a couple of weeks ago, and the residents are concerned about some other Chestnuts that aren't in too good a	WORKS TO TREES IN CA - AGREED
LA04/2020/1994/DC	LOCDEV	Lands at 15-17 Upper Lisburn Road Belfast BT10 0GW.	Discharge of condition no. 18 of LA04/2018/1170/F (watercourse)	CONDITION DISCHARGED
LA04/2020/2000/CONTPO	LOCDEV	Grounds of 2a Broomhill Park Central Belfast BT9 5JD.	Works to 1 tree - minimise the potential risk of failure.	WORKS TO TREES IN CA - AGREED
LA04/2020/2022/LDP	LOCDEV	Development adjacent to 1 Dargan Drive Belfast.	The construction of inspection facilities are required to permit Departmental and Local Authority Officials to undertake their statutory duty to carry out Sanitary and	PERMITTED DEVELOPMENT
LA04/2020/2055/CONTPO	LOCDEV	Adjacent to front (N-facing) boundary between 61 Marlborough Park North and 59 Marlborough Park	Works to 1 Tree	WORKS TO TREES IN CA - AGREED
LA04/2020/2056/CONTPO	LOCDEV	North west boundary of 4 Malone Park Belfast BT9 6NH.	Works to 13 Trees - Dead trees on site boundary.	WORKS TO TREES IN CA - AGREED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2108/CONTPO	LOCDEV	73-75 Somerton Road Belfast BT15 4DE. The Oak tree and Chestnut tree are both located in the rear left garden. The Macracarpa trees are at the entrance gates.	Works to 5 trees.	WORKS TO TREES IN CA - AGREED
LA04/2020/2115/CONTPO	LOCDEV	Windsor Park Accommodation Blocks Belfast BT9 6FS.	Works to 12+ trees.	WORKS TO TREES IN CA - AGREED
LA04/2020/2133/CONTPO	LOCDEV	32 Adelaide Park Belfast BT9 6FY.	Tree surgery to 4 trees	WORKS TO TREES IN CA - AGREED
LA04/2020/2232/CONTPO	LOCDEV	8 Kirkliston Drive Belfast BT5 6EB.	Work to 3 trees.	WORKS TO TREES IN CA - AGREED
LA04/2020/2242/CONTPO	LOCDEV	7 Malone Park Gardens Belfast BT9 6NH (Rear Garden of)	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
Z/2014/1833/CONTPO		Treescaping, taylan@treescapingni.co.uk,	crown reduce 1 x Castanea sativa in rear	WORKS TO TREES IN CA - AGREED
Z/2015/0339/CONTPO		CCTM Ltd,	Remove 1 fallen cypress Fell 1 Lime Reduce end weight	WORKS TO TREES IN CA - AGREED

Development Management Addendum Report Committee Application

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2019/2387/F	
Proposal: Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street.	Location: Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.
Referral Route: Major Application	
Recommendation:	APPROVAL
Applicant Name and Address: PGD Construction Limited Ground Floor 25 Darling Street Enniskillen	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
The application was originally presented at October Planning Committee (report appended), at which members deferred consideration in order to receive further information on green travel measures and an additional site visit (members previously visited the site on 26th February 2020). The additional site visit was undertaken on the 22nd October 2020. Members viewed the site from Scrabo street and from within the site itself. A copy of the late items document for this case at 13 October Committee, and the original report are appended. As stated in the original committee report the recommendation to approve was subject to the developer entering into a Section 76 Planning Agreement to include green travel measures. These are: • The submission of a residential travel plan; • travel cards for each of the 151 units for 3 years; • submission of a car club strategy and provision of 3 parking spaces retained for car club purposes (ongoing/permanent basis); • and voucher / subsidy for a bicycle for each apartment. The section 76 agreement would also include developer contributions for: • - monetary contribution towards nearby play space facilities (Rotterdam Street) to offset the policy requirement for provision of children's play space/equipment; • provision and future maintenance of the external amenity space within the site; • employability and skills framework/details for the construction element of the proposal;	

Members should note that paragraph 9.11 of the original report incorrectly stated that the building was 11 storeys. For clarity, the application seeks full planning permission for a 19 storey residential building comprising an 11 storey podium element (max height of 30.6m), including outdoor amenity area, with a further 8 storey tower element above (max height of 55.1m), for 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street.

No further representations have been received.

Having regard to the development plan, policy context and other material considerations, the proposal is considered acceptable and the recommendation remains for approval of planning permission subject to conditions based on compliance with the development plan, relevant policy and taking account of consultation responses and representations.

It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions and to enter into a Section 76 planning agreement.

Late Items – Tuesday 13 October 2020

Agenda Item	Application	Issues Raised	Action
5 c	LA04/2019/2387/F Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street on Land adjacent to Quay Gate House 15 Scrabo Street, footpaths and public realm at Scrabo Street, Station Street and Middlepath Street.	Correction to report regarding building height at para 9.11	Para 9.11 amended to read: The proposal seeks to construct a 19 storey residential building comprising an 11 storey podium element (max height of 30.6m) including outdoor amenity area, with a further 8 storey tower element above (max height of 55.1m), for 151 apartments. The building footprint occupies the majority of the site, save for a set-back area adjacent to the M3 on slip road. Car parking areas will be retained adjacent to the building and below the adjacent railway bridge.
5 c	LA04/2019/2387/F	Updated site layout drawing received 9/10/2020 to clarify parking provision	Updated layout shown in presentation. Clarifies provision of 35 spaces for the development and their location. Roads have reviewed details and have no objections. Green travel measures to be included in the planning agreement.

Development Management Report Committee Application

Summary	
Committee Meeting Date: October 2020	Item Number:
Application ID: LA04/2019/2387/F	
Proposal: Residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street.	Location: Land adjacent to Quay Gate House 15 Scrabo Street Belfast BT5 4D: footpaths and public realm at Scrabo Street Station Street and Middlepath Street.
Referral Route: Major Application	
Recommendation:	APPROVAL
Applicant Name and Address: PGD Construction Limited Ground Floor 25 Darling Street Enniskillen	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: The application seeks full planning permission for residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street. The key issues in the assessment of the proposal are: - The principle of the proposal at this location; - Layout, scale, form, massing, height and design; - Impact on amenity; - Impact on transport and associated infrastructure; - Flooding and drainage impacts; - Impact on natural heritage assets; - Contamination and remediation of the site; - Impact on civil aviation; The application site is located at Scrabo Street within Belfast City Centre and adjacent to the junction with the M3 on-slip. It comprises a car park area associated with an adjacent office building. It is approximately 0.46 hectares in size. It includes a hard surfaced area underneath an existing elevated railway line. Boundary treatments comprise a mixture of wall and railings approximately 2-3m in height. The topography of the entire site is relatively level, however the M3 bridge is located adjacent and above the site to the North, with an elevated railway bridge to the west. There is a block of apartments further to the west of the site, beyond the railway bridge. Sites opposite and closest to the site are vacant with no ongoing uses.	

The site is located within the City Centre boundary in the BUAP and both versions of BMAP where residential development is acceptable in principle. The proposal would support the aims of the Belfast Agenda around city centre living. The locality comprises a mix of residential and non-residential uses. Residential uses are located immediately adjacent to the site. These factors establish that the proposed uses are acceptable in principle subject to acceptable detail considerations. The site is not located in a Conservation Area or Area of Townscape Character, and there are no buildings on site that are listed or of any historic interest. The site is not located in close proximity to any heritage assets.

It is considered that the scale, height, massing and materials of the building are, on balance, acceptable and appropriate to the site context and the area. The massing of the building is broken up by the design, with the upper floors located at roughly 45 degree angle from the lower block element. The layout assists in addressing the townscape of the M3 on slip and distance views from Middlepath Street, and Bridge End. This assists in provided a sculptured architectural form. The design is considered acceptable when assessed from the key public viewpoints taking account of the evolving context as discussed above.

The proposed materials are consistent with the area insofar as brick and glass are present. Corten steel is the main finish proposed, adopted to take account of the industrial architecture evident in the harbour area. The solid to void ratio of the fenestration also assists in reducing the massing of the building. A condition is necessary to agree the finer details of the materials proposed to ensure an appropriate solution is provided.

The Urban Design Officer considers the scale, massing, and design of the proposal to be acceptable. The proposed designs are therefore compliant with criteria [g] of PPS7. Accordingly, it is considered that the proposal would not adversely affect the character of the area.

The proposal will not adversely impact on the amenity of existing properties, and will provide adequate amenity arrangements including amenity space for prospective residents.

All consultees including DFI Roads, the Urban Design Officer, DEARA, HED, SES, NI Water, HED, Environmental Health, BCC Landscape Section and Belfast City Airport have no objections to the proposal.

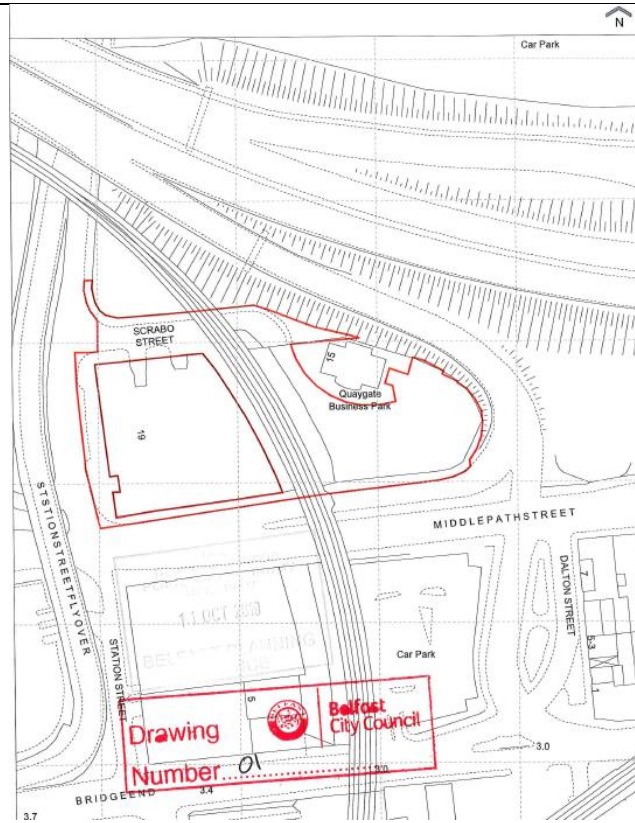
1 objection and 1 letter of support was received in relation to the application.

Having regard to the Development Plan and relevant material considerations, the proposal is considered, on balance, acceptable. It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions and to enter into a Section 76 planning agreement.

Signature(s):

Case Officer Report

Site Location Plan






Representations:

Letters of Support	1
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	None received
Neighbour Notification Checked	Yes

Planning Assessment of Policy and Other Material Considerations
1.0 Characteristics of the Site and Area

The application site is located at Scrabo Street within Belfast City Centre and adjacent to the junction with the M3 on-slip. It comprises a car park area associated with an adjacent office building. It is approximately 0.46 hectares in size. It includes a hard surfaced area underneath an existing elevated railway line. Boundary treatments comprise a mixture of wall and railings approximately 2-3m in height. The topography of the entire site is relatively level, however the M3 bridge is located adjacent and above the site to the North, with an elevated railway bridge to the west.

There is a block of apartments further to the west of the site, beyond the railway bridge. Sites opposite and closest to the site are vacant with no ongoing uses.

2.0 Proposal

The application seeks full planning permission for residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street.

Planning Assessment of Policy and Other Material Considerations	
3.0 Site History	
No relevant history.	
4.0 Policy Framework	
4.1 Belfast Urban Area Plan 2001 (BUAP), draft Belfast Metropolitan Area Plan 2004 (dBMAP 2004), draft Belfast Metropolitan Area Plan 2014 (dBMAP 2014), and Developer Contribution Framework (2020); 4.2 Strategic Planning Policy Statement (SPPS); 4.3 Planning Policy Statement 2 (PPS2) – Planning and Nature Conservation; 4.3 Planning Policy Statement 3 (PPS3) – Access, Movement and Parking; 4.4 Planning Policy Statement 13 (PPS13) – Transportation and Land Use; 4.5 Planning Policy Statement 7 (PPS7) – Residential Development; 4.6 Planning Policy Statement 12 (PPS12) – Housing in Settlements; 4.7 Planning Policy Statement 15 (PPS15) – Planning and Flood Risk; 4.8 Planning Policy Statement 8 (PPS8) – Open Space and Recreation. 4.9 Supplementary Planning Guidance including ‘Creating Places’, Development Control Advice Note 8 Housing in Existing Urban Areas, and Parking Standards.	
5.0 Statutory Consultee Responses	
5.1 NI Water - No objection; 5.2 DARD - Rivers Agency – No objection; 5.3 DEARA: – Land & Groundwater Team (Contamination) - No objection subject to conditions; - Water Management Unit - No objection subject to conditions; - Natural Environment Division – no objection subject to conditions; 5.4 DFI Roads – No objection subject to conditions; 5.5 DFC HED – No objection subject to conditions.	
6.0 Non - Statutory Consultee Responses	
6.1 BCC Environmental Health - No objection subject to conditions; 6.2 Shared Environmental Services – No objection subject to conditions; 6.3 Urban Design Officer – no objections;	
7.0	Representations The application has been neighbour notified and advertised in the local press. 1 representation was received objecting to the height of the proposed building. 1 letter of support has also been received. No representations from any elected representatives have been received.
8.0	Other Material Considerations
8.1	Belfast Agenda
9.0	Assessment

9.1	Permission is sought for a residential development comprising 151 apartments and ancillary uses including; management suite, communal space, reception area and servicing (refuse/recycling/bicycle storage) and plant equipment; and associated car parking and public realm improvements to Scrabo Street, Station Street and Middlepath Street. The key issues in the assessment of the proposal are: - The principle of the proposal at this location; - Layout, scale, form, massing, height and design; - Impact on amenity; - Impact on transport and associated infrastructure; - Flooding and drainage impacts; - Impact on natural heritage assets; - Contamination and remediation of the site; - Impact on civil aviation; Regional Policy Context:
9.2	The Regional Development Strategy 2035 (RDS) includes a number of policies relevant to the proposal supporting Urban Renaissance (RG7), and conserve, protect and enhance where possible the built and natural heritage.
9.3	In relation to Belfast, the RDS includes policies to promote economic development, grow the city population, and protect and enhance the setting of the Metropolitan Area and its environmental assets. Policy SFG3 seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services and cultural amenities.
9.4	The Strategic Planning Policy Statement for Northern Ireland (SPPS) sets out the five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
9.5	The SPPS states at paragraph 1.13 that a number of policy statements, including those listed at paragraph 4 of this report, remain relevant under the 'transitional arrangements' in advance of a council's adoption of its new Local Development Plan. Paragraphs 4.11 and 4.12 of the SPPS require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. Development Plan Status:
9.6	Following the Court of Appeal decision that quashed the adoption of the Belfast Metropolitan Area Plan 2015, the extant Development Plan is now the Belfast Urban Area Plan 2001 (BUAP). The site is not subject to any zoning within the BUAP. Both the draft Belfast Metropolitan Area Plan 2004 (dBMAP 2004) and the version purported as adopted Belfast Metropolitan Area Plan (dBMAP 2015) are material considerations. The weight to be afforded the draft Belfast Metropolitan Area Plan is a matter of judgement for the decision maker. In dBMAP 2004 and dBMAP 2015, the site falls within the City Centre boundary, the fringe area of parking restraint, and the Laganside Character Area. Principle of development and proposed uses:
9.7	The site is located within the City Centre boundary in the BUAP and both versions of BMAP where residential development is acceptable in principle. The proposal would

	support the aims of the <i>Belfast Agenda</i> around city centre living. The locality comprises a mix of residential and non-residential uses. Residential uses are located immediately adjacent to the site. These factors establish that the proposed uses are acceptable in principle subject to acceptable detail considerations.
9.8	The site is not located in a Conservation Area or Area of Townscape Character, and there are no buildings on site that are listed or of any historic interest. The site is not located in close proximity to any heritage assets. Planning History
9.9	The application site is not subject to any planning history relevant to this case. However the proposals were subject to a Pre-Application Discussion process. This comprised a number of meetings with the applicant and agent, the focus of which was largely in relation to scale, height, and massing, design, and amenity issues of the proposed scheme. PPS7 – Design, Character and Appearance of Area and amenity
9.10	The proposal has been assessed against Policy QD 1 of PPS 7. The preamble to PPS7 advises that it applies to all residential applications with the exception of single houses in the countryside. Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet. PPS12, DCAN 8 and Creating Places relate to housing developments and are also material considerations. PPS7 addendum safeguarding character is also a material consideration and includes three policies, namely LC1-3. Proposal
9.11	The proposal seeks to construct an 11 storey residential building for 151 apartments with the building footprint occupying the majority of the site, save for a set-back area adjacent to the M3 on slip road. Car parking areas will be retained adjacent to the building and below the adjacent railway bridge. Layout
9.12	The proposed layout of the building is roughly 'L' shaped. The building incorporates a uniform building line along its eastern and southern elevations setback from the public road.
9.13	The ground floor comprises a management suite/reception area, entrance and internal amenity space area (172 sqm), gym (65sqm), cycle parking, bin store, and various plant rooms. There is also an outside amenity area at ground floor between the building and the M3 on slip approximately 103 sqm in size. The upper floors comprise apartments, with 2 external amenity areas on the 11th floor (c. 182 & 120 sq.m), plus an internal amenity area on the 11th floor of approximately 140 sqm. There is also an external roof terrace of approximately 58 sqm in size.
9.14	The building is approximately 13.7m from the adjacent office building on the opposite side of the car park (at closest point), and approximately 31m from the apartment block to west (at closest point).

	Scale, height, massing, and materials
9.15	PPS7 QD1 criterion (a) requires proposals to “<i>respect the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas.</i>” Policy CC12 in the BUAP relates to high buildings and requires buildings to be sympathetic to their immediate surroundings.
9.16	The area is undergoing regeneration and as such the built context is evolving. There are a number of taller buildings within the vicinity, through extant planning permissions but construction works have not commenced. These include: - Redevelopment of the Odyssey Car Park site; - Residential and retail development at Dalton Street; - Redevelopment of the former Sirocco site on which approval was recently granted for outline planning permission for a masterplan which included a number of taller buildings.
9.17	It is considered that the scale, height, massing and materials of the building are, on balance, acceptable and appropriate to the site context and the area. The massing of the building is broken up by the design, with the upper floors located at roughly 45 degree angle from the lower block element. The layout assists in addressing the townscape of the M3 on slip and distance views from Middlepath Street, and Bridge End. This assists in provided a sculptured architectural form. The design is considered acceptable when assessed from the key public viewpoints taking account of the evolving context as discussed above.
9.18	The proposed materials are consistent with the area insofar as brick and glass are present. Corten steel is the main finish proposed, adopted to take account of the industrial architecture evident in the harbour area. The solid to void ratio of the fenestration also assists in reducing the massing of the building. A condition is necessary to agree the finer details of the materials proposed to ensure an appropriate solution is provided.
9.19	The Urban Design Officer considers the scale, massing, and design of the proposal to be acceptable. The proposed designs are therefore compliant with criteria [g] of PPS7. Accordingly, it is considered that the proposal would not adversely affect the character of the area.
	Impact on Amenity
9.20	Criteria (h) of QD1 PPS7 requires the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties. Paragraph 4.38 highlights the importance of privacy and daylight for residents, whilst 7.11 of Creating Places also highlights the importance of ‘attractive outlook’ onto existing and proposed roads.
9.21	The floorplan layout is broadly split longitudinally, with the majority of the apartment’s main aspect towards either the river / harbour or the adjacent roads to the south and east. On balance the outlook proposed is considered acceptable as the majority of apartments will have aspect out of the site. Some of the apartment will address the internal car park area, which though not ideal, will provide supervision of this area providing security to this area. Proposed site alterations will also go some way to improving the visual aesthetics.
9.22	In relation to overlooking and loss of privacy, the apartments would not impact on privacy due to their location and separation distances to existing buildings. In terms of loss of

	light/overshadowing, the building steps up in height in relation to the neighbouring office building which is sited due west of the application site. Accordingly the proposed building would reduce the daylighting in the morning to the adjacent offices as the sun occupies an easterly position. On balance, this is considered acceptable as it impacts on non-habitable office accommodation. Notwithstanding the height and proximity of the building, it would not unacceptably overshadow the existing adjacent apartments as they would benefit from sunlight for the majority of the day. External balcony areas of apartments on the westerly elevations include vertical fin structures, to direct the views of occupants away from adjacent properties, and also in turn filter direct views into the amenity areas of the proposed apartments from the adjacent office and apartment buildings.
9.23	The apartments comprise a mix of 1bed and 2 bed units and range in size from approximately 40 sq.m to 60 sq.m. The size of these apartments broadly accords with space standards set out in the Addendum to PPS7, however, Members should note that these standards only apply to “established residential areas” of medium to low density.
9.24	In relation to amenity space provision, Policy QD1 [c] PPS7 and Policy OS2 of PPS8 require the level of provision of private space to be appropriate to the surrounding context, be useable, with further guidance on amenity space provided in Creating Places. PPS 7 indicates that, where appropriate management arrangements are in place, private open space to serve apartment developments may be in the form of communal gardens. Guidance set out in Creating Places specifies that private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. Creating Places quantifies the level of communal private open space that should be incorporated in new flat developments with a required provision in the range of 10 sq.m to 30 sq.m per apartment (paragraph 5.20). This paragraph goes on to state that inner urban/high density locations will tend towards the lower figure.
9.25	Communal amenity space arrangements include an external amenity area at ground floor between the building and the M3 on slip approximately 103 sqm in size with 2 external amenity areas on the 11th floor (c. 182 & 120 sq.m). Internal amenity space areas (172 sqm), gym (65sqm) are proposed at ground floor, with a further internal area on the 11 th floor approximately 114sqm in size. Total communal provision equates to approximately 756sqm, or 5sqm per unit. The majority of apartments also have small outdoor balcony areas. The amount of provision is considered acceptable, on balance, given the circumstances of the site and proximity to open space along the River Lagan.
9.26	The site is located in close proximity to major communication road and railway links within the city. As a result it is subject to noise and amenity disturbance arising from these uses. The applicant submitted noise and air quality assessments that includes mitigation for these environmental factors. Environmental Health have reviewed these details and are satisfied that adequate mitigation can be provided. Accordingly, on balance, it is considered that these issues can be mitigated to satisfactory level that would realise a reasonable level of amenity for prospective residents. Suitable planning conditions will be necessary to ensure the delivery and retention of these measures.
9.27	Landscaping and Public Realm The proposal includes areas of landscaped communal space at ground floor and at 11 th Floor and a roof terrace. The proposal also includes public realm improvements comprising hard-surfacing and tree planting.
9.28	Consultation has been undertaken on these details with BCC Landscape section on the proposals.

In general terms, they agree that the assessment demonstrates predicted townscape and visual effects will not be significant and that the surroundings have the capacity to accommodate a development of this type and scale. They also consider the landscaping proposals to be broadly acceptable subject to provision of the following additional information:

- a. clarification on the overall amount of amenity space accessible to residents. The majority of the external space on the 20th floor includes sedum planting which may not be accessible to residents.
BCC consider the quantum of space to residents acceptable as discussed above;
- b. We support the retention of existing trees shown on landscape proposals, however we would request a tree health and condition survey is undertaken in accordance with BS 5837:2012 to ensure that existing street trees and mature screen planting along the northern development boundary which can be retained are protected during construction works.
This issue can be resolved through a negative planning condition;
- c. In general terms we welcome high quality public realm proposals (Dwg No. 6862-L101A) and the 11th floor and 20th floor roof terraces (Dwg No. 6862-L-102A). However we would request more detail on proposed paving materials surrounding the building and tree pit detailing associated with street trees along Middle Path Street. We would also request elevations of proposed 2.2m high vertical bar, corten fencing at site boundaries.
This issue can be resolved by a negative planning condition. Fence elevations are included within the elevations provided, a fencing detail drawing can be secured via negative condition;
- d. We welcome the inclusion of cycle stands as outlined in the Planning and Design & Access Statements, however we would request further information on their proposed locations and access arrangements.
This issue can be resolved by a negative planning condition.
- e. We would request confirmation that public realm design proposals around the building are inclusive and respond to Part R of NI Building Regulations.
This is subject to control by other legislation. An informative could be added to the decision notice to cover this issue.
- f. We would recommend the inclusion of a lighting design strategy for the proposed public realm element of the scheme.
This issue can be resolved by a negative planning condition.
- g. We support the inclusion of habitat creation as part of landscape proposals, however we would seek clarity on numbers and locations of swift boxes recommended as part of the Ecological Appraisal.
This issue can be resolved by a negative planning condition.
- h. We would request a Landscape Management & Maintenance Plan for all landscape works including related recommendations outlined in the Ecological Appraisal.
This issue can be resolved by a negative planning condition.
- i. Policy OS2 of PPS8 states that “for residential developments of 100 units or more, an equipped children’s play area will be required as an integral part of the development.” We feel development proposals should address the issue of play and child friendly spaces. There may be limited opportunity to deliver this within the development boundary, however a council maintained Local Equipped Area for Play (LEAP), off Rotterdam Street, is located within 300m (5-10 minute walk) of the development site. In line with the draft Developer Contributions Framework, there may be potential for a contribution to be made for improvements at the Rotterdam Street site. An enhanced facility here would continue to meet local need and additional user demand generated by a residential development of this scale.

	To be sought through the planning agreement. Applicant has agreed to provide a monetary contribution to facilitate improvement works to the play park area at Rotterdam Street, as referred to above.
9.29	PPS15 – Flooding and drainage Rivers Agency and NI Water have been consulted on the application, and assessed the submitted flood risk assessment. Neither consultee has any objections to the proposal. Therefore, it is considered that the proposal will not result in or be impacted unacceptably by flooding. It is considered that the proposal is compliant with PPS15 requirements.
9.30	PPS3 - Traffic, Parking and associated Roads considerations Relevant policy requirements include criteria (f) of QD1 PPS7 and PPS3. DFI Roads have no objection to the proposal subject to a number of conditions, including green travel measures. These would require to be secured through a Planning Agreement under Section 76 of the Planning Act.
9.31	Impact on civil aviation: Consultation has been undertaken with the City Airport, who have assessed the proposals in terms of air safety. The proposed site falls within the Belfast City Airport (BCA) Obstacle Limitation Surface (OLS), namely the Inner Horizontal Surface (IHS), which it will infringe by over 14m. However, due to the proximity to other existing & approved structures in the vicinity of similar or greater height, which have been assessed & found to have no IFP (Instrument Flight Procedure) or CNS (Communications, Navigation, Surveillance) impact on flight operations from Belfast City Airport. Obstacle lighting (24/7, steady red) is required on the completed building at the highest point of all corners. Belfast City Airport have no objection to this development provided they are notified of any cranes to be used. The proposal would not therefore compromise air safety. Impact on Protected Habitats etc.
9.32	DEARA Coastal Development, Natural Environment Division and Water Management Unit have no objections to the application and have recommended conditions.
9.33	Shared Environmental Services have assessed the details of the application in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations. Having considered the nature, scale, timing, duration and location of the project it is concluded that, provided the following mitigation is conditioned in any planning approval, the proposal will not have an adverse effect on site integrity of any European site.
9.34	The proposal is considered to comply with PPS2 and would not adversely impact on Natural Heritage. Other Consultee Responses
9.35	Environmental Health has no objections to the proposal in terms of public health matters including contamination, noise, air quality and disturbance, subject to conditions. Accordingly the application is considered acceptable in relation to these issues.
9.36	DEARA Waste Management has no objections regarding land contamination issues.

	DEARA Drainage and Water have no objections subject to NIW confirmation of adequate capacity of Waste Water Treatment. NIW have confirmed sufficient capacity.
9.37	Historic Environment Division have no objections in relation to impact on archaeological or listed building assets subject to conditions. Accordingly the proposal is considered acceptable in relation to PPS6 considerations.
9.38	NI Housing Executive was consulted to advise in terms of the need (if any) of the proposal to provide social and affordable housing. The Housing Executive would wish to see 20% of any residential development on this site committed to the provision of affordable housing, i.e., a combination of social rented housing (16%) and intermediate housing (4%). Based on the development proposal for 151 dwellings, this would provide for 24 units of accommodation for social renting and 6 units of accommodation for intermediate housing. The intermediate housing should be made available for purchase on a shared ownership basis. There is no current policy requirement for the developer to provide social housing and it would therefore be unreasonable to require the applicant to provide it at this time.
9.39	Pre-Community Consultation For applications that fall within the category of Major development as prescribed in the Development Management Regulations, Section 27 of the Planning Act (Northern Ireland) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application. 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 (LA04/2017/2671/PAN) was submitted to the Council on 29 Nov 2017. 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. It is considered that the Pre-application Community Consultation Report submitted with the application has demonstrated that the applicant has carried out their duty under Section 27 of the Act to consult the community in advance of submitting an application.
9.40	Representations 1 objection has been received raising concerns regarding the height of the proposed building. 1 letter supporting the application has also been received. Following the above assessment, it is considered that the proposal complies with policy in terms of scale, massing and design, taking account of the opinion of the Urban Design Officer and HED.
10.0	Summary of Recommendation
10.1	Having regard to the Development Plan and relevant material considerations, the proposal is considered, on balance, acceptable. It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions and satisfactorily resolve outstanding issues, including: • The completion of a Section 76 planning agreement to secure:

	- green transport measures (i.e. travel plan, travel cards and car club; - monetary contribution towards maintenance of the public realm improvements; - monetary contribution towards nearby play space facilities to offset the policy requirement for provision of children's play space/equipment; - provision and future maintenance of the external amenity space within the site;
Draft Conditions	
1.	The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
2.	No development shall take place until samples of all external finishes has been submitted to and been approved in writing by the Council. The development shall be carried out in accordance with the approved sample details. Reason: In the interests of visual amenity and the character and appearance of the area.
3.	All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the building hereby approved. Reason: In the interests of visual amenity.
4.	All windows to be finished in obscure glass shall be installed before the occupation of the building hereby permitted as indicated on the approved plans, shall be permanently retained, and in the event of breakage shall be replaced with obscure glass to the satisfaction of the Council. Reason: In the interests of amenity.
5.	All public realm improvements shall be carried out in accordance with the approved details before any part of the development hereby permitted becomes occupied and retained thereafter. Reason: In the interests of visual amenity and the character and appearance of the area.
6.	If during the development works, new contamination or risks are encountered which have not previously been identified, works shall 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 Council in writing, and subsequently implemented and verified to its satisfaction. Reason: Protection of environmental receptors to ensure the site is suitable for use.
7.	After completing the remediation works under Condition 6 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report shall 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. The Verification Report must fully verify works to address contamination, including waste assessment and classification (in line with Technical Guidance WM3), waste transfer notes

and/or hazardous waste consignment notes and verification of appropriate waste disposal (in line with Waste Duty of Care).

Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Council. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' available at <http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf>.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

9. Prior to the occupation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Authority, a Verification Report. This report must demonstrate that the remediation measures outlined in the O'Sullivan Macfarlane Ltd report entitled 'PGD Construction Ltd, Proposed residential development, Lands at no. 15 Scrabo Street, Belfast, P235-2 Phase 2 Generic Quantitative Risk Assessment (GQRA) and Remediation Strategy' (dated 21st March 2018 and referenced P235-2) and the letter from O'Sullivan Macfarlane Environmental Consulting (dated 4th December 2019 and referenced P235) have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (residential without plant uptake). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that:

- a) A clean cover system has been installed in all areas of the site not covered with hardstanding or a building, i.e. all areas proposed for shrub planting, hedgerow planting, Green Ivy Wall, tree planting and grass areas.
- b) The clean cover system is a minimum of 600mm deep, consisting of a minimum 200mm granular layer at the base overlain with 400mm of topsoil.
- c) The material used in the clean cover system and all above ground landscaped areas has been imported to site and has been demonstrated to be suitable for use (residential without plant uptake).
- d) Testing of the material used in the clean cover system and all above ground landscaped areas has been completed at a density of 1 sample per 250m³, with a minimum of three samples from an individual source.
- e) A hydrocarbon and vapour resistant membrane and a structural barrier (reinforced concrete floor slab) have been installed in the development in order to break the identified vapour inhalation pathway. The vapour protection measures must be verified in line with CIRIA C735.

Reason: Protection of human health.

Prior to installation of the heating/hot water system to the hereby permitted development, the applicant shall submit the specification and maintenance details of the proposed heating system to the planning authority for review and approval by the planning authority. The heating/hot water system as approved shall be installed, maintained and retained thereafter.

Reason: Protection against adverse air quality impacts.

Prior to commencement of construction of the hereby approved development, the applicant must submit a Final Noise Impact Assessment report to the planning authority, for review and approval in writing. The Final Noise Impact Assessment must demonstrate that the proposed façade

insulation measures shall be sufficient to ensure the following internal noise levels are not exceeded:

- (a) 35dB LAeq,16 hr between 07.00hrs and 23.00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements;
- (b) 30 dB LAeq,8hr within bedrooms between 23.00hrs and 07.00hrs, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements;
- (c) 45dB LAFmax, by more than 10 single sound events in any proposed bedrooms, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.

Prior to occupation of the hereby permitted development, the approved noise insulation scheme must be installed and be retained thereafter.

Reason: Protection of residential amenity.

The noise rating level (dBLar,T) from the combined operation of all plant and equipment must not exceed a background noise level (dBLA90) of 55dB when measured or determined in accordance with BS4142:2014 at the nearest noise sensitive premises.

Reason: Protection of residential amenity.

- Prior to the operation of the gym the approved sound insulation measures shall be installed and retained thereafter.
- No amplified music shall be permitted in the gym.
- No group classes are permitted the gym.

Reason: Protection of health and residential amenity

10. No development including site clearance works, lopping, topping or felling of trees, shall take place until the following details shall be submitted to and approved in writing by the Council:
1). A health and condition survey report, undertaken in accordance with BS 5837:2012, for all retained trees within the site which includes the following details:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- b) details of the species, diameter (measured in accordance with paragraph a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c) and d) below apply;
- c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree;
- e) details of the specification and position of fencing [and of any measures to be taken] for the protection of any retained tree from damage before or during the course of development.

2) The details shall include a detailed layout together with existing and proposed levels, cross sections, hard surface materials and other hard details including street furniture.

The details shall also include detailed planting plans with written planting specification including site preparation and planting methods and detailed plant schedules including the species, the size at time of planting, presentation, location, spacings and numbers.

3) a landscape management plan covering a minimum of 20 years including long term design objectives, performance indicators over time, management responsibilities and establishment maintenance and maintenance schedules for all landscaped areas, has been submitted to and approved by the Council. The landscape management plan shall also incorporate the recommendations set out in the ecological appraisal, including details on the provision and location of swift boxes. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and any further changes agreed with the Council in writing prior to implementation.

The development shall be undertaken in accordance with the approved details and no variations implemented without the prior consent of the Council in writing.

Reason: To ensure the provision of amenity afforded by an appropriate landscape.

12. All hard and soft landscape works shall be completed in accordance with the approved drawings, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any dwelling / part of the development hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

Hard surfaces close to trees shall be laid in accordance with BS5837 Trees in Relation to Construction: part 11: Hard surfaces around existing trees. Underground services shall be designed so that they do not pass through any root protection areas. If running services through root protection areas is unavoidable, they shall be constructed in accordance with the National Utilities Group guidelines for Planning, Installation and Maintenance of Utility Services in proximity to Trees: NJUG 10, April 1995.

Any excavation within tree protection areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape and protect trees to be retained.

13. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works).

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

The developer shall inform the Council on completing the installation of all tree protection measures so that the Council or their representative may pass such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Council in writing.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

14. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

15. No dwelling hereby permitted shall be occupied until all drainage mitigation measures as set out in the submitted Drainage Assessment have been constructed and installed in accordance with these details. A report verifying these measure have been installed shall be submitted to the satisfaction of the Council. The mitigation measures shall be permanently retained thereafter and not removed without the prior consent of the Local Planning Authority.

Reason: To ensure adequate flood mitigation measures are provided for the site and to protect residential amenity.

16. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council.

The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

17. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 16.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

18. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 15. These

measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

19. Before construction begins on site a final Construction Environmental Management Plan (CEMP) shall be submitted by the appointed contractor to and approved in writing by the Council. The CEMP must include all the proposed environmental mitigation as detailed in the Outline CEMP dated June 2019. It must also include the other mitigation detailed in the Preliminary Ecological Appraisal, Flood Risk Assessment and Management Plan and the draft Marine Mammal Protocol reports submitted in support of the proposal.

Reason: To negate any potential for polluting discharges entering the adjacent River Lagan that could cause adverse effects on connected features of European Sites.

20. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 21 'Proposed Site Plan (Figure 2) AECOM' published by the Belfast City Council Planning Office on 22 September 2020 to provide adequate facilities for pedestrian access to the site.

REASON: To ensure that provision has been made for safe pedestrian access.

21. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout Drawing No. 03B 'Proposed Site Plan' Revision 'E' published by the Belfast City Council Planning Office on 22 September 2020 to provide adequate facilities for parking, servicing and circulating within the site. This shall include 4 No. dedicated disabled parking spaces, 3 No. dedicated car club spaces and 44 No. car parking spaces for general use by residents of the development.

REASON: To ensure that adequate provision has been made for parking and servicing.

22. 90 No. secure cycle parking spaces shall be provided and permanently retained within the ground floor of the building for use by staff and 6 No. cycle parking spaces shall be provided and be permanently retained close to the main accesses of the proposed development for use by visitors to the development.

REASON: to encourage the use of alternative modes of transport for development users.

24. The development hereby permitted shall operate in accordance with the Travel Plan Framework published by the Belfast City Council Planning Office on 25 October 2019. The Travel Plan will be provided to the Site Operator and any commercial tenants as a separate document. The Site Operator and any commercial tenants will provide their employees with access to the Translink iLink Initiative and the Bike2Work Initiative or equivalent measures agreed by DfI Roads.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

25. The development hereby permitted shall not become operational until the 'Sustainable Travel Pack' proposed for each apartment purchaser has been submitted to and approved by DfI Roads. The Sustainable Travel Pack will be provided to the apartment purchasers as a separate document.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

26. The development hereby permitted shall not become operational until one bicycle or agreed Public Transport alternative has been provided to each purchaser/occupier of an apartment.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

27. Subsidised membership of a Car Club will be provided to all residents for the first three years of their occupation. Membership will include access to a choice of cars and vans, available 24/7, 365 days a year.

REASON: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

28. The development hereby permitted shall operate in accordance with the Service Management Plan published by Belfast City Council Planning Office on 25 October 2019.

REASON: in the interests of road safety and the convenience of road users.

29. The Palette of Materials used on footways, on pedestrianised road surfaces and open access pedestrianised public realm, should be in accordance with the Streets Ahead 3 Palette of Materials. All such materials must satisfy Design Manual for Roads and Bridges regarding materials performance and confirm PSV value in accordance with CS 228 Skidding Resistance.

REASON: To ensure there is a safe and convenient road system within the development.

30. The roof top terraces / amenity space and associated facilities shall be used/operational between the hours of 07:00 and 23:00 hrs only and at no other times.

The roof top amenity space and associated facilities shall be for residents' use only and shall not be hired/available to non-residents at any times.

Reason: Protection of residential amenity

31. No development hereby permitted shall commence until a detailed lighting design strategy for the outdoor areas of the site, including the public realm, has been submitted to and agreed with the Council. The strategy shall include design, location, layout, and maintenance details of all lighting structures and associated equipment, including hours of operation. The strategy shall be implemented in accordance with the agreed arrangements, and retained thereafter and no variations to the strategy shall be implemented without the prior consent of the Council in writing.

Reasons; in the interests of amenity and public safety.

32. A clearly defined buffer of at least 10 m must be maintained between the location of all refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc. and any surface water drains within or adjacent to the red line boundary until the occupation of the development hereby permitted.

Reason: To prevent polluting discharges entering the surface water system and impacting indirectly on the site integrity of Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and East Coast Marine proposed SPA.

33. Storm drainage of the site, during construction must be designed to the principles of Sustainable Drainage Systems (SuDS) in order to prevent the polluting effects of storm water

indirectly on the water environment. Construction of SuDS shall comply with the design and construction standards as set out in The SuDS Manual - Construction Industry Research and Information Association (CIRIA) Report C753. Construction of SuDS shall adhere to the precepts contained in DAERA Standing Advice on Sustainable Drainage Systems for brownfield sites or contaminated land.

Reason: To prevent polluting discharges entering the water environment and impacting on the site integrity of Belfast Lough SPA/Ramsar, Belfast Lough Open Water SPA and East Coast Marine proposed SPA.

Signature(s)

Date:

ANNEX	
Date Valid	24th October 2019
Date First Advertised	8th November 2019
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 126, Eglantine Avenue, Belfast, Antrim, Northern Ireland, BT9 6EU The Owner/Occupier, 16 Scrabo Street,Belfast,Down,BT5 4BD The Owner/Occupier, 19a - dQuaygate,Station Street,Belfast,Down, Street,Belfast,Down,BT3 9DA The Owner/Occupier, 29 Middlepath Street,Belfast,Down,BT5 4BG The Owner/Occupier, 3-5 ,Dalton Street,Belfast,Down,BT5 4BA The Owner/Occupier, 48-58 ,Bridge End,Belfast,Down,BT5 4AE The Owner/Occupier, 5 Station Street,Ballymacarret,Belfast,Down,BT3 9DA The Owner/Occupier, 7 Dalton Street,Belfast,Down,BT5 4BA The Owner/Occupier, 9a - d,Station Street,Belfast,Down, The Owner/Occupier, Apartment 1 - 118,Quaygate,19 Station Street,Belfast,Down,BT3 9DA The Owner/Occupier, Offices Ground to sixth Floor,Quay Gate House,15 Scrabo Street,Belfast,Down,BT5 4BD The Owner/Occupier, Quay Gate House,15 Scrabo Street,Belfast,Down,BT5 4BD The Owner/Occupier, Unit 1a,19a Quaygate,Station Street,Belfast,Down,BT3 9DA	
Date of Last Neighbour Notification	30th October 2019
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: LA04/2017/2671/PAN Proposal: The development of a 17 storey building to provide 188 residential units and ancillary uses including: management suite, communal space, reception area and servicing (refuse/recycling/bike storage/general storage) and plant equipment. Address: Land adjacent, Quay Gate House, 15 Scrabo Street, Belfast, BT5 4BD, Decision: PANACC Decision Date: Ref ID: Z/1996/0358 Proposal: Erection of Arena, Ice Rink, Entertainment Facilities, Retail Units, Restaurant, Offices, car parking and	

landscaping (Outline Permission)
Address: QUEENS QUAY BELFAST BT3
Decision:
Decision Date:

Ref ID: Z/1999/0180
Proposal: Erection of 118 apartments with semi basement car parking
Address: LANDS AT JUNCTION OF MIDDLEPATH STREET AND STATION STREET
BELFAST BT5
Decision:
Decision Date:

Ref ID: Z/1999/7008/F
Proposal: Minor amendments to previously approved scheme for 118 apartments with
semi basement car parking
Address: Lands at Middlepath Street, Belfast
Decision:
Decision Date: 29.03.2000

Ref ID: Z/2002/2675
Proposal: Proposal to use 42 car parking spaces to provide 4no. retail units (leaving 129
car parking spaces for 118 apartments)
Address: Quay Gate Apartments, Middlepath Street, Belfast.
Decision:
Decision Date: 06.12.2002

Ref ID: Z/2007/1659/F
Proposal: Change of use from retail to office including classes A2 and B1.
Address: Unit 1, Quaygate, 19-23 Station Street, Belfast, BT03 9DA
Decision:
Decision Date: 02.10.2007

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2020/0804/F	
Proposal: Proposed major mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units.; community facilities including community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways, public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works.	Location: 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
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: BW Homes & Construction Ltd 25F Longfield Road Eglinton BT47 3PY	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
Executive Summary: The application seeks full permission for a mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units; community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), internal road network, pedestrian and cycle ways, public open space, children's play area, landscaping and 2 no. waste water treatment plants.	

The key issues in the assessment of the proposed development are:

- Development Plan considerations
- Principle of Proposed Uses
- Open Space Provision
- Landscaping
- Layout, Massing, Design and Visual Impact
- Traffic, Movement and Parking
- Impact on the Environment and Amenity
- Other Environmental Matters
- Drainage and Flooding
- Natural Heritage including potential impact on Protected Sites, Protected / Priority Species and Habitats
- Built heritage / archaeology
- Developer Contributions/ Section 76 Agreement
- Pre-application Community Consultation

The principle of the proposed uses and general layout and location of these uses has been established through outline planning permission (Z/2010/1284/O) which is extant. The uses also sit comfortably with the proposed mixed use zoning in the Draft Belfast Metropolitan Area Plan 2015.

The development is proposed on an expansive sloping site located in the north west of the city just within the settlement limits. The site is predominantly greenfield with two buildings currently on site. The site is zoned for Employment/Industry (Zoning BT007) in the Draft Belfast Metropolitan Area Plan 2015 (published November 2004) and zoned as a Mixed Use site (Zoning BT002) in Belfast Metropolitan Area Plan 2015 (published September 2014). There is also an extant outline planning approval on the site for a mixed use development. The presumption is therefore in favour of development. The proposal is in keeping with both the outline approval and the mix of uses identified in the Key Site Requirements for Zoning BT002.

Although a large number of trees must be removed to facilitate the development, many protected trees will be retained plus a comprehensive replanting scheme, with existing trees integrated within open spaces throughout the development. The scheme respects the site's edge of settlement location with a south-north landscape spine as a key design concept, providing a visual bridge between the urban character of the Glen Road to the rural character of the Belfast Hills to the north of the site.

This mixed-use development will provide social and affordable housing, a retail and community hub, a business park, hotel and two care homes within a layout and built form which responds positively to a challenging sloping site, retaining a high level of mature vegetation and is sympathetic in terms of density and massing at this edge of settlement location. The quantum of housing will not only contribute towards one of the main aims of the Belfast Agenda but also provide much needed housing in area of identified housing stress. The introduction of retail, office and industrial units, as well as hotel and care homes will provide jobs for people in the locality and beyond, during construction and subsequent operation.

The proposed density is in keeping with the surrounding residential context and edge of settlement location, enabling the protection and integration of mature landscaping (the

subject of a Tree Preservation Order) within the scheme and the provision of integral open space areas creating a north-south green spine through the development. The design and layout responds to the topography of the site in order to minimise the amount of cut and fill on a steeply sloping site, helping to minimise retaining structures and have them located in such a way as to minimise their visual impact.

The design and access statement notes that the proposal represents an investment of around £95million from the private sector and during the construction phase will create about 400 construction jobs. Once operational, the proposal will generate approximately 370 local jobs in a range of sectors within the employment, retail, community and trust home uses.

An Environmental Statement was submitted with the application. The Statement's contents and suggested mitigation measures were considered in the assessment of the application and after scrutiny from expert consultees on various environmental matters it is concluded that the proposal will not have any significant impacts on the environment.

Statutory Consultees

NI Water – No objection
 DFI Roads – No objection subject to conditions
 Rivers Agency – Await Response
 Shared Environmental Services – Await response
 Historic Environment Division – No objection
 DAERA – Await response
 Tourism NI – No objection

Non-Statutory Consultees

Belfast City Council Environmental Health Department – No objection subject to conditions
 Belfast City Council Urban Design Officer – No objection
 Belfast City Council Building Control – No objection
 Belfast City Council Local Development Plan (LDP) Team - Objection
 Belfast City Council LDP Tree Officer – Await Response
 Belfast City Council Regeneration and Development Team – No objections
 Belfast City Council City Landscape Planning and Development Unit – No objection
 Belfast City Council Place and Economy Department – No objection
 Belfast Hills Partnership – No objection
 Translink – No objection

Two objections have been received. The issues raised are set out and considered in the main report.

Recommendation

Having had regard to the statutory development plan, the draft development plan, relevant planning policies, planning approvals in the area including the extant outline planning permission on the same site, Environmental Statement and proposed mitigation, and the consideration of the issues set out in this report, the proposed development is considered acceptable.

It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement to secure the implementation of detailed Travel Plans, Employability and Skills Plan, financial contributions to help establish a bus route to serve the site, provision of social housing and the management and maintenance of public open space within the development.

It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and enter into the Section 76 Agreement and resolve any issues arising from any outstanding consultation responses.

Case Officer Report

Site Location Plan and Layout



1.0

Description of Proposed Development

1.1

Mixed use development comprising:

- 653 residential units (549 social housing units and 104 affordable housing units) 317 apartments and 336 dwellings;
- 2 'replacement' residential care homes;
- Mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&D office; and 11 Class B1b/B1c/B2 call centre and R&D offices/light industrial units.;
- Community facilities including community building; MUGA pitch and play area.
- 2 vehicular site access points from Monagh By-Pass (1 signalised)
- areas of public open space, children's play areas, landscaping,
- 2 no. waste water treatment works.

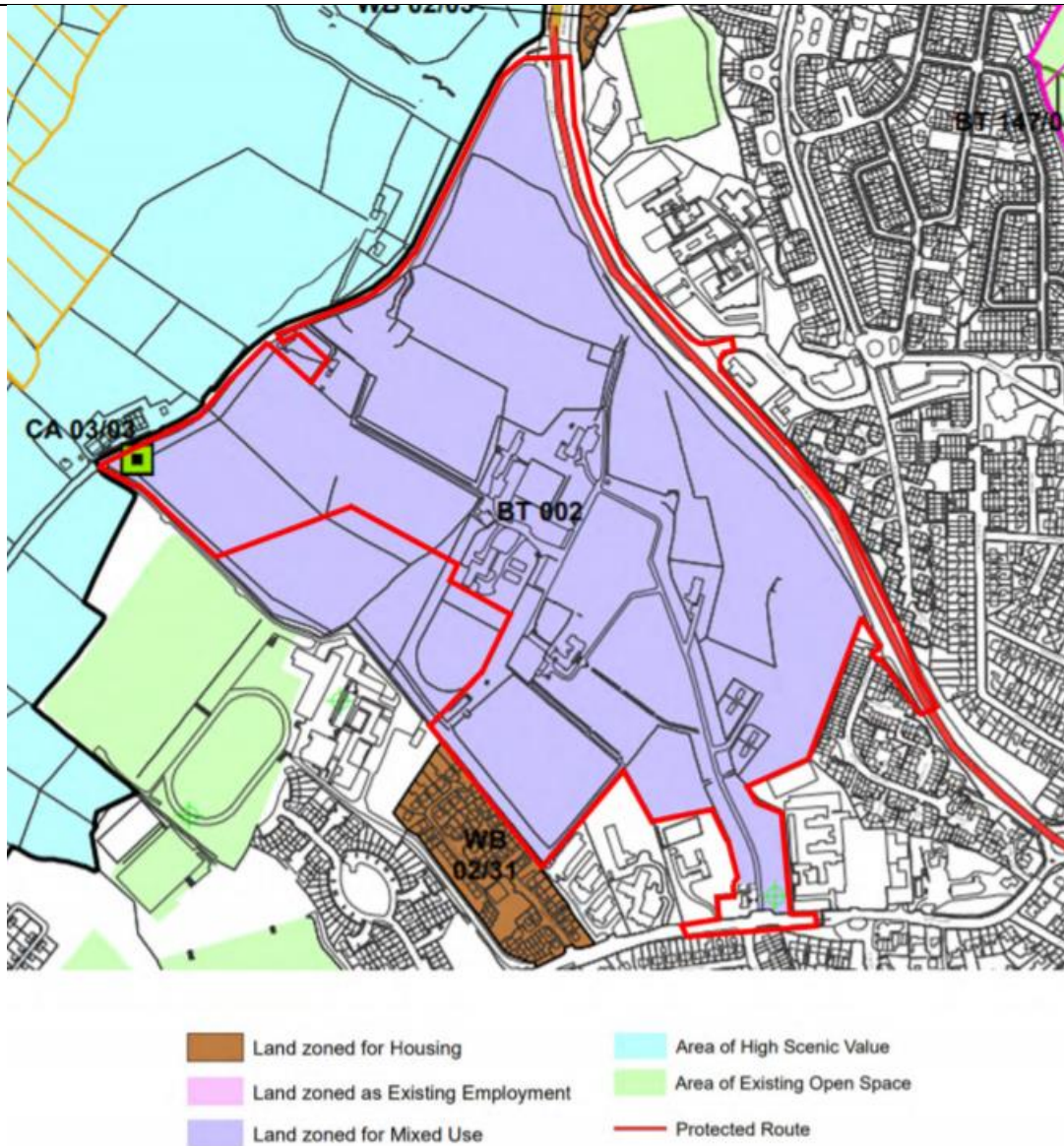
The quantum of each element within the proposal is shown below:

Development	Quantum
Dwellings	653no.
Retail	852.2 sqm
Community Building	323 sqm
'Employment Area'	4,034 sqm
Trust Home (1)	1,460 sqm (14no.bed)
Trust Home (2)	763 (6no. bed)
Hotel	3,833 sqm

Below is a breakdown of the proposed 'Employment Uses' with the proposed use class and internal floor area of each unit in sqm:

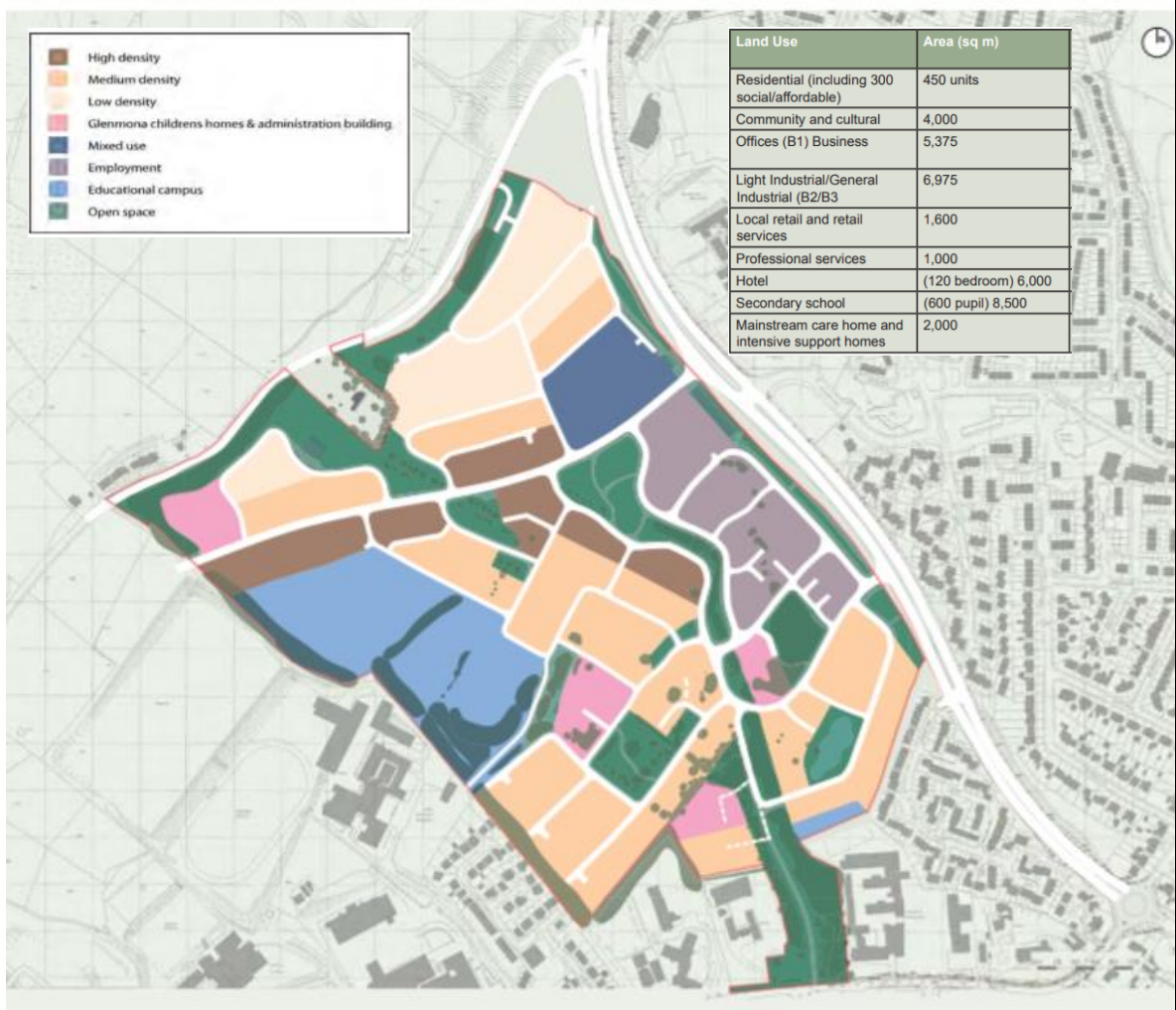
Unit 1a B1(a) 93

	Unit 1b B1(a) 140 Unit 1c B1(a) 93 Unit 1d B1(a) 140 Unit 1e B1(a) 93 Unit 1f B1(a) 140 Unit 1 Total B1(a) 972 Unit 2 B1(b) / B1(c) 1,281 Unit 3 B1(b) / B1(c) / B2 112.5 Unit 4 B1(b) / B1(c) / B2 274 Unit 5 B1(b) / B1(c) / B2 112.5 Unit 6 B1(b) / B1(c) / B2 112.5 Unit 7 B1(b) / B1(c) / B2 274 Unit 8 B1(b) / B1(c) / B2 112.5 Unit 9 B1(b) / B1(c) / B2 112.5 Unit 10 B1(b) / B1(c) / B2 112.5 Unit 11 B1(b) / B1(c) / B2 112.5 Unit 12 B1(b) / B1(c) / B2 97 Unit 13 B1(b) / B1(c) / B2 97
2.0	Description of Site
2.1	The site is located on the western edge of the Belfast Urban Area and just within the settlement limits as defined the Belfast Urban Area Plan and Belfast Metropolitan Area Plan 2015. The site has an area of approximately 35.5Ha and is bound by housing and schools to the south and south-west, the Upper Springfield Road and Belfast Hills to the north and north-west and a major arterial road to the east (Monagh By-Pass).
2.2	The site itself is well defined with mature planting along all boundaries, and within the site itself. The site is characterised by this vegetation and undulating land, which rises steeply from the southern-most point on the Glen Road to the northern edge along the Upper Springfield Road. In terms of the Glen Road portion, the frontage is quite limited and occupies only a narrow existing access point. Low level hedging defines the extent of the eastern boundary with the Monagh By-Pass with the higher parts of the site abutting the Upper Springfield Road, which defines the settlement limit, are bound by a mix of 2-3m high vegetation and a 3m high railings.
2.3	In terms of existing/ previous uses on the site, two care homes have been demolished and one remains along with an office building. The two remaining buildings are still in use.
2.4	The following zonings apply to the site: The site is zoned as a Mixed Use Site (Zoning BT002) in BMAP 2015 (published September 2014) as shown in the map below. The Zoning has a number of Key Site Requirements which are discussed below under the Development Plan Section of the report.



Planning Assessment of Policy and other Material Considerations

- 3.0** Outline planning permission (Z/2010/1284/O) was granted on 6th December 2013 (with a 10 year time condition for submission of Reserved Matters) for:
'Proposed major mixed use development comprising residential use (mixture of private and social/affordable housing); residential institutions in the form of replacement support/care homes; business uses; light industry; local retail, retail services, professional services and community and cultural uses within a single shopping/commercial area; an education campus; an hotel; a variety of open space and recreational provision and associated infrastructure improvements'.
- 3.1** The approved Concept Master Plan and key showing approved land uses and quantum of each use is shown below along with a comparison between the levels of approved and currently proposed uses:



Comparison of Proposal against Outline Permission

Use	Outline	Proposal	Difference
Residential	450	656	+206
Retail	1,600sqm	852.2	-747.8
Employment	13,350	4,034	-9,316
Community	4,000	323	-3,677
Hotel	6,000	3,833	-2,167
Care Homes	2,000	2,223	+223

4.0 Policy Framework

4.1 Belfast Urban Area Plan 2001
 Draft Belfast Metropolitan Area Plan 2015 (versions published in 2004 and 2014)
 Public Local Inquiry into Objections to the Belfast Metropolitan Area Plan 2015
 Part 2 'Report on Belfast City Council Area'
 Developer Contribution Framework (adopted January 2020)

4.2 Regional Development Strategy
 Strategic Planning Policy Statement for Northern Ireland
 Planning Policy Statement 2 – Natural Heritage
 Planning Policy Statement 3 – Access, Movement and Parking
 Planning Policy Statement 4 – Planning and Economic Development
 Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage

	Planning Policy Statement 11 – Planning and Waste Management Planning Policy Statement 13 – Transportation and Land-use Planning Policy Statement 15 – Planning and Flood Risk
5.0	Statutory Consultees Historic Environment Division – No objection DFI Roads – No objection subject to conditions DAERA – Await Response Rivers Agency – Await response Shared Environmental Services – Await response NI Housing Executive - Support
6.0	Non-Statutory Consultees Belfast City Council Environmental Health Department – No objection subject to conditions Belfast City Council Urban Design Officer – No objection Belfast City Council Building Control – No objection Belfast City Council Local Development Plan (LDP) Team - Objection Belfast City Council LDP Tree Officer – No objection Belfast City Council Regeneration and Development Team – No objection Belfast City Council City Landscape Planning and Development Unit – No objection Belfast City Council Place and Economy Department – No objection Belfast Hills Partnership – No objection Translink – No objection
7.0	Representations Two public objections have been received. The following issues were raised, with each addressed immediately below: - Inability of existing roads infrastructure to cope with increase in traffic. - <i>DFI Roads have confirmed they are satisfied with the proposal and are content that there will be no unacceptable impact on the existing road network. The mitigation offered by a robust Travel Plan and a 5 year contribution towards a bus route which will run through the site is considered to outweigh any requirement to improve the existing infrastructure serving the site and in the surrounding area.</i> - Cycle paths not feasible and will become obstructed with parked cars with dwellings only having one car parking space. - <i>DFI Roads are satisfied with the level of parking proposed for the development with most dwellings served by two in-curtilage parking spaces. A new bus route and green travel measures promoted through an agreed Travel Plan should reduce dependency on the private car and encourage alternative means of transport, thus relieving any potential pressure on proposed parking.</i> - The green space and park are not sufficient for the number of prospective residents. One small play park is not sufficient. - <i>Although only one formal play area is proposed an ample play area, with a more informal arrangement incorporating existing landscaping is located in the northern part of the site. This will have significant amenity and</i>

	<i>recreational value and is accessible from all parts of the development. The level of open space provision and proposed playground comply with planning policies within Planning Policy Statement 7 and Planning Policy Statement 8 and are considered acceptable in terms of size and location. This will be discussed further below under the relevant policies.</i> - <i>Who will regulate tree planting of the scale proposed?</i> - <i>The onus will be on the developer to carry out the planting in accordance with the approved landscaping details and planting schedules. The implementation of this planting will be the subject of planning conditions, should approval be forthcoming. The maintenance and management of the open spaces and planting will be the subject of a Section 76 planning agreement. Ultimately failure to comply with any conditions of the approval will be addressed through the Council's enforcement procedures.</i> - <i>The development will have an adverse impact on the environment and road safety.</i> - <i>An Environmental Statement accompanied the application and a comprehensive consultation exercise was carried out with a number of environmental bodies including DAERA, Environmental Health Department of Belfast City Council and Shared Environmental Services. It was demonstrated that through proposed mitigation (where necessary) the proposal would not have any significant impacts on the environment. This will be discussed in some detail below under various headings relating to environmental matters. Although a substantial increase in traffic is inevitable given the scale of the proposal, In terms of road safety, as stated above, DFI Roads offered no objection to the volume of traffic generated and any impact this may have on the existing network and subsequently on road safety.</i> - <i>The hotel is not viable. It could be turned into 'flats'.</i> - <i>The hotel element is in keeping with the extant outline approval on the site and is an intrinsic element to this mixed use scheme and a significant employer when completed. Tourism NI has offered support for the proposal and have pointed to a lack of hotel accommodation in this part of West Belfast.</i> - <i>'Glen 10' proposals promised a sympathetic development with job opportunities. This has not materialised and the same assumption can be made for this proposal.</i> - <i>The developer has been fully committed to the scheme from its inception at Pre-Application stage and was co-operative and reactive through what was an extensive 'PAD' process. This commitment is reflected in the parallel Section 76 process and the proposed contribution towards the new bus route to serve the site.</i> - <i>The density of housing is too high, and accompanied with high levels of poverty and limited employment opportunities will result in further negative impacts.</i>
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- *For reasons set out below the density is considered appropriate to the site, and is lower than residential densities in parts of the surrounding area. With the mix of uses proposed, including retail, light industry and call centres the proposal will enhance job prospects for not only the prospective residents but also for those in the surrounding area. These opportunities will also occur during the construction phase with an estimated 508 jobs created. An employability and skills plan will be secured via the accompanying planning agreement and this will ensure adequate interventions are put in place to ensure the long term viability of the scheme.*
- Proximity of development to adjacent dwellings.
- *Amenity issues are discussed in further detail below but the proposed layout and house types have evolved through the PAD and this application to ensure that any impact on neighbouring dwellings to the immediate south of the site is minimal. It is acknowledged that given the sloping nature of the site that the proposed dwellings abutting the southern boundary will be at a higher level, with inevitable retention required along the boundary to achieve functional levels. However there is no direct back-to-back relationship between proposed dwellings and existing dwellings and apartments. Given the separation distances and the orientation of the proposed dwellings there should be no direct overlooking into neighbouring properties or unacceptable proximity issues such as dominance and loss of light. At one location, in the south-western point of the site, the proposed built form is located relatively close to the boundary of the properties to the south of Glen Road approximately 6m at the nearest point), and at a higher level than the existing apartment block to the south (proposed site F41 in Zone F1). However this dwelling is a bungalow and is perpendicular to the rear of what is a 4 storey apartment block with a separation distance of approximately 10m from wall to wall. There is also intermittent mature planting along parts of this boundary which will screen the proposal to a certain extent from some of the apartments. Subsequently, although some views will inevitably be impeded, given the orientation of the proposed bungalow, residents in the apartment block should not experience any unacceptable loss of amenity as a result of the proposal.*
- Loss of phone reception as a result of the development.
- *This would not be a matter for consideration or assessment in a planning application.*
- Flooding during construction phase.
- *The onus will be on the developer to ensure that no existing property should experience any unacceptable loss of amenity or damage as a result of construction works on the site.*
- Disruption to Services (Water Supply, gas etc).
- *Again the onus will be on the developer to ensure that there is no loss of services to neighbouring properties as a result of construction work on the site.*

	- Pest problems on adjacent residential site. - <i>This would not be a matter for consideration in a planning application. No objections were offered in relation to pests from any of the statutory and non-statutory environmental consultees.</i> - Loss of Green Space - <i>The site is zoned for development in the Belfast Metropolitan Area Plan and is also the subject of an extent outline planning approval for a mixed use scheme. The presumption is therefore in favour of development. The amount of retained vegetation, proposed planting and general open space provision throughout the development is considered on balance acceptable, and as discussed in detail below, fulfils the relevant planning policy requirements.</i>
8.0	Other Material Considerations The Belfast Agenda Creating Places Development Control Advice Note (DCAN) 4 – Restaurants, Cafes and Hot Food Outlets DCAN 8 – Housing in Existing Urban Areas DCAN 9 – Residential and Nursing Homes DCAN 10 – Environmental Impact Assessment DCAN 15 – Vehicular Access Standards
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: - Development Plan considerations - Principle of Proposed Uses - Open Space Provision - Landscaping - Layout, Massing, Design and Visual Impact - Traffic, Movement and Parking - Impact on the Environment and Amenity - Other Environmental Matters - Drainage and Flooding - Natural Heritage including potential impact on Protected Sites, Protected / Priority Species and Habitats - Built heritage / archaeology - Developer Contributions/ Section 76 Agreement - Pre-application Community Consultation
9.2	Development Plan Article 6 (4) of the Planning (Northern Ireland) 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 considerations indicate otherwise.
9.3	Following the Court of Appeal decision on BMAP, the extant development plan is now the BUAP. BMAP has reverted to a draft plan and both the pre-examination

	(dBMAP 2004) and post-examination (dBMAP 2015) versions are material considerations. However, given the stage at which dBMAP 2015 had reached pre-adoption through a period of independent examination, the policies within the version of Draft BMAP 2015 are considered to carry significant weight in the decision making process.
9.4	Belfast Urban Area Plan 2001 (BUAP) The site is located on unzoned whiteland within the development limits of Belfast.
9.5	Draft BMAP (2004 and 2014) designations In draft BMAP (2004) it is zoned for Employment/ Industry (Zoning BT007) and in BMAP 2015 (the version purported to be adopted) the site is zoned as a Mixed-Use Site (Zoning BT002) including residential, hotel, storage and distribution, retail, light industrial and open space.
9.6	<u>Draft BMAP (2004)</u> In draft BMAP (2004), the majority of the site is zoned for Employment/Industry – BT007 (31.75ha), with detailed KSR, including type of acceptable uses, new school provision and Transport Assessment. A small eastern portion of the site was zoned for housing – WB 03/19. WB 03/19 included a number of KSR including min. 25 dwellings per hectare, min. 56 social dwellings and a Transport Assessment. A map extract is shown below.
9.7	<u>PAC Public Inquiry Report, July 2011</u> At the BMAP public enquiry (April 2007 – May 2008), all parties agreed to a change in zoning to mixed use, which was endorsed by the PAC in their report dated July 2011. The report stated that: <i>‘There was broad agreement that the zoning should be changed to a mixed use one... The Department agreed on the basis that there was sufficient employment land elsewhere in West Belfast and because of the critical social housing need in the area. DSD had indicated that the wider regeneration benefits of a mixed scheme justified an amended zoning. They argued however that some employment uses must be accommodated on the site. Invest Northern Ireland agreed with this assessment and indicated that other sites were capable of meeting the strategic needs of the area. The principle of a mixed use development covered by a masterplan was endorsed by all and we see no reason to disagree with this conclusion’.</i>
9.8	<u>Draft BMAP (2014)</u> In draft BMAP 2015 (published September 2014), the site was re-zoned as a Mixed Use Site (Zoning BT 002), 36.08 hectares for Mixed Use including Residential, Employment and Educational facilities. Key Site Requirements for Zoning BT002 are: • Development of the site shall only be permitted in accordance with an overall masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site; 99 Part 4 Volume 2 • The development of the site shall comprise an appropriate mix of uses, including housing and employment, at a level to be agreed by the Department;

- Favourable consideration would be given to a proposal coming forward in the masterplan for a single shopping/commercial area (as designated elsewhere on Arterial Routes) at a location and of a scale to be agreed with the Department;
- Development shall only include the following uses:- - Class B1 (b) - call centres and Class B1 (c) - research and development; - Class B2 - Light Industrial Use; - Class B4 - Storage and Distribution; - Class D1 (d) - Educational Use (School); - Class C1 - Residential development; - Class C3 (a) and (c) - Residential Institutions; - Class A1 – Shops. The retailing use shall be limited to meeting the requirements of the residential and employment community, subject to it being clearly demonstrated that this is intended to meet local need only; - Hotel; and - Open Space. The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.
- 4 hectares of land shall be allocated for the provision of new educational facilities/campus on the site;
- A minimum of 300 (or a minimum of 50%) of the dwellings shall be provided for social housing;
- Open space shall be provided as an integral part of the overall development of the site;
- Consideration shall be given to the location and type of employment uses with a view to protecting the amenity of any residential or educational premises in close proximity;
- Access shall be from the Monagh Bypass in accordance with Roads Service, DRD (now DFI Roads), requirements;
- A Transport Assessment (TA), agreed with Roads Service, DRD, shall be required to identify any necessary improvements to the road network / public transport / transportation facilities in the area. In addition to the need for a TA and the requirements identified therein, an initial assessment of this specific development site indicates that as a minimum the following improvements shall be required:-
 - New and improved pedestrian and cycling links from the site to existing nearby transport facilities in order to maximise the use of these facilities; and
 - Improvements to the existing Glen Road access in accordance with Roads Service requirements for pedestrians, cyclists and public transport usage only;
- The alignment and landscaping of the internal road layout shall be designed to achieve the maximum possible degree of integration into the landscape;
- Proposals for development shall take account of the siting, design and layout of the landscape constraints and assets of the site and assist in defining the urban edge;

	• A comprehensive landscaping scheme for the proposed development will require to be submitted with any planning application for development and agreed with the Department. This shall include all of the following: - The existing vegetation on the north-east, north-west and south-west boundaries shall be retained (unless otherwise determined by the Department) and supplemented with trees and planting of appropriate native species to provide screening for the development and facilitate its integration into the landscape; and - A detailed planting plan for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site; and • Positive long-term management proposals may be required to mitigate and integrate any development and to protect and maintain the landscaping and features of natural heritage on the site.
9.9	The proposal generally adheres to these requirements, each shall be discussed below under various planning policy considerations which raise similar issues.
	The Belfast Agenda
9.10	The proposed development broadly contributes to the delivery of the core principles of the Belfast Agenda. One of the core aims of the Belfast Agenda is to support 66,000 additional people living in the city by 2035, and within this, 2021 stretch goals include 1,800 social housing units and an agreed city target of affordable housing. The provision of 656 no. residential dwellings (550 no. social housing units and 106 no. affordable housing units) supports these core aims.
9.11	The proposal for provision of Class B businesses uses will also help to deliver the goals of Belfast Agenda which has a target to create an additional 46,000 jobs by 2035.
9.12	The proposed hotel will help to deliver the goals of the Belfast Agenda which has a target to create a minimum of 3,000 new hotel bed spaces by 2021. Tourism NI have pointed to a lack of hotel provision in the West of the City where a number of visitor attractions such as the Belfast Hills and Gaeltacht Quarter can be accessed, and the hotel element of this proposal could contribute to the city's aspirations of 'neighbourhood tourism', expanding and supporting existing tourism infrastructure in this part of the city.
	Principle of Proposed Uses
9.13	The principle of the proposed uses is already established through the outline planning permission Z/2010/1284/O. Additional commentary is provided below.
	<i>Hotel (Sui Generis)</i>
9.14	The proposal has been assessed against Policy TSM 1 of Planning Policy Statement 16 which states that permission will be granted for a proposal for tourism development (including tourist amenity or tourist accommodation) within a settlement; provided it is of a nature appropriate to the settlement, respects the site context in terms of scale, size and design, and has regard to the specified provisions of a development plan.

9.15	The principle of a hotel at the site is established through the BMAP Zoning's Key Site Requirements and a hotel was approved under the outline permission, with a maximum floor space of 6,000 sqm (120 rooms). The proposed hotel has a floor area of approximately 4,000 sqm (65 rooms).
9.16	The hotel occupies a prime position adjacent to the Monagh By-Pass at the main site entrance. The 4/5 storey, split level design takes account of this gateway location and the changing topography across the site. The scale and contemporary design are acceptable within what will be a new built context on a peripheral arterial route with little in the way of existing architectural character which would dictate a particular design.
9.17	Tourism NI, who have expressed their support for the proposal, have stated: <i>'The proposed location of this hotel as part of a mixed-use development in the West of the city may help to address a lack of hotel accommodation in that immediate area which is attractive to visitors who wish to take part in popular political walking tours, black taxi tours, cemetery tours or who wish to visit, for example, Divis & Black Mountain and Colin Glen Forest Park & Activity Centre. The latter is currently undergoing a multi-million-pound re-development.'</i>
9.18	<i>Community Centre, Play Area and MUGA</i> Whilst Class D1 (c) Community Centre use is not one of the Key Site Requirements within the BMAP Mixed Use Zoning, the principle of this use is also established under the extant Outline approval. A maximum floor area of 4,000 sqm has been permitted, the proposed community building has a floor area of 323 sqm. The use is integral to the scheme and forms part of a central hub with the neighbourhood retail centre and employment units. Its modest two storey flat roof form with buff coloured brick finish is acceptable and in keeping with the rest of the scheme.
9.19	Further to discussions with the architect and developer the community centre is now located closer to the main junction within the site and as stated by the Urban Design Officer <i>'benefits from a degree of synergy with the neighbourhood centre and associated civic space directly opposite'</i> .
9.20	The play area been increased in size and repositioned to a more sheltered location that will be overlooked by the community building ensuring surveillance. These changes resulted in the MUGA being re-orientated within the linear parkland area, but it remains an easily accessible, cohesive and legible component of the overall mix of uses in this location. The proposal has been assessed against Policies OS5 and OS7 of Planning Policy Statement 8. Environmental Health Department has offered no objection in terms of potential amenity issues, and it has been confirmed that the MUGA does not include floodlighting.
9.21	<i>Offices/Light Industrial/ Business Uses (Class B1/ B2)</i> The proposal has been assessed against Policy PED1 of Planning Policy Statement 4. The 18 proposed business units range from B1a Offices (Units 1a-1f) to B1b/B1c/B2 call centre/ research and development/ light industrial in units

	2-13. A breakdown of the proposed floor areas in each unit is provided above at the 'Description of Proposal'.
9.22	The policy states that a development proposal for a Class B1 business use will be permitted in a city or town centre (having regard to any specified provisions of a development plan) and in other locations that may be specified for such use in a development plan, such as a district or local centre.
9.23	In this instance the proposed B1 uses have been designated in BMAP 2015 as part of the mixed use zoning as discussed above at 'Development Plan'. The relevant Key Site Requirement states that the development shall only include (and not exclusively) the following uses: - Class B1 (b) - call centres and Class B1 (c) - research and development; - Class B2 - Light Industrial Use; - Class B4 - Storage and Distribution. The proposal, with the 12 units incorporating B1b, B1c and B2 uses sits comfortably with this requirement. Class B1a (Office) is also proposed but this is a supplementary offer of approximately 1000 sqm and should not create a competing force that would in any way undermine the city centre's role as the primary location for office development. The level of office use, in terms of overall floor area, is also in accordance with the outline approval, which shall be discussed further below
9.24	The Policy states that in addition, a development proposal for a Class B1 (b) use as a call centre or B1(c) use for research and development proposals will be permitted within an existing or proposed industrial/employment area. Class B1 (a) office use will only be permitted in an industrial/employment area when specified in a development plan.
9.25	As stated above, the level of B1a Office provision is supplementary to the main light industrial uses within the 'Employment Area'. It should also be noted that a total floor area of 5,375 sqm of B1 Business Uses were permitted under the outline approval on the site as part of a mixed use conceptual layout. Condition No. 11 of the outline approval restricts the floor area of B1a Offices uses to no more than 1000 sqm. The proposed level of B1a uses is 972 sqm. The condition also limits any unit within that 1000 sqm to 200 sqm. As outlined above at the Description of Proposal, the largest individual office unit is 140 sqm.
9.26	B2 Use is also proposed in 12 of the 18 units of the 'Employment Area'. Policy PED1 states that <i>a development proposal for a Class B2 light industrial use or Class B3 general industrial use will be permitted in an area specifically allocated for such purposes in a development plan or in an existing industrial / employment area provided it is of a scale, nature and form appropriate to the location. Elsewhere in cities and towns such proposals will be determined on their individual merits.</i> The outline permission granted a total of 6,975 sqm of B2/B3 uses (light industrial and general industrial). The total B2 uses (there is no general industrial proposed) is approximately 1,500 sqm which is obviously significantly less than approved. B2 Use was also one of the use classes deemed acceptable within the Key Site Requirements of the BMAP zoning for the site. <i>Retail Use (Class A1)</i>

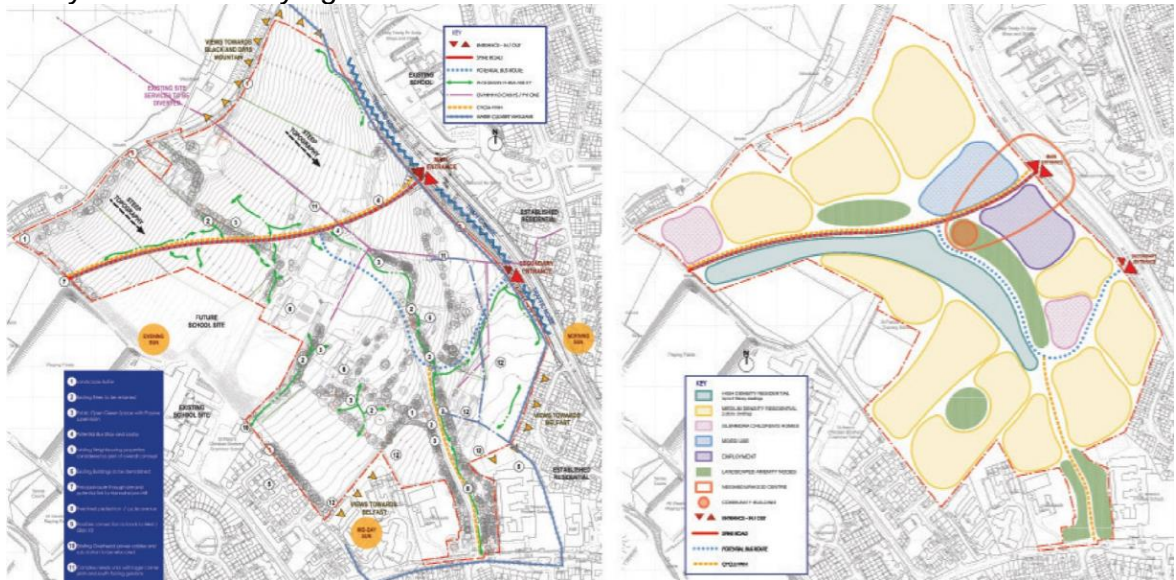
9.27	The proposal has been assessed against the relevant Policies within the SPPS. The quantum of retail use within the proposed neighbourhood centre (4 units with a cumulative floorspace of 852 sqm) falls below the threshold for a Retail Impact Assessment (1000 sqm). One of the units is significantly larger and offers the opportunity for a convenience store/ supermarket to serve the development. Given the scale and nature of the proposed units there will be no competing threat to the city centres role as the primary location for retail and thus the retail element of the proposal is in keeping with the strategic thrust of the SPPS. The retail offer forms part of the neighbourhood 'hub' along with the community centre located to the other side of the main east-west through road, and is very much the fulcrum of the development.
9.28	Condition No. 12 of the outline approval restricts the level of Retail to 1600 sqm, with no individual unit exceeding 500 sqm. The total retail floor space within the proposed Neighbourhood Centre is approximately 800 sqm. Although the largest of the four proposed units is 593 sqm, approximately 20% greater than permitted in the outline approval, it is not of a scale which would act as a competing retail offer and undermine the primacy of the city centre and nearby district centres. One of the Key Site Requirements of the mixed use zoning in BMAP states that the retail use shall be limited to meeting the requirements of the residential and employment community. Given the modest scale of the retail offer, with a cumulative floor area approximately half of that approved as part of the outline permission, it is clear this will predominantly cater for prospective residents and workers on the site and is not be of a scale that would attract shoppers from beyond the site itself, although that is not to say that residents in the locale won't avail of any convenience retailing that may be provided in the four units.
9.29	<i>Trust Homes</i> The principle of the Trust Homes on the site has been established through the Key Site Requirements of the BMAP Zoning, with uses within (a) and (c) of Use Class C permitted. Class C, and also the extant Outline Permission with 2,000 sqm of care home floor space approved. It is also worth noting that two care homes were previously located on the site, and are now demolished, with two remaining and in use. DCAN9 states that <i>'the existence or otherwise of similar establishments will be considered from the point of view of precedent, as well as from the point of view of the effect of an additional establishment or establishments on the character of the area'</i>.
9.30	The proposal has ensured that the two homes are integrated into the wider site layout in line with the requirements of DCAN 9. The Design and Access Statement states <i>'that the location of the proposed trust homes has been designed to ensure compatibility with adjacent uses and house types'</i>. It is also worth noting that both care homes are sited in almost identical locations to two of the four areas identified for care homes on the conceptual layout approved under the outline permission.
9.31	The peripheral location, scale and massing of the two care homes should ensure that the amenity of any proposed residential unit is not compromised. <i>Waste Water Treatment Plants</i>

9.32	Due to the foul system pipe capacity issues on the Glen Road, Waste Water Treatment Plants (WWTPs) will be provided to treat the foul runoff through a series of RCB (Rotating Biological Contactor), this process removes the solid's and filters flow prior to discharging clean water into the adjacent watercourse, these are designed to meet the requirements of NI Water and Northern Ireland Environment Agency. There are two WWTPs being provided to facilitate this development, one at the northern end of the site and the other at the southern end, both located as such to avoid any conflict with existing or proposed residential uses.
9.33	The proposal has been assessed against the SPPS and Planning Policy Statement 11. Waste Water is not controlled waste and as such is not subject to assessment against the detailed policies within PPS11. In such cases the applicant must demonstrate that there is a need for the facility and that the proposal is the Best Practical Environmental Option.
9.34	NI Water has stated that the receiving Belfast Waste Water Treatment Works (WWTW) has available capacity. However, DAERA Water Management Unit notes that although there is a mains sewer in close proximity to this site it is concerned that the sewage loading associated with the above proposal has the potential to cause an environmental impact if transferred to Belfast WWTW. The Water Management Unit have stated that a discharge consent under the terms of the Water (NI) Order 1999 will be required for the discharge of foul sewage effluent from the proposed Waste water Treatment Plants. Subsequently The Water Management within DAERA have offered no objections to the proposal subject to a condition to ensure that no development takes place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999. This condition is detailed below. The Storm and Foul system will be subject to approval from NI Water through an Article 161 process. Both WWTPs will be adopted and maintained by NI Water.
9.35	Environmental Health Service has offered no objections in relation to any impact on amenity, subject to conditions. This is discussed in further detail below. Environmental Health Service agrees with the consultants concluding comments that predicted odour levels do not require any building to be fitted with mitigation measures to reduce odour and that no significant odour impacts are predicted from the wastewater treatment works.
9.36	In terms of design and visual impact the majority of the development associated with the WWTWs is at sub-surface level with a 1.8m high fence surrounding an area of hard standing, and a cluster of small kiosks and telemetry pole with lighting being apparent in terms of any built form. As such, accompanied with planting around their perimeter, it is not envisaged that the works would have any significant visual impact.
9.37	<i>Residential</i> The principle of residential use has been established through the outline approval and the mixed use zoning on the site. One of the Key Site Requirements relates to housing and stipulates that ' <i>A minimum of 300 (or a minimum of 50%) of the</i>

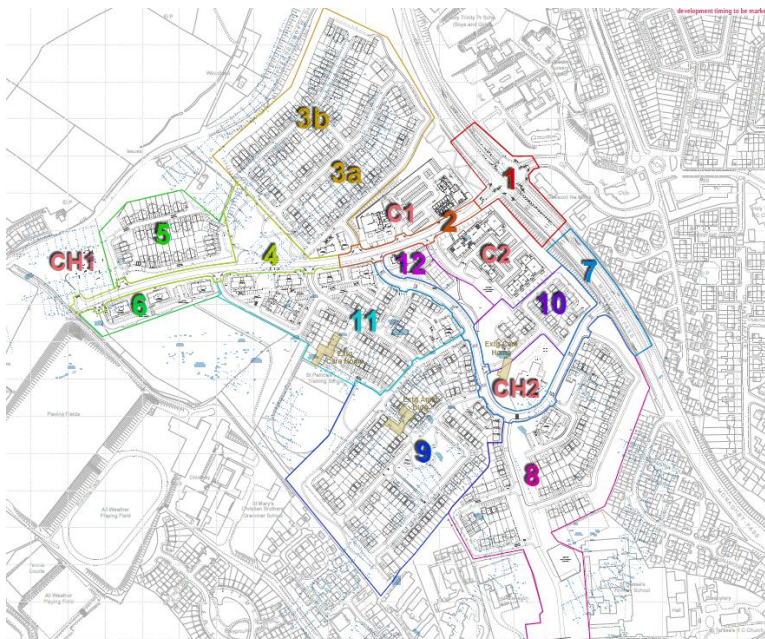
dwellings shall be provided for social housing'. The proposal includes 549 social housing units (and 104 affordable units).

9.38 The proposal has been assessed against the SPPS and Policies QD1 and QD2 of Planning Policy Statement 7.

9.39 Policy QD2 requires a Concept Master Plan for planning applications involving 300 dwellings or more. The below conceptual approach was followed through site analysis and identifying site assets and constraints:



9.40 A phasing plan has also been proposed to ensure the orderly development of the land as below, in keeping with the general thrust of Policy QD2:



9.41 Policy QD1 of PPS7 sets out the following criteria for new housing developments:

9.42	<i>a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;</i> The residential element of the proposal consists of a mix of 653 residential units (549 social housing units and 104 affordable housing units) 317 apartments and 336 dwellings; with 2 detached dwellings, 300 semi-detached dwellings, 183 townhouses and 168 apartments. This has provided the opportunity to introduce a degree of interest in the built form with distinctive character areas created throughout the proposed layout creating a sense of place and defining urban spaces within. The development consists of a higher density along the main north-south through road, with 3 storey apartment blocks providing a strong urban edge. The Urban Design Officer has observed this core density and observes <i>‘the majority of the apartment types along the denser central neighbourhood spine and lower density semi-detached dwellings around the peripheral edges of the site, so as to minimise any visual impact when viewed against the wider landscape setting’</i>.
9.43	This principle of high density along the main spine of the site was one of the key principles of the outline application, and is reflected in the approved concept plan above. Elsewhere semi-detached and terraced townhouses are located in long blocks fronting onto the secondary roadways and overlooking areas of proposed open space. This notion of a hierarchy in the built form is emphasised by the Urban Design Officer who states that <i>‘The proposed character areas and accompanying Zone Character Matrix will help to introduce a degree of urban hierarchy to the scheme through the provision of an understandable and legible structure that emanates from the denser mixed core and central neighbourhood spine to those less intensive neighbourhood edges which are less urban and more rural in their treatment’</i>.
9.44	The parking has been provided in the form of communal parking bays, roadside parking and in-curtilage parking, ensuring a variety in terms of the proposed streetscape with railings and small hedges provided to the front of many of the dwellings creating a sense of place and enclosure, promoting ownership/ control and providing a high quality environment. Some parking has been provided to the rear of the built form, mainly along the main through road, in order to create a strong built frontage and reduce the levels of parking along the main through road.
9.45	In terms of the surrounding context the proposed density and housing mix are reflective of the residential character of developments abutting the site off Glen Road to the South and those within the wider area such as Turf Lodge to the east, and the Aitnamona development off Monagh By-Pass to the south-east, with the mix of apartments, semi-detached and townhouses very much in keeping with the existing residential context. The density of the proposed layout in terms of the residential element is no greater than these adjacent developments, with generous levels of private amenity to the rear of the dwellings ensuring that it is very much a moderate density, and quite a ‘green’ development, in keeping with the site’s suburban context and current semi-rural character.

9.46	The Council's Local Development Plan (LDP) team state <i>'The established residential densities in the surrounding area are around 50 dwellings per hectare (dph). The proposed yield on the site (656 units) represents a density of 25 dph (based on a developable area of c. 26ha)'</i>. This points to a density significantly lower than the surrounding residential context. The LDP team have followed on from this to outline the site's potential to provide more housing units and suggest that a higher density could be achievable, and indeed desirable, an opinion mirrored by the Urban Design Officer. However, given the level of mature landscaping on the site (most of which is subject to a Tree Preservation Order), the importance of integrating this into the overall layout (as per BMAP Key Site Requirement), plus the significant level changes and the site's edge of settlement location, a lower housing density is both inevitable and welcomed. The Belfast Hills Partnership even expressed concerns about the density as currently proposed, stating: <i>'The high density of residential housing would lead to the loss of landscape and biodiversity attributes on this site'</i>.
9.47	Any attempt to increase the density further would either result in the removal of more protected trees or an increase in the number/ scale of apartment blocks, which would not be ideal given the site's semi-rural setting. This is supported by the comments from the Belfast Hills Partnership who are wary of the site's location at the foot of the Belfast Hills. A higher density would not only be at odds with the key site requirements but also with general planning policy in terms of tree/ vegetation retention, open space provision, private and communal amenity provision and ensuring an acceptable ratio of hard and soft landscaping.
9.48	Another material consideration in terms of the overall quality of the scheme, and certainly in terms of the proposed density, is the outline approval on the site (Z/2010/1284/O) where a total of 450 units were approved. Although there are just over 200 more units within the proposal the area of land occupied by residential use is greater than that shown on the approved outline concept plan and as such the proposed density is be only slightly greater than previously approved. It is worth noting at this point that the difference in housing numbers is one of the main changes from the outline approval.
9.49	<i>b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;</i> Further archaeological investigation was conducted on site in 2019 to find the extent of the archaeological material discovered under a 2011 evaluation. The archaeological report for this was signed off as "Final" by HED on 11th May 2020.
9.50	The site is mainly grassland (approximately 8 fields) and wooded areas but has an unmanaged character with sections subject to colonisation by rush, dock and self-seeded scrub species. Hedgerows are dominated by hawthorn and blackthorn with occasional clumps of ash, sycamore and Scot's Pine interspersed in some hedgerows. Some of the vegetation was subject to fire damage in April / May 2020.

9.51	The Tree Survey and accompanying reports point to notable trees within the core of the site and leading off the established avenue from Glen Road. Further clusters are associated with former properties and within hedgerows. The reports state <i>'The oldest trees growing on the above site are associated with an old farmyard on the Hannahstown Hill. These trees are more than one hundred years old and were planted to provide shelter to an otherwise exposed site. Most of the remaining trees on this site were planted within the last seventy years or so, within the grounds of the existing buildings'</i> .
9.52	In May 2012, the majority of trees on the site became subject of a Tree Preservation Order ((Ref TPO/2012/0005) though 29 no. trees at that time were recommended for felling due to condition. However as the site is the subject of a mixed use zoning and an extant outline planning permission these factors are given considerable determining weight when assessing the extent of tree removal. Boundary vegetation is to be retained and augmented throughout and NIEA have welcomed the level of tree retention on the site.
9.53	A significant level of existing planting has been incorporated into the overall site layout possible particularly along the north-south axis, providing a green spine through the site which links the various parcels of open space internally but also softens the visual impact of the scheme from external views and assists in its integration into the wider edge of settlement setting creating a visual link to the Belfast Hills. This green spine is apparent in the approved indicative layout above at Section 3.0, and was one of the fundamental concepts behind the outline planning permission. The level of vegetation retention is also in keeping with one of the Key Site Requirements of the BMAP zoning which states <i>'Proposals for development shall take account of the siting, design and layout of the landscape constraints and assets of the site and assist in defining the urban edge'</i> .
9.54	240 trees and woodland groups are to be retained in the proposed layout equating to approximately 50% of existing vegetation. Landscaping Plans include the accurate Root Protection Areas and Construction Exclusion Zones of each tree. Retaining strictures have mostly been located outside tree canopies.
9.55	The Tree Survey has identified 54 no. trees as being dead, dying, diseased or in "poor" condition and as a result will be removed. Beyond this a total of 131 healthy trees are to be removed, 24 of which are not the subject of the Tree Preservation Order. In addition approximately 700m of hedgerow is to be removed with some scrub on the more elevated parts of the site off the Upper Springfield Road. There is also some reduction proposed to the 11 woodland groups, with removal ranging from 2% to 61%.
9.56	The loss of these 185 no. trees and parts of ten wooded groups must be considered in conjunction with the proposed landscaping (discussed further below). Peripheral hedgerows and wooded belts will be augmented and retained. As the new planting matures and becomes more established the result will be an increase in the extent, and indeed quality, of vegetation on the site. The Landscape Masterplan shows landscape and open space development equating to approximately 20% of the Site. Therefore, on balance, the loss of trees is considered acceptable on a site zoned for development. The importance of

	integrating the vegetation is highlighted in one of the Key Site Requirement for the BMAP zoning which requires landscaping proposals which demonstrate: - <i>The existing vegetation on the north-east, north-west and south-west boundaries shall be retained (unless otherwise determined by the Department) and supplemented with trees and planting of appropriate native species to provide screening for the development and facilitate its integration into the landscape; and</i> - <i>A detailed planting plan for all new vegetation in relation to boundary definition and additional high quality landscaping proposals within the site.</i> <i>As discussed above, and in further detail below under 'Landscaping', the proposal fulfils these fundamental requirements.</i>
9.57	<i>The Urban Design Officer, has commented on the role and importance of existing planting and has acknowledged efforts made by the architect/ developer to incorporate as much as possible into the layout:</i> <i>'Additional measures were also taken to save more trees by redesigning the rectilinear open space within the SW section of the site (Zone F1) with protective fencing being placed around all trees to be retained. Both of these changes have helped to soften the visual impact of the development and blur the edges between the urban and rural'.</i>
9.58	Proposed landscaping will be discussed in detail below.
9.59	<i>c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;</i> Public open space provision within the site is predominantly delivered through three main open space areas located within Zones B, E and F (as indicated on overall site layout). These areas comprise a central area of open space located within Zone E, adjacent to the Community Centre and secondary areas within Zones B and F. The total useable open space within the site measures approximately 54,000 sqm/5.4ha. 'Creating Places' states that a normal expectation for new green-field development may be around 10% of the site area or greater. The total area in this case equates to approximately 20% of the total site area. In terms of non-useable spaces, which add to the overall residential and visual amenity, equate to approximately 14,000 sqm (approx. 5% of the overall site area).
9.60	In terms of private amenity, the proposal encompasses a range of rear garden sizes, balconies and communal amenity areas at apartments for future residents. The smallest private garden measures approximately 41 sqm with the largest being 186 sqm. The average private amenity provision (for dwellings) sits at approximately 90 sqm, 20s sqm greater than the 'Creating Places' guidance. In terms of the apartments, the average balcony space is 7 sqm with approximately 40sqm of communal space provided per apartments. This exceeds the 'Creating Places' standards, where it is stated communal open space '<i>should range from a minimum of 10 sq m per unit to around 30 sq m per unit</i>'.
9.61	Open Space provision will be discussed further under Policy OS2 of PPS8 below.

9.62	(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development; A community building and neighbourhood retail centre have been proposed and will help form a central service hub providing a retail offer for the prospective residents, workers and visitors to the site.
9.63	<i>(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;</i> There are 2no. vehicular access points to the development site on Monagh Bypass as part of this proposal. These access points were approved as part of an extant outline permission. The main access point forms a traffic signal controlled crossroads with Monagh Bypass and the existing Monagh Link. The secondary access provides a left in / left out access onto Monagh Bypass located to the south of the main access point.
9.64	Not only will these access points provide links to existing public transport networks, with bus stops located a short distance south-east of the site close to the junction with the Glen Road, it will also serve a new bus route, which will loop through the site. The closest existing bus facilities to the proposed development are located on Glen Road opposite St Teresa's Primary School and De La Salle Pastoral Centre (approximately 400m from the development site) and on the Monagh by Pass just north of Aitnamona Crescent (approximately 300m from the development).
9.65	Internally the proposed layout has undergone a number of amendments in more recent months. The Urban Design Officer points to one of the more notable amendments <i>'involving changes that saw additional housing areas adopting perimeter block arrangements which is welcomed. Such arrangements allow for increased permeability through the site as well as a broader range of land uses and mix of housing types and tenures'</i>.
9.66	Traffic calming measures have been provided in the form of raised tables and speed control humps. DFI Roads are satisfied with these speed control measures.
9.67	<i>(f) adequate and appropriate provision is made for parking;</i> DFI Roads is satisfied with the level car parking provision and its arrangement.
9.68	<i>(g) the design of the development draws upon the best local traditions of form, materials and detailing;</i> The built form, in terms of the residential element of the proposal, with the rows of two and two and a half storey terraced and semi-detached dwellings, reflects the character of the adjoining residential areas to the east off Monagh B-Pass and to the south in the developments off Glen Road.
9.69	The mix of red brick and off-white render finish reflects the finishes and material of both the more established and newer dwellings that bound the site to the south.

	Given the scale of the scheme and its peripheral location on a well vegetated sloping site, a new character will be established that will define the western side of the Monagh By-Pass. For reasons stated above it will be a character very much in keeping with the area.
9.70	In terms of the proposed materials the Urban Design Officer comments as follows: <i>'Consideration has been given to the type of dwelling and their respective materials within each character area in an effort to integrate the proposal into the wider landscape, while evoking a sense of place. In terms of visual impact, dwellings within Zones A2, B1 and B2 which represent the most elevated northern section of the site, includes more subdued elevational treatments which comprises a palette of buff brick and grey render. On lower sections of the site in areas which would not be as readily visible in the wider context of the natural landscape, the palette of materials has been extended to include a mix of red brick, blue brick and off-white render.'</i>
9.71	<i>h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;</i> Screening is provided by mature planting along boundaries with existing housing to the south and south-west of the site. This boundary planting will be augmented where possible and form part of a comprehensive planting scheme. There are no back to back relationships between the proposal and existing dwellings to the south at Aitnamona Crescent/Airfield Heights/Old Brewery Lane, with landscaped buffers and/or open space provided between ensuring ample separation distances between existing and proposed dwellings.
9.72	In the south-western corner of the site, where the development sits closest to neighbouring buildings, these separation distances range from approximately 7m from built form to built form at Old Brewery Lane to approximately 26m at Airfield Heights. It is apparent the layout has been heavily informed by the change in ground levels across the site with generous separation distances across the site and minimal cut and fill ensuring there is no unduly significant overlooking and/ or dominance from proposed back to back relationships. Some obstruction of views will be inevitable given the sloping nature of the site and the fact that proposed finished floor levels will be higher than those of the lower lying existing properties off the Glen Road, however the orientation of the nearest proposed dwellings should ensure there is no unacceptable dominance and/ or loss of light experienced in the existing properties.
9.73	Subsequently, these existing properties should experience any significant loss of amenity as a result of the development, with non-residential uses some distance away along the eastern frontage on Monagh By-Pass.
9.74	Internally, generous separation distances has ensured that retaining structures been pushed to the northern edge of deep garden areas so as to minimise their impact, whilst also ensuring the dwellings at the higher levels do not dominate or impose significantly on the amenity of the dwellings at the lower end of the slope. <i>i) the development is designed to deter crime and promote personal safety.</i>

9.75	All car parking is located in areas which would encourage an optimum level of surveillance. All open space areas are positioned in such a way that would discourage anti-social behaviour and enclosed spaces and walkways behind building lines and behind proposed dwellings have been avoided. All rear gardens are private and well enclosed.
9.76	Open Space Provision The Proposal has been assessed against Policies OS1 and OS2 of Planning Policy Statement 8. Integral communal open space has been provided in the form of three 'village green' areas and a 'linear park' (as referenced on the proposed site layout). The area of the site is approximately 35 Hectares. Therefore an area of at least 35,000 square metres (10% of the site area) should be given over to communal open space. The total area of open space provision amounts to approximately 54,000 square metres, almost 20% of the area of the site.
9.77	As stated above, public open space provision within the site is predominantly delivered through three main open space areas located within Zones B, E and F. These areas comprise a central area of open space located within Zone E, adjacent to the Community Centre and secondary areas within Zones B and F.
9.78	The largest open space area is located off the main east-west spine road and helps incorporate one of the most significant groups of mature trees into the overall layout. 'Creating Places' states that <i>'larger open spaces can be major focal points along local distributor roads and other important streets and avenues and can create settings for key community buildings'</i>. This is achieved here with the largest area of open space, creating a visual buffer at the highest part of the site, sympathetic to the edge of settlement location close to the Belfast Hills, whilst creating an elevated vocal point from within the site and from the surrounding roads. The Urban Design Officer has recognised the efforts made to enhance this area and has provided the following comment: <i>'At the request of council officers, further design work has been carried out to the NW boundary of this area of open space, where a large retaining wall has now been replaced with a less severe grading of ground works. This will ensure a more positive outlook when viewed from the public road and potentially cause less damage to the root protection zones of existing trees'</i>.
9.79	The integral locations of the proposed areas of open space will ensure ease of access to dwellings and achieve maximum amenity value. The pockets of public open space are an intrinsic part of the overall site and represent approximately 20% of the residential site area.
9.80	The inter-relationship between the pockets of open space has been strengthened by the strong linear parkway which follows the curvature of the internal north-south spine road. The Urban Design Officer has recognised its role in the visual softening of the scheme and acknowledges that this is in line with one of the fundamental concepts of the outline approval. He notes: <i>'Largely running parallel to the Monagh Bypass, this crucial green link represents the primary pedestrian movement corridor through the site along which most of the public/civic buildings are located and off which the various residential zones can be accessed to either side'</i>.

9.81	Policy OS2 of PPS 8 requires that for residential development of 100 units or more, or for development sites of 5 hectares or more, an equipped children’s play area will be required as an integral part of the development. An equipped children’s play area has been proposed within Zone F in the south-eastern part of the site. The children’s play area is overlooked by housing on all sides and benefits from the retention of mature trees. BCC Landscape and Development Unit are satisfied with the choice of surface for the Play Areas and the majority of the Play Equipment.																		
9.82	The overall management and maintenance of the open space areas shall be secured via the Section 76 Agreement for the site. The Landscape and Development Unit (BCC) are now content with the information provided on the revised 20 year Landscape Management & Maintenance Plan.																		
9.83	Landscaping The proposal has been assessed against policies QD1 of PPS7, OS2 of Planning Policy Statement 8 and NH5 of Planning Policy Statement 2. The existing mature landscaping is one of the key assets of the site, and similarly replacement/ proposed landscaping will have a significant role in enhancing the quality of the environment for prospective residents and workers alike, but also acknowledging the site’s location at the north-western edge of Belfast’s settlements limits and at foot of the Belfast Hills.																		
9.84	The proposal includes wide-ranging landscaping proposals throughout the site which incorporate the retention of existing trees where possible and augmenting where required. Additional trees and vegetation are included within the street scene and at site boundaries and compensatory priority habitats are proposed throughout the site. The quantum of proposed landscaping is set out below and detailed planting proposals can be found on landscaping drawings. <table><tr><th colspan="3">Landscaping Proposals</th></tr><tr><th>Proposal</th><th>Number</th><th>Area (Sqm)</th></tr><tr><td>Trees Retained</td><td>204</td><td></td></tr><tr><td>Proposed Trees</td><td>1,131</td><td>21,252 (c. 10,600 trees)</td></tr><tr><td>Planting</td><td>10,931</td><td></td></tr><tr><td>Priority Habitat</td><td></td><td>6,363</td></tr></table>	Landscaping Proposals			Proposal	Number	Area (Sqm)	Trees Retained	204		Proposed Trees	1,131	21,252 (c. 10,600 trees)	Planting	10,931		Priority Habitat		6,363
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9.85	The supporting documentation notes that the number of trees to be retained includes individual and groups of trees as per submitted Tree Survey.																		
9.86	The proposal provides a landscaping scheme including 1,131 no. trees within the streetscape and approximately 21,000sqm (c.10,600 trees) of native woodland buffer planting. This mitigates the visual impact of the development at this edge of settlement location and also protects the amenity of adjacent properties to the south and east.																		
9.87	The proposal also includes approximately 6,000sqm of compensatory lowland meadow grass priority habitat, representing a net gain of approximately 1,000sqm when balanced against that lost through the development of the site.																		

9.88	DAERA Natural Environment Division (NED) note from the Landscape Masterplan that significant planting is proposed throughout the site including native woodland buffer planting as well as individual trees. NED welcomes this additional planting and considers it is sufficient compensation for the loss of existing woodland, trees and scrub on site. NED notes that the proposed woodland planting is native species and welcomes this approach.
9.89	NED also notes that the other tree and shrub planting proposed throughout the site is with a mix of native and non-native species. NED is content that this plan provides sufficient compensation for the loss of existing native and non-native trees and scrub on site. The Landscape and Development Unit (BCC) are also satisfied that the landscape proposals have considered the existing landscape character and seek to enhance it by including parkland and street tree planting, native woodland and shrub planting.
9.90	Layout, Massing, Design and Visual Impact The proposed layout and built form have been assessed against the relevant policies within the Strategic Planning Policy Statement for Northern Ireland and PPS2, PPS4, PPS7, and PPS8.
9.91	With the marked increase in levels from the southern most point of the site on the Glen Road to the northern most point on the Upper Springfield Road one of the main design challenges was the topography of the site. The most significant ground retention occurs at the upper/ northern part of the site where the most cutting in occurs. This has resulted in high retaining walls of up to 8m along this northern edge. However in doing so this has created the opportunity to grade the slope more gently throughout the remainder of the site with minimal cut and fill and retaining walls of 3-4m between levels.
9.92	The proposal has been subject to design and layout changes as a result of constructive discussions between officers and the applicant's team. The more recent changes are welcomed by the Urban Design Officer who has acknowledged that these changes <i>'have seen a stronger sense of enclosure being incorporated to built form across the site including more meaningful frontages to key buildings; notably the local neighbourhood centre and the general arrangement of the community building, play area and MUGA opposite'</i> .
9.93	The fulcrum and focal point within the site is very much the neighbourhood centre and community building. A concept which has been developed through discussions between the architect and the Council's Urban Design Officer, who notes: <i>'Recent changes have seen this building (neighbourhood centre) being repositioned so as to present a stronger frontage to the nodal junction location thereby enhancing its presence, improving its relationship and connectivity with the linear park and surrounding housing as well as visually terminating axial views north along the internal spine road'</i>.
9.94	The proposal comprises a range of house types across the site which reflect and contribute to the distinctiveness of the various character areas proposed. These

	include placing the majority of the apartment types along the denser central neighbourhood spine and lower density semi-detached dwellings around the peripheral edges of the site, so as to minimise any visual impact when viewed against the wider landscape setting. A number of house/apartment type booklets have been submitted as part of the application, which include details pertaining to their location within the site, breakdown of materials, floor plans and elevations. The respective house and apartment designs contained within these booklets are considered acceptable in terms of their finish and articulation and while elements are common to many types, subtle variations in their architectural language and materiality will help to reinforce and enrich the range of character areas, which is welcomed.
9.95	Belfast City Council's Landscape and Development Unit are of the opinion that the proposed development is unlikely to result in a significant additional impact on landscape character or visual amenity. The scale is appropriate in the context of the receiving landscape and is compatible when considered with the existing landscape condition and the wider landscape character. The Urban Design Officer is of a similar view and states that <i>'more recent changes have included the retention of additional trees, improving pedestrian connectivity across the site, a more considered approach to minimising the visual and physical impact of retaining walls'</i> .
9.96	Traffic, Movement and Parking The proposal has been assessed against the SPPS and Policies AMP1, AMP2, AMP6, AMP7 and AMPS of Planning Policy Statement 3 and the general principles of Planning Policy Statement 13.
9.97	The Transport Assessment has been reviewed. DfI Roads is generally content with the TA on the understanding that the impact of the development will be mitigated through a Travel Plan and through measures to support Public Transport rather than off-site works to junctions. In particular, the proposed Translink bus service offers a long term solution and will be supported by the developer for five years, secured via Section 76 Agreement.
9.98	A Travel Plan Framework has been submitted which covers both the residential and non-residential aspects of the scheme. The Plan summarises proposals for enhancing the attractiveness of walking, cycling and public transport for staff and visitors of the site, and outlines the restrictions imposed to curtail the use of private cars.
9.99	As part of the proposal pedestrian facilities will be provided along the site frontage on Monagh Bypass. This provides a direct linkage from the proposed development site to the existing pedestrian facilities on Monagh Bypass and onto the wider pedestrian network. The proposed traffic signal controlled junction will include controlled pedestrian crossings which will enhance the safety of pedestrian activity in the vicinity of the proposed development site. There is a 3.5m shared footway / cycleway to be provided from the proposed site access southwards, connecting into the existing pedestrian facilities at Aitnamona Crescent. Internal cycle routes will be provided within the proposed development site.

9.100	The site is well served by public transport facilities on Glen Road and Monagh Bypass. The applicant is engaged in detailed discussions with Translink regarding the provision of public transport services to the site. A yearly financial contribution (for 5no. years) towards public transport provision to serve the site is proposed. DFI Roads and Translink have both confirmed that they are satisfied with this approach.
9.101	A Travel Co-ordinator will be appointed to oversee the implementation and operation of the Travel Plan. The Travel Co-ordinator will be responsible for the promotion of walking, cycling and public transport.
9.102	The Travel Plan will be reviewed at the beginning of each year, this will ensure all travel patterns and requirements are considered within the Travel Plan. The surveys will be updated every year, and comment on the existing modal shift targets made (if they have been achieved or not), the surveys will enable new modal shift targets to be set or incentives changed to achieve existing targets.
9.103	Prior to occupation of each phase, DFI Roads expects the applicant to provide, for the Department's approval, an updated 'Residential Travel Pack' to be provided to new residents of each phase. This will be secured via the Section 76 Agreement.
9.104	DFI Roads is satisfied with the proposal subject to a number of conditions detailed below.
9.105	Impact on the Environment and Amenity Paragraphs 4.11 and 4.12 of the SPPS state that there are a wide range of environment and amenity considerations, including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. For example, the planning system has a role to play in minimising potential adverse impacts, such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development.
9.106	Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. However, the above mentioned considerations are not exhaustive and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas. Each proposed use that may give rise to adverse impacts on amenity will be discussed in turn below.
9.107	Odour <i>Waste Water Treatment Plant.</i> In terms of the various odour emission rates to be applied to the wastewater treatment works, RPS (the environmental consultants) have cited emission rates for the specific type of wastewater treatment equipment to be installed at the development. RPS have advised that the odour concentrations at relevant

	receptor locations presented in the original Environmental Statement represent a worst case scenario. RPS have also advised that at all the receptor locations, modelled in the vicinity of the proposed WWTWs, odour levels are significantly below the target level.
9.108	In addition, detailed designs for the wastewater treatment works will also be subject to agreement with Northern Ireland Water.
9.109	Environmental Health Service agrees with the consultants concluding comments that the predicted odour levels do not require any building to be fitted with mitigation measures to reduce odour and that no significant odour impacts are predicted from the wastewater treatment works. On this basis, Environmental Health Service advises that no additional odour control measures are considered necessary for the proposed wastewater treatment works.
9.110	<i>Odour from commercial kitchens.</i> Specific details of hot food outlets are not known at this stage. Vol 1 Chapter 14 of the Environmental Statement: 'Odour' sets out potential options for the treatment of odour on the information available.
9.111	The environmental consultant previously carried out an odour risk assessment that determined that there was a high odour impact risk from proposed development cooking odours on receptors. It advised that the assessment was based on assumed worst case assumptions. It is acknowledged that some worst
9.112	case assumptions have been made, particularly with respect to the care homes which include two 7 bed minor's units and one 6 bed unit. Furthermore it is acknowledged that is unclear at this time details of food type and cooking processes, however the odour risk assessment assumed a worst case, very high risk food such as a pub serving a high level of fried food and that all the commercial kitchens are within 20m from any sensitive receptor.
9.113	Environmental Health Service, having considered the information submitted has no objections subject to the conditions requiring details of odour extraction prior to operation of each unit.
9.114	Noise <u>Neighbourhood Retail Units 1 to 4</u> Calculations have been provided within the Technical Clarifications Report to demonstrate that external plant associated with these units will not exceed the noise limits proposed by the consultancy within the Environmental Statement. Any barrier attenuation is dependent on a number of factors including location of the noise source, height of barrier and distance from barrier to noise source and/or receptor. As these details are not known at this stage a reduction for barrier attenuation cannot be relied upon. Considering the close proximity to residential receptors, and the fact that required plant may need to operate during the sensitive night time hours Environmental Health Service has requested that consideration is given to attaching conditions to any planning permission ensuring a noise report is submitted prior to installation of any external plant detailing operations, specifications and any necessary mitigation measures. This condition is detailed below.

9.115	In addition the supporting information proposes restricted hours of operation for the service yard associated with these units in order to protect amenity during sensitive night time hours. Environmental Health Service has recommended that a condition is attached restricting vehicular movements in the service area during the night and early morning. This condition is detailed below.
9.116	<u>Hotel</u> The consultant's report states <i>'The end user of the proposed hotel, at this planning stage, is not currently known, nor are the proposed hours of operation. It is not known if the proposed hotel will hold live entertainment including amplified music as part of their operations or be subject to an Entertainments License. In addition, the exact construction of the hotel building is not known to assess potential noise breakout from low frequency noise should entertainment and amplified music be confirmed.'</i>
9.117	Environmental Health Service has requested that a condition is attached requiring a noise assessment to be submitted identifying any potential noise breakout and proposing any necessary mitigation measures to ensure there is no adverse impact on nearby residential properties.
9.118	<u>Employment Area</u> The employment area consists of office units 1 and 2 and light industrial units 3 – 12. Within the supporting information it is stated that it is unlikely that any external plant will be required for the office units and that external plant associated with the light industrial units will operate during the daytime hours only. Calculations are presented within the Technical Report to demonstrate that daytime operations of external plant will not exceed the daytime noise limits proposed within the Environmental Statement.
9.119	These calculations are based on one piece of external plant with a maximum sound power level of 60 dB. However Environmental Health Service must consider that external plant with a higher sound power level may be required and it may be necessary for plant associated with the light industrial units to operate during night time hours.
9.120	The proposed light industrial units 7 -11 are located in close proximity to residential properties. Environmental Health Service has subsequently requested that consideration is given to attaching a condition to any planning approval granted requiring a noise report to be submitted showing location of plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. The conditions are detailed below.
9.121	Environmental Health Service requested clarification regarding the assessment of potential noise impact associated with vehicle and fork lift truck movements in connection with the light industrial units and whether internal noise levels within the light industrial units had been considered. The Technical Clarifications Report states that there are no roller shutter doors associated with the light industrial units and that it is unclear at present whether fork lifts will be required. In addition calculations have been provided within the report to demonstrate that internal

	noise levels within the industrial units will not result in an exceedance of the daytime background noise levels as presented within the Environmental Statement. The report proposes restricted hours of operation for the light industrial units in order to protect amenity during the sensitive night time hours. Subsequently Environmental Health Service has requested that consideration is given to attaching two conditions restricting the hours of operation of the light industrial units and service collections/ deliveries. These conditions are detailed below.
9.122	<u>Other external plant</u> Environmental Health has noted that external plant may be required in association with uses not discussed above, these include the waste water treatment works, community centre and residential care homes. The Technical Clarifications Report advises that plant associated with the waste water treatment works will be located below ground and will therefore have a negligible impact operationally. Environmental Health has requested that a condition is attached to ensure that noise from external plant shall not exceed a certain level, and protect the amenity of adjacent properties. This condition is detailed below.
9.123	<u>MUGA, play area and community hub</u> Details have been provided regarding the proposed hours of use for the MUGA, play area and community hub. In addition details of the specification for the construction of the MUGA have been provided. Subsequently Environmental Health Service has requested conditions are attached restricting the opening hours of the community centre, play area and MUGA. The three conditions are detailed below.
9.124	<u>Glazing and alternative means of ventilation</u> Glazing specification has been proposed to ensure suitable internal noise levels for the end users of the development can be achieved. The Technical Clarifications Report states <i>'The proposed glazing is to be installed throughout the residential development, to include houses and apartments, light industrial units, office and community centre and units one – four.'</i> Additionally it is noted that all residential properties within the development will require an alternative means of ventilation. Environmental Health Service has therefore requested conditions are attached to ensure the specified glazing and ventilation systems are applied.
9.125	Contamination As a large 'cut and fill' operation is to be completed on the site due to its steep gradient, the remedial measures proposed in the Risk Assessments predominantly relate to the movement and management of the existing soil on site. The remedial strategy contained within the Generic Quantitative Risk Assessment explains that the final depths of exceeding soils will ensure that no risk to human health exceeds on the developed site.
9.126	Environmental Health Service requested that additional information be provided on how the earthworks process would be managed and verified. Within the Technical Clarifications report, RPS have requested that this detail is dealt with by means of a condition of planning, as the production of a Materials Management

	Plan (MMP) will require detailed input from the Contractor. This approach is considered acceptable, and the respective condition is detailed below.
9.127	Environmental Health Service has noted that in areas where exceedances have been identified, the MMP must give consideration to cross contamination if these materials are to be excavated. Detail must be provided on how the 'contaminated' soils will be delineated and managed, and if they are to be reused how this will be achieved in order to ensure no risk to human health exists on the developed site.
9.128	DAERA Land and Groundwater Team have noted that no unacceptable risks to environmental receptors have been identified for the development. Three above ground fuel storage tanks will require decommissioning and if necessary remediation prior to development.
9.129	Based on the information provided the DAERA Regulation Unit Land & Groundwater Team has no objections subject to conditions, which are listed below.
	<i>Air Quality</i>
9.130	RPS consultants have undertaken detailed atmospheric dispersion modelling used to assess the existing air quality situation in the vicinity of the site and to examine potential impacts that the proposed development may have. Both operational and construction phases of the development have been considered within the assessment.
9.131	Environmental Health Service accepts that the submitted air quality impact assessment and supplementary information has demonstrated that all relevant receptors, located in the vicinity of the proposed development, will not be exposed to air quality concentrations exceeding UK Air Quality objectives as a consequence of traffic emissions associated with the proposed development.
9.132	The consultant has also considered the air quality impact of combustion sources (domestic and commercial) for the proposed development, and have undertaken detailed atmospheric dispersion modelling to assess the potential impact of the proposed combustion sources on the local area.
9.133	The assessment has demonstrated that the overall combustion sources' impact of the proposed development on the local area will be 'not significant'. However, details of the proposed heating systems and likely emissions arising from the combustion plants are considered to be indicative at this early stage of the design process.
9.134	Environmental Health Service has requested a condition is attached that should the emission rate be greater than 5mg/s, the developer must submit to the Council an updated air quality impact assessment providing full specification details, including emission rates and flue termination heights, of the proposed combustion systems for heating and hot water. This condition is detailed below.

9.135	Environmental Health have also advised that although the overall impact of the operational phase of the development is considered as 'not significant' on the local area, the development has the potential to substantially increase traffic flows on the local roads including an area that has already been declared as an Air Quality Management Area.
9.136	However, it is also noted that mitigation measures in the form of improved public transport provisions to the site are proposed as part of this scheme, which could reduce the adverse impact of the road transport sources.
9.137	<i>Construction Phase</i> Furthermore, as part of this air quality assessment, the consultant has undertaken a construction impact assessment. It is stated that there will be a high risk of dust impact during demolition, earthworks, construction and track out activities. However, the consultant has indicated that with implementation of the proposed mitigation measures, which are set out within the Draft Dust & Emissions Management Plan of the Environmental Statement, it is predicted that dust impacts will be reduced to negligible. Environmental Health Service has subsequently requested that a Final Dust Management Plan be submitted for approval by the Council. This will be sought via condition as below.
9.138	<i>Artificial Lighting</i> Having considered the information submitted and that no floodlighting scheme is proposed with this application Environmental Health Service is satisfied that the light spill associated with the proposed street lighting at the nearest existing sensitive receptors is well within the limits set in Government guidance.
9.139	<i>Other Environmental Matters</i> <u><i>Drinking Water</i></u> The DAERA Drinking Water Inspectorate (DWI) stated that in section 4.3.18 of the Environmental Statement, the following comment is made: 'The environmental quality standards for rivers and lakes have been used as screening values from the Water Framework Directive Regulations (Northern Ireland) 2015. Use of the Drinking Water Standards (DWS) provides a very conservative risk assessment as groundwater is not utilised for drinking water in the area of the site.'
9.140	DAERA DWI stated that there was no information as to how this statement came about and whether a scoping exercise to establish the existence of any private water supplies in the area, has been conducted. DWI requested information on any planned mitigation measures to ensure the protection of these supplies.
9.141	The environmental consultant provided clarification that Environmental Statement Volume II Appendices, Appendix 4.A Preliminary Risk Assessment, Section 5.2 states "<i>Consultation with the Drinking Water Inspectorate private water supplies spatial NI online application concluded that no private (current or historical) water supplies are located within a 500m radius of the application site.</i>" There is no requirement mitigation measures in relation to private water supplies. <u><i>Impact on surface water</i></u>

9.142	Water Management Unit (WMU) has considered the impacts of the proposal on the surface water environment and would advise the proposal has the potential to adversely affect the surface water environment. If it is not possible to connect the proposed development to the mains sewer then a discharge consent under the terms of the Water (NI) Order 1999 will be required for the discharge of foul sewage effluent from any proposed Waste water Treatment Plant.
9.143	DAERA WMU have stated that a number of site specific factors need to be taken into account in assessing the suitability of the proposed means of effluent disposal including proposed treatment methods and disposal methods / locations whether to underground stratum or waterway. This information can only be fully assessed when a discharge consent application (deemed complete) and accompanied by the appropriate fee has been received by the department, as such DAERA WMU has requested that a condition is attached requiring the method of sewage disposal to be agreed with NI Water prior to commencement of development. This condition is detailed below
9.144	<u>Invasive Species</u> NED notes from the Environmental Statement that invasive non-native species, Japanese Knotweed and Himalayan Balsam are present on the site. Japanese Knotweed is listed on Part II of Schedule 9 of the Wildlife (Northern Ireland) Order 1985 (as amended). Himalayan Balsam is listed on Part 2 of the Schedule of The Invasive Alien Species (Enforcement and Permitting) Order (Northern Ireland) 2019.
9.145	NED acknowledges that an Outline Invasive Species Management Plan (OISMP) has been submitted. NED is content that with the implementation of the management measures included in the OISMP there is likely to be no significant effect from these invasive species. NED notes from the Non-native Invasive Species Survey, in Volume III of the ES that Salmonberry and Spanish Bluebell are also present on the site. Salmonberry and Spanish Bluebell are also listed on Part II of Schedule 9 of the Wildlife Order. Therefore NED recommends that an updated ISMP is submitted to include appropriate mitigation measures for Salmonberry and Spanish Bluebell. NED recommends that an appropriate condition is attached to any planning approval requiring a final ISMP to be submitted and agreed prior to any development activity commencing. This condition is detailed below.
9.146	Drainage and Flooding The site is affected by the Blackstaff River Extn to the East boundary of the site and various internal minor drainage ditches/channels.
9.147	Section 11 of Volume 1 Environment Statement refers to a Flood Risk and Drainage Assessment by RPS Consultants dated March 2020. On reviewing that Flood Risk and Drainage Assessment, DfI Rivers accept that development is to be kept outside of any flood plain. It also commits to mitigation of flood risk elsewhere by attenuating all surface water run-off to equal Greenfield rate.
9.148	DfI Rivers advise that this application should be conditioned so that prior to the commencement of any phased part of the development on site, a final Drainage

	Assessment which includes detailed drainage design and/or Flood Risk Assessment if appropriate for that phase. This condition is detailed below.
9.149	The proposal has been assessed against Policy FLD 1 and 2 of Planning Policy Statement 15. The Flood Maps (NI) show some out of sewer flooding from the Blackstaff River Extn. The Site Layout has taken care to keep all built development outside of the flood plain.
9.150	DFI Rivers initially pointed to the location of a footpath within the floodplain along the boundary adjacent to Aitnamona Crescent. This footpath has been removed through a revision of the site layout.
9.151	At final design the developer has committed that all finished floor levels (including gardens, driveways and paths) will be placed at a minimum of 600mm above the appropriate Q100 fluvial flood + Climate Change levels. If the above proposals (with minor amendment to the path location) are implemented within final design then, DfI Rivers have stated it should have no specific reason to object to the proposed development from a drainage or flood risk perspective.
9.152	The site is affected by the Blackstaff River Extn to the East boundary of the site. DfI Rivers has acknowledged that the site layout has taken care that all development complies with Policy FLD 2 of PPS15 and if implemented would be deemed acceptable. DfI Rivers recommended that the working strip is shown on a site layout drawing and be protected from impediments (including tree planting, hedges, permanent fencing and sheds), or future unapproved development by way of a planning condition. The working strip should have a minimum width of 5 metres, but up to 10 metres where considered necessary, and be provided with clear access and egress at all times. A condition ensuring the retention of this working strip is detailed below.
9.153	The proposal has been assessed against Policy FLD3 of PPS15. DfI Rivers Local Area Office has issued Schedule 6 Consent to discharge at 3 different locations.
9.154	The proposal is to attenuate surface water within plastic crates and oversized pipes and manholes in the overall development and limit/restrict the discharge to green field rate.
9.155	The proposed development is a large project and for future various construction Phases/stages the Drainage Assessment report commits that Drainage design will comply with NI Sewers for Adaption standards. Hence, DfI Rivers requests that prior to the commencement of any approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS15 must be submitted to the Council for its consideration and approval. Rivers Agency have stated that a 'negative condition' could be inserted that all future related phased applications require a condition to comply with the current Revised PPS 15 and with NI Sewers for Adaption standards. Such a condition is detailed below.
9.156	Although a response from Rivers Agency on the latest submission remains outstanding for reasons stated above, and given amendments to the layout in

	terms of the removal of the footpath and provision of service strip, it is not likely that Rivers Agency will raise any further issues.
9.157	Impact on Protected Sites The site is hydrologically connected to Belfast Lough SPA and Ramsar site, Belfast Lough Open Water SPA, proposed East Coast (Northern Ireland) Marine SPA and Inner Belfast Lough ASSI. The proposal has been assessed against the SPPS and Policy NH1 of PPS2.
9.158	The application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Belfast City Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.
9.159	The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended).
9.160	DAERA Natural Environment Division (NED) notes that an Outline Construction Environmental Management Plan (OCEMP) and shadow Habitats Regulations Assessment (sHRA) have been submitted with the application. NED has assessed the ES submitted and notes that it concludes the proposed development will have no significant effect on international or national designated sites following the implementation of mitigation measures. Due to the distance from the designated sites and, provided the mitigation measures outlined in the OCEMP and sHRA are implemented, NED is content that there will be no likely significant impacts from the development on any designated sites.
9.161	Shared Environmental Service (SES) acknowledge the proposal will require a Habitat Regulation Assessment (HRA) Appropriate Assessment completed. In order to complete a procedurally compliant HRA, SES require sight of the final comments/advice of the Statutory Nature Conservation Body (SNCB), NIEA. Given that NIEA were consulted recently with additional information to address some of their initial comments, and a response remains outstanding, SES have been consulted with NIEA's initial response but have not yet had a chance to respond on the HRA. This process will be completed upon receipt of a final NIEA response. However, given the comments from NED above the results of this HRA are not likely to point to any impact on a protected site.
9.162	NED recommends that final details of the proposed mitigation measures, including a detailed Site Drainage Plan, should be provided in a final CEMP and have requested that a condition should be imposed to ensure the final details of these measures are agreed, prior to works commencing, and implemented as described. This condition is listed below.
9.163	Impact on Protected/ Priority Species and Habitats The proposal has been assessed against Policies NH2, NH4 and NH5 of Planning Policy Statement 2. DAERA Natural Environment Division (NED) has

	stated that the site is of local nature conservation value and provides a valuable habitat for local wildlife. The impacts upon wildlife and habitats will be discussed below.
9.164	<u>Bats</u> NED notes from the Ecological Survey for Bats that there is a moderate level of bat activity on the site. It is highlighted that much of the activity on site consisted of bats commuting into the locality from roosts beyond the site boundary.
9.165	<i>Demolition of Buildings</i> NED notes from plans that two buildings, where bats may roost, are proposed to be demolished. NED is content that the destruction of these roosts is unlikely to have a significant impact on the local bat population, provided the recommended mitigation and compensation measures detailed in the Environmental Statement (ES) are implemented, including a proposed Bat Mitigation Plan.
9.166	The environmental consultant has stated that a Bat Mitigation and Method Statement will support a derogation licence, to be obtained from the NIEA, for the demolition of the two buildings. The demolition of these buildings will take place either between 1st March and mid-April or between mid-September and mid-October of any given year to avoid the bat maternity and bat hibernation seasons and the buildings will be surveyed immediately prior to demolition.
9.167	Compensatory measures include 8 Bat Access Panels or similar to be incorporated directly into the structure of public buildings closest to the original site of the bat roosts.
9.168	<i>Tree Removal</i> NED noted that 7 trees proposed to be felled have been classified as having moderate bat roost potential (BRP), however, it does not appear any further survey work has been carried out but that it is recommended an inspection of these trees will be carried out prior to removal. NED recommended that further survey work is carried out so that an assessment can be made of the importance of these trees to bats and appropriate mitigation and/or compensation measures developed.
9.169	The environmental consultant has confirmed that to compensate for the loss of these 7 trees of a total of 17 bat boxes will be erected on trees within areas marked as 'Existing Woodland to be Retained' on the Landscape Masterplan. This requirement can be incorporated into the final Bat Mitigation Plan and Method Statement.
9.170	A final Bat Mitigation Plan and Method Statement will be secured via condition, as detailed below, and will be submitted and agreed prior to the commencement of any development.
9.171	<i>Lighting</i> NED notes from the Environmental Statement that mitigation measures regarding lighting and bats have been recommended. NED agrees that these measures should be included in a Lighting Plan. NED recommends that a condition is

	attached to any planning approval requiring a Lighting Plan to be submitted and agreed prior to any development activity commencing. This condition is detailed below.
9.172	It should be noted that NED have been reconsulted with the environmental consultant's response to initial queries and a final response remains outstanding.
9.173	<u>Hedgehogs</u> NED agrees with the Environmental Statement that the site provides suitable habitat for hedgehog. Hedgehog are a NI priority species. NED considers there is unlikely to be any significant impacts on the local hedgehog population provided appropriate mitigation measures are implemented.
9.174	The removal of hedgerows and scrub will result in the loss of habitat for hedgehogs, however, the native woodland planting proposed and the planting of adequate native species hedgerows will provide sufficient compensation.
9.175	During construction works any excavations should be covered at night or fitted with a means of escape such as a ramp. Details of mitigation measures should be included in the final Construction Environmental Management Plan, to be secured via condition.
9.176	<u>Badgers</u> NED notes from the Environmental Statement that no badger setts were recorded within the site, however, there was some evidence of badgers using the site. NED agrees that the site provides suitable foraging habitat for badgers. Some of the hedgerows also have the potential to support badger setts. NED considers that there is the possibility badgers could move into the site and develop setts before proposed development works commence.
9.177	Therefore NED recommends that an updated badger survey is carried out prior to any hedgerow and scrub removal on site. NED also recommends that hedgerow and scrub removal is monitored by an ECoW. During construction works any excavations should be covered at night or fitted with a means of escape such as a ramp to prevent badgers becoming entrapped. A condition on any planning approval will be required to ensure these mitigation measures are implemented. This condition is detailed below.
9.178	<u>Birds</u> The trees, hedgerows and scrub on site provide suitable habitat for breeding birds. While no breeding bird survey has been carried out for the proposal NED notes that the Environmental Statement included a desktop assessment of breeding bird records within and close to the site. The site is likely to provide habitat for an assemblage of common and widespread breeding bird species associated with woodland and hedgerow habitat, however, there are no records of any species of conservation concern using the site.
9.179	NED notes that tree, hedgerow and scrub removal is required as part of the proposed development. Providing this is carried out outside the bird breeding

	season, as recommended in the ES, NED considers that this is unlikely to have a significant impact on breeding birds. A condition will be required on any planning approval to ensure these mitigation measures are implemented. This condition is detailed below.
9.180	<u>Priority Habitats</u> NED notes from the ES that Lowland Meadow, a Northern Ireland priority habitat has been recorded on site. NED notes that the proposed development will result in the entire loss of this habitat, approximately 5200m². NED agrees with the ES that the lowland meadow recorded on site is not a great example of this habitat, however, the loss of this habitat along with the other semi-improved grassland habitat on site will result in a significant loss of local biodiversity.
9.181	A total of 6363m² of lowland meadow is proposed to be created within the site as compensation in several smaller areas along verges, roads and pathways. However, NED considers this is insufficient compensation for the loss of lowland meadow priority habitat and other semi-improved grassland within the site. NED has concerns that due to the location of the areas proposed to be managed as lowland meadow they are more likely to be subject to disturbance and more intensive management practices including frequent mowing and herbicide use which could lead to grassland of less biodiversity value.
9.182	NED recommended a larger more discrete parcel of grassland should also be devoted to the management of lowland meadow. Consideration could be given to the proposed parkland area in the north of the site. Therefore NED recommended amended plans were submitted to show a larger area of land devoted to the creation and management of lowland meadow habitat.
9.183	NED noted that no information on how the lowland meadow habitat will be created or managed has been submitted with the application. Therefore NED requested further information to be submitted on the methodologies proposed to create the lowland meadow habitat. A long term management plan should also be produced to ensure the viability of the lowland meadow. Details of this should be included in a revised Landscape Management Plan or Habitat Management Plan.
9.184	Park Hood (landscape consultants) have clarified that the submitted Landscape Management & Maintenance Plan included outline information on meadow management and maintenance. This has been reviewed and clarification provided advising it will be based on a Coburn's Irish Native Wildflowers seed mixture (or similar approved).
9.185	The native species hedgerows on site are a Northern Ireland priority habitat. NED notes that a considerable amount of hedgerows will be removed as part of the proposed development. NED also notes from the Landscape Proposals drawings that new hedgerow planting is proposed on the site. NED requested clarification on the amount of hedgerow planting proposed. NED recommends that any new planting must be sufficient compensation for the loss of existing hedgerows on site and a ratio of at least 2:1 should be applied to ensure no net loss of biodiversity as newly planted hedgerows will take a significant amount of time to mature.

9.186	It is acknowledged in the supporting information that hedgerows equating to approximately 700m in length are being removed to facilitate the development, it should be noted these are not in pristine condition or have been subject to any repair or management for decades, and some have been subjected to vandalism.
9.187	The landscape plans prepared by Park Hood submitted with the planning application identified approximately 1200 linear meters of new hedgerows and extensive native woodland planting within the parklands and periphery. Collectively, this planting will ensure that the loss of hedgerows is being compensated in terms of vegetation cover and species diversity on this site and this equates to more than currently exists.
9.188	The environmental consultant has pointed out that a 'do nothing' approach would lead to continued deterioration of the habitat due to lack of management. The proposed development will have positive effect comparative to the existing situation that will not only ensure that lowland habitat is incorporated and appropriately maintained within the site but significantly increased to provide a net gain for biodiversity. The existing area of abandoned and unmanaged lowland meadow within the site of the proposed development is 5200 m2. In response to NED's comments planting has been amended to include an additional 1800 m2 that will result in a significant increase in the total area of appropriately managed lowland meadow to 7467 m2 and an overall net gain of 2267 m2.
9.189	To summarise NED recommended amended plans were submitted to clearly show sufficient hedgerow planting to compensate for the loss of existing hedgerows on the site and to show the removal of non-native species from the Planting Schedule. It should be noted that NED did state in their response that it is content that the landscaping plan provides sufficient compensation for the loss of existing native and non-native trees and scrub on site.
9.190	Although a response from DAREA remains outstanding, for reasons stated above, and given the submission of revised landscaping plans and supporting information to address concerns raised in their last response, it is not anticipated that any further objections will be offered.
9.191	Archaeology Historic Environment Division (Historic Monuments) has reviewed the Archaeology and Cultural Heritage section within the Environmental Statement. Further archaeological investigation was conducted on site in 2019 to find the extent of the archaeological material discovered under a 2011 evaluation. The archaeological report for this was signed off as "Final" by HED on 11th May 2020.
9.192	On the basis of the information provided, HED (Historic Monuments) is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.
9.193	Developer Contributions/ Section 76 Agreement A Draft Section 76 planning agreement accompanies the application and seeks to secure the implementation of an agreed Travel Plan, an Employability and Skills

	Plan, contributions towards a new bus route to serve the site, the provision of social housing and the management and maintenance of public open space within the development.
9.194	Given the potential impacts of introducing a significant level of vehicular traffic onto an already pressured road network the developer has proposed to make a contribution towards the provision of a bus service which directly serves the development, with the main north-south link road within the site becoming part of a designated service. A 5 year contribution towards this new service will be secured via the planning agreement between the Council and the developer. A robust Travel Plan for both the residential and non-residential elements of the development will also be secured, and based on the Travel Plan Frameworks accompanying the application. DFI Roads has accepted the principle of this approach in terms of the public transport provision and Travel Plan. Translink have also provided support to the proposed new bus route with the developer in advanced talks regarding its provision.
9.195	In line with the extant outline approval and one of the key site requirements of the BMAP zoning (300 social housing units to be provided or 50% of the total) a minimum of 326 residential units shall be social housing.
9.196	An employability and Skills Plan will also be required to identify the projected requirements for the employability and skills generated within the various phases of the development and promote employment opportunities.
9.197	The development will also provide two substantial areas of landscaped and managed public open space, including a play area, to serve the site and the wider area. The implementation and provision of landscaping within the site and along existing site boundaries will be secured via condition as detailed below, and the long term management of planting and open spaces will be secured via the Section 76 Agreement.
9.198	Pre-application Community Consultation 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.
9.199	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 (LA04/2019/2357/PAN) was submitted to the Council on 09/10/2019.
9.200	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.
9.201	A Pre Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:

	- Public exhibitions were held at the Glenowen Inn, Glen Road, Gort Na Mona GAA Club, Avoca Court and St. Theresa's Primary School, Glen Road on 3rd, 4th and 5th December respectively. - Events were advertised in the Belfast Telegraph and Irish News on 21st November 2019 and in the Andersonstown News on 23rd November 2019. - On 28th and 29th November 2019, 1,800 leaflets were distributed to business and residential properties in the surrounding area, including properties on the Glen Road, Monagh Road and Upper Springfield Road. - In summary the pre-application community consultation process involved a large number of groups including stakeholders, community and business groups, including West Belfast Partnership Board. There was also additional engagement, over a six month period, with elected representatives in the lead-up to the public consultation. - An estimated 80 people attended the public exhibition. 20 comment cards were returned, with 10 positive responses and 1 negative, the remainder were unsure.
9.202	In analysing the responses to each of the questions in the comment card it was clear that development of the site is welcomed with a significant investment in the local area. The commenters raised some concerns about general density and apartment development, usability of open spaces on sloping site, impact on air quality and need for adequate community facilities. The supporting information highlights how each of these issues were fed back to the development team and work was carried out to ensure the views were incorporated into the future plans for the site.
9.203	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	Recommendation:
10.1	Having had regard to the statutory development plan, the draft development plan, relevant planning policies, planning approvals in the area including the extant outline planning permission on the same site, Environmental Statement and proposed mitigation, and the consideration of the issues set out in this report, the proposed development is considered acceptable.
10.2	It is recommended that delegated authority is given to the Director of Planning and Building Control to grant planning permission, finalise the wording of conditions and enter into the Section 76 Agreement and resolve any issues arising from any outstanding consultation responses.
11.0	Conditions
1.	The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

	Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
2.	The existing trees outlined in green on approved plan No. 02/H shall be retained in accordance with this plan unless necessary to prevent danger to the public in accordance with details that shall have first been submitted to and approved in writing by the Planning Authority. Any retained trees or plants indicated on the approved plans which, within a period of five years from the completion of the development, 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 Planning Authority. Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.
3.	Prior to the commencement of any site works, all existing trees shown on Drawing Numbers 6629-L-203B, 6629-L-204B, 6629-L-205B, 6629-L-206B, 6629-L-207B and 6629-L-208B date published on the Planning Portal on 23rd October 2020 as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations. Such tree protection measures shall remain in situ during the duration of the build. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council. Reason: To protect existing trees indicated to be retained.
4.	All hard and soft landscape works shall be carried out in accordance with the approved details as indicated on plan No. 6629-L-203B published on the Planning Portal on 23rd October 2020. The works shall be carried out during the first available planting season after commencement of development. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.
5.	All trees which are removed shall be compensated for by the planting of new native species trees in accordance with approved plan No. 6629-L-203B published on the Planning Portal on 23rd October 2020. All new planting shall be carried out within the first available planting season after the last residential unit within each phase of the development hereby approved has been occupied. Any new trees which, within a period of five years from the completion of the development, 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 Planning Authority. Reason: To compensate for the loss of existing trees and ensure a high quality of

	landscaping.
6.	Prior to the commencement of operation of any hereby approved commercial premises providing hot food, an updated odour risk assessment report with details of the proposed scheme to control cooking odours emanating from the premises shall be submitted to and approved in writing by the Planning Authority.. Externally located air extraction flue(s) and termination point(s) shall be depicted on elevation drawings and details of any proposed odour abatement technology shall be provided. The report shall demonstrate that the proposed scheme for the control of odours has been designed in accordance with industry guidance <i>EMAQ+ 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems'</i> issued September 2018 as detailed in the RPS ES Vol11 Appendix 14b – EMAQ Odour Detail. The premises shall not operate unless the approved details are in place. Reason: Protection of amenity of neighbouring properties.
7.	Notwithstanding the submitted details, prior to the commencement of development, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of Planning Policy Statement 15 shall be submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details. . Reason: To ensure the appropriate drainage infrastructure serves the development.
8.	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 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. Reason: Protection of human health.
9.	Notwithstanding the submitted details, no site works or clearance shall take place unless a final Dust Management Plan has been submitted to and approved in writing by the Council. The Dust Management Plan must be based on the dust risk assessment and recommendations detailed by the consultant within the Chapter 8 and Appendix 8.1 (<i>Draft Dust & Emissions Management Plan</i>) of the RPS Environmental Statement. No site works or clearance shall take place unless in accordance with the approved details. Reason: Protection of Residential Amenity.

10.	Prior to commencement of any phase of the proposed development, a Remediation Strategy for that phase shall be submitted to and approved in writing by the Council. This Strategy shall follow Environment Agency guidance and must demonstrate how the pollutant linkages identified in the RPS Ireland Ltd report entitled 'Glenmona Proposed Development, Generic Quantitative Risk Assessment Report' (dated 22nd April 2020, revision 1.0 and referenced IBR1161) and as clarified within the RPS Group report entitled 'Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F', are to be demonstrably broken and no longer pose a potential risk to human health. The Strategy must detail how the proposed remedial works are to be verified. It must also include a robust Materials Management Plan (MMP) which presents an auditable system of how the excavation, movement, placement and re-use of materials on the site will be managed to ensure no risk to human health exists on the developed site and detail on the removal of fuel storage tanks from the site. Development of that phase must not be carried out unless in accordance with the approved details. Reason: Protection of human health.
11.	Prior to occupation of any phase of the development, a Verification Report for that phase shall be submitted to and approved in writing by the Council. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health. Reason: Protection of human health by demonstrating that the required remedial measures have been incorporated within the proposal.
12.	If during the development works, new contamination or risks are encountered within a particular phase of the development which have not previously been identified, works in that phase shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, and prior to occupation of that phase, a further Remediation Strategy and subsequent Verification Report shall be submitted to and approved in writing by the Council. If required by the Council, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use. Reason: Protection of human health.
13.	All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the

14.	quality of surrounding soils and groundwater verified. Should contamination be identified during this process, Conditions X (TBC) and Y (TBC) will apply. Reason: Protection of environmental receptors to ensure the site is suitable for use. If during the development works, new contamination or risks are encountered which have not previously been identified, works in that phase must cease and the Council shall be notified in writing immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks. In the event of unacceptable risks being identified, and prior to occupation of that phase, a Further Remediation Strategy and subsequent Verification Report for that phase shall be submitted to and approved in writing by the Council. If required by the Council, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use. Reason: Protection of environmental receptors to ensure the site is suitable for use.
15.	After completing the remediation works under the above condition; and prior to occupation of that phase of the development, a verification report for that phase must be submitted in writing and agreed with 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, as applicable. The verification report shall present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives. Reason: Protection of environmental receptors to ensure the site is suitable for use.
16.	Prior to the installation of any external plant or equipment in association with the approved retail units 1 to 4, a noise report shall be submitted to and approved in writing by the Council. The report shall include annotated drawing/s showing the location of the plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. Additionally the report must demonstrate that the rated sound level from the operation of external plant and equipment will not exceed the background sound level (daytime and night time) and/or the target noise limits presented in the RPS Group report entitled '<i>Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text</i>' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'

	The approved plant and equipment and any noise mitigation measures shall be installed in line with the approved details and shall be permanently retained as such. Reason: Protection of residential amenity.
17.	No vehicle movements shall be permitted within the service area [as shown on drawing X TBC] of approved retail units 1 to 4 between the hours of 23:00 and 07:00. Reason: Protection of residential amenity.
18.	Prior to commencement of development of the hotel, a Noise Impact Assessment shall be submitted to and approved in writing by the Council. The report must include an assessment of the potential noise sources associated with the proposal, to include but not be limited to: Assessment of potential entertainment noise breakout, if applicable, with particular reference to the low frequency content usually associated with entertainment noise, and predicted impact at nearby noise sensitive receptors; Assessment of the potential noise impact at nearby noise sensitive receptors from patrons using the external area/s, having regard to capacity of external area/s and hours of use; and Identification of any necessary noise insulation/ mitigation measures required to ensure the proposal shall not have an adverse impact on nearby noise sensitive receptors. The assessment should refer to relevant guidance and British Standards such as BS4142:2014, BS8233:2014, WHO guidelines for community noise 1999 and NR curves, as appropriate. The hotel shall not be occupied unless the approved details have been implemented. Reason: In the interests of amenity.
19.	The rated sound level from the operation of all combined plant and equipment, associated with the hotel element of the development, must not exceed the background sound level (daytime and night time) and/or the target noise limits presented in RPS Group report entitled '<i>Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text</i>' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'. Reason: Protection of residential amenity
20.	Prior to the installation of any external plant or equipment in association with the approved Use Class B2 light industrial units 7, 8, 9, 10 and 11, a noise report shall be submitted to and approved in writing by the Council. The report shall

21.	include annotated drawing/s showing location of plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. Additionally the report must demonstrate that the rated sound level from the operation of the external plant and equipment will not exceed the background sound level and/or the target noise limits presented in RPS Group report entitled '<i>Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text</i>' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'. The approved plant and equipment and any noise mitigation measures shall be installed in line with the approved details and shall be maintained as necessary. Reason: Protection of residential amenity No service collections or deliveries to the hereby permitted Use Class B2 light industrial units shall be permitted between the hours of 23:00 and 07:00. Reason: Protection of residential amenity.
22.	The rated sound level from the operation of the combined external plant and equipment associated within the hereby permitted development, must not exceed the background sound level and/or the target noise limits presented in RPS Group report entitled '<i>Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text</i>' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 '<i>Methods for rating and assessing industrial and commercial sound</i>'. Reason: Protection of residential amenity.
23.	The approved MUGA shall not be used outside the hours of 08:00 to 22:00. Reason: Protection of residential amenity
24.	The approved play area shall not be used outside the hours of 08:00 to 20:00. Reason: Protection of residential amenity
25.	The approved community centre shall not be used outside the hours of 08:00 to 22:00. Reason: Protection of residential amenity
26.	All glazing installed in association with the hereby permitted development must provide a minimum sound reduction of 35 dB R_w (C;C_{tr}), as specified in the RPS Group report entitled '<i>Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F</i>'. Reason: Protection of amenity of end users.

27.	An acoustically treated alternative means of ventilation must be incorporated into the habitable rooms of all residential properties within the hereby permitted development and must provide a minimum of 35 dB R_w (C; C_{tr}), as specified in the RPS Group report entitled '<i>Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F</i>'. Reason: Protection of residential amenity.
28.	Notwithstanding the submitted details, no development shall commence unless details of sewage disposal 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. Reason: To ensure satisfactory sewage disposal and to protect the aquatic environment.
29.	Prior to commencement of development, an updated Invasive Species Management Plan shall be submitted to and approved in writing by the Council. The Management Plan shall include appropriate mitigation measures for Salmonberry and Spanish Bluebell. The development shall not be carried out unless in accordance with the approved details. Reason: In the interests of amenity.
30.	Prior to the commencement of development, a Bat Mitigation Plan and Method Statement will be submitted to and agreed in writing by the Council. The development shall not be carried out unless in accordance with the approved details. Reason: To ensure the adequate protection of bats on the site.
31.	Prior to the commencement of development, a Lighting Plan shall be submitted to and approved in writing by the Council. No lighting shall be installed unless in accordance with the approved Lighting Plan. Reason: To prevent light spillage and ensure that adequate protection is provided to bats and other wildlife.
32.	A working strip adjacent to the culvert shown on drawing number [TBC] shall be retained and kept free of impediments (including tree planting, hedges, fencing, sheds and other structures). The working strip should have a minimum width of 5 metres, and be provided with clear access and egress at all times. Reason: To ensure the adequate protection of drainage infrastructure.
33.	Notwithstanding the submitted details, prior to the commencement of any works in a particular phase, a final Drainage Assessment for that phase which includes detailed drainage design and/or Flood Risk Assessment if appropriate shall be

34.	submitted to and approved in writing by the Council. The development of that phase shall not be carried out unless in accordance with the approved details. Reason: To ensure the site is adequately drained and prevent flooding either within or beyond the site. Notwithstanding the submitted details, prior to commencement of any works in a particular phase, a Construction Environmental Management Plan (CEMP) and associated action plan/documentation for that phase shall be submitted to and approved in writing by the Council. The CEMP and associated documents shall include measures to control and monitor noise, dust and vibration during construction demonstrating the use of 'best practicable means'. The CEMP shall include rationale for and details of the chosen piling methodology and demonstrate that noise and vibration levels will not have an adverse impact on nearby premises. It must incorporate mitigation measures as outlined in the Outline Construction Environmental Management Plan (OCEMP). No works shall be carried out unless in accordance with the approved CEMP for that phase. Reason: Protection of residential amenity.
35.	No part of the development shall be occupied or otherwise become operational until the revised junctions on the Monagh By-Pass (A55) have been constructed generally in accordance with the agreed Drawings Nos: i. IBH0673/0002 Rev A, 'External Works Location Plan' and bearing Belfast City Council Planning Office date stamp 13 October 2020. ii. IBH0673/2000 Rev A, 'External Works Proposed Layout Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. iii. IBH0673/2001 Rev A, 'External Works Proposed Layout Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020. iv. IBH0673/2002 Rev A, 'External Works Proposed Layout Sheet 3' and bearing Belfast City Council Planning Office date stamp 13 October 2020. v. IBH0673/2010 Rev A, 'External Works Proposed Geometry Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. vi. IBH0673/2011 Rev A, 'External Works Proposed Geometry Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020. vii. IBH0673/2020 Rev A, 'External Works Proposed Visibility Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. viii. IBH0673/2021 Rev A, 'External Works Proposed Visibility Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020.

36.	ix. IBH0673/2040 Rev A, 'External Works Typical Cross Section' and bearing Belfast City Council Planning Office date stamp 13 October 2020. x. IBH0673/2050 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. xi. IBH0673/2051 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020. xii. IBH0673/2052 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 3' and bearing Belfast City Council Planning Office date stamp 13 October 2020. xiii. IBH0673/2700 Rev A, 'External Works Construction Details Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. All works, including the traffic signals, shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including approval of the necessary Departures/ Relaxations from standard and required Road Safety Audits. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the improvement of the road network for the convenience of road users. No works on the adopted road network to provide the above signalised access to the development shall commence until full details of the engineering for the signalisation, lane re-alignment and remarking of the junction of the Development Access and the Monagh By-Pass (A55) have been submitted to and approved in writing by the Council, the works being generally in accordance with Drawings Nos: i. IBH0673/2050 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 1' and bearing Belfast City Council Planning Office date stamp 13 October 2020. ii. IBH0673/2051 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 2' and bearing Belfast City Council Planning Office date stamp 13 October 2020. iii. IBH0673/2052 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 3' and bearing Belfast City Council Planning Office date stamp 13 October 2020. All works shall be completed to the satisfaction of the Department (DFI). Reason: To ensure there is a satisfactory means of access in the interests of road safety
37	No part of the development hereby permitted shall be occupied until the necessary vehicular accesses, including visibility splays and any forward sight

	distance, have been constructed in accordance with the approved layout Drawing Nos; i. IBH0673/1010 Revision A 'Proposed Levels and Visibility Overall with Sheet Numbers' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. ii. IBH0673/1011 Revision A 'Proposed Levels and Visibility Sheet 1 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. iii. IBH0673/1012 Revision A 'Proposed Levels and Visibility Sheet 2 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. iv. IBH0673/1013 Revision A 'Proposed Levels and Visibility Sheet 3 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. v. IBH0673/1014 Revision A 'Proposed Levels and Visibility Sheet 4 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. vi. IBH0673/1015 Revision A 'Proposed Levels and Visibility Sheet 5 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. vii. IBH0673/1016 Revision A 'Proposed Levels and Visibility Sheet 6 of 6' and bearing Belfast City Council Planning Office date stamp 13 October 2020 and the DfI Roads determination stamp. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
38.	No dwellings hereby permitted shall be occupied until the associated hard surfaced area have been constructed in accordance with the approved layout Drawing Nos; 2509-RPP-ZZ-XX-DR-A-00004 Revision P04 'Site Layout Parking A1L' and bearing Belfast City Council Planning Office date stamp 13 October 2020. The area 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. Reason: To ensure that adequate provision has been made for parking.
39.	No dwellings shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development. Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

40.	The access gradients to the dwellings hereby permitted 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. Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
41.	No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999. Reason: To ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available.
42.	Notwithstanding the submitted details, no development shall commence unless a Phasing Plan for construction and delivery of the site has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved Phasing Plan, unless the Council grants its prior written approval to any variation. Reason: To ensure appropriate phasing of the development.
43.	Notwithstanding the submitted details, no external walling or roofing materials shall be constructed unless in accordance with details 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 development.
1.	Informatives Artificial flood lighting design should ensure residents are not disturbed by light nuisance. All artificial lighting connected with the development should follow the recommendations within the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN0L:2011.
2.	Good practice principles should be applied to all installed gas boilers as prescribed within <i>Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017)</i> and as indicated by RPS consultants - individual and/or communal gas boilers should achieve a NOx rating of <40 mgNOx/kWh.
3.	Prior to the commencement of demolition or construction a Construction Noise and Vibration Management Plan (CNVMP) should be produced by the appointed contractor. The CNVMP should include measures to control noise, and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'. The CNVMP should also have due regard to Parts 1 and 2 of

	BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Noise and Vibration.
4.	The applicant is advised to ensure that all plant and equipment used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise to nearby commercial and residential premises. In order to reduce the impact of odours and noise generated by the extraction and ventilation system, the applicant should consult relevant industry guidance, such as: EMAQ+ 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated 2018 (update to 2004 Defra guidance) the design of a suitable internal noise environment for offices and hotel bedrooms, the applicant is advised to refer to criteria contained within BS 8233:2014 <i>Guidance on sound insulation and noise reduction for buildings</i> .
5.	Artificial lighting connected with the development should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. Guidance notes for the reduction of obtrusive light may be obtained from the Institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at http://www.britastro.org/dark-skies/pdfs/ile.pdf .
6.	The applicant is advised that 'Medium Combustion Plant' may require authorisation as a consequence of the transposition of the Medium Combustion Plant Directive into Northern Ireland legislation via the Pollution Prevention and Control (Industrial Emissions) (Amendment) Regulations (Northern Ireland) 2018. This Legislation is enforced by the Northern Ireland Environment Agency and Local Authorities. The relevant statutory body for this plant will contact the applicant with details of the authorisation process in due course.
7.	Good practice principles should be applied to all installed gas boilers as prescribed within <i>Environmental Protection UK and the Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017)</i> and as indicated by RPS consultants - individual and/or communal gas boilers should achieve a NOx rating of <40 mgNOx/kWh.
8.	The applicant is advised to ensure that any designated smoking areas associated with the hotel premises are suitably managed and controlled to prevent noise, litter, anti-social behaviour and loss of amenity to nearby residents. The applicant is advised to consult with Belfast City Council's Tobacco Control Officer to ensure that the design of any smoking areas are compliant with the regulations.
9.	Disturbance by noise is a material consideration in the granting of any Entertainment Licence deemed necessary by Belfast City Council.
10.	Due to the large number of car parking spaces associated which would be associated with this development as a whole, Water Management Unit would recommend the development includes the installation of an oil interceptor to prevent any oil from on-site activities leaving the site.

11.	The applicant must refer and adhere to all the relevant precepts contained in Standing Advice Pollution Prevention Guidance paying particular attention to Pollution Prevention Guideline (PPG) 03 - Use and design of oil separators in surface water drainage systems, for further advice regarding the installation and maintenance of oil interceptors/separators which can be found at the link given below. http://www.netregs.org.uk/library_of_topics/pollution_prevention_guides/all_ppgs.aspx
12.	Water Management Unit recommends the applicant refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Sustainable Drainage Systems.
13.	The applicant must refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Discharges to the Water Environment.
14.	Water Management Unit notes the development is to include the excavation of a basement structure. Depending on the geological setting, the potential exists for the water table to be encountered during these works. If water is encountered, an appropriate abstraction/impoundment licence under the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 and consent to discharge under the Water (Northern Ireland) Order 1999 may be required from Water Management Unit. The applicant should refer and adhere to all the relevant precepts contained in DAERA Standing Advice on Abstraction and Impoundments.
15.	For the proposed Care Home element of this proposal, the applicant should note that no medicines having a deleterious effect on sewage treatment processes should be disposed of to the sewage system. For hospital and health care establishment pollution prevention, the applicant should read the NetRegs guidance on waste management and healthcare which can be accessed by visiting the NetRegs website at: http://www.netregs.org.uk/business_sectors/healthcare.aspx
16.	Where the use of herbicides/pesticides is proposed then the applicant should refer to "Pesticides - Code of Practice for Using Plant Protection Products" available at: https://www.daerani.gov.uk/publications/code-practice-using-plant-protection-products
17.	The applicant should note that if there are to be any commercial kitchens associated with this development should have suitable properly maintained grease traps on their effluent pipes. The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment. The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.

18.	Northern Ireland through the UK and EU is a signatory to North Atlantic Salmon Conservation Organization (NASCO), under which we are legally obliged to protect, restore and enhance the habitat of the North Atlantic Salmon species.
19.	We would like to draw the applicant's attention to Section 47 of the Fisheries Act (NI) 1966, which covers the applicant's responsibilities relating to Penalties for Pollution and the consequences of causing or permitting the release of any Deleterious materials into any waters.
20.	Any works in or on the riverbank should be permitted under section 48 of the Fisheries Act (Northern Ireland) 1966 which is issued by DAERA.
21.	The purpose of the Conditions 1 – 3 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part III of the Waste and Contaminated Land Order (NI) 1997. It remains the Land, Soil & Air responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks
22.	The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste and Contaminated Land (Northern Ireland) Order 1997, the Waste Management Licensing Regulations (Northern Ireland) 2003 and the Water Order (Northern Ireland) 1999.
23.	Regulation Unit recommend that the applicant consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent Conditions.
24.	Northern Ireland through the UK and EU is a signatory to North Atlantic Salmon Conservation Organization (NASCO), under which we are legally obliged to protect, restore and enhance the habitat of the North Atlantic Salmon species.
25.	The applicant's attention to Section 47 of the Fisheries Act (NI) 1966, which covers the applicant's responsibilities relating to Penalties for Pollution and the consequences of causing or permitting the release of any Deleterious materials into any waters.
26.	Any works in or on the riverbank should be permitted under section 48 of the Fisheries Act (Northern Ireland) 1966 which is issued by DAERA
27.	Private Streets Order (Northern Ireland) 1980. Under the above Orders the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the Department to make the roads (including road drainage) in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction)

	(Amendment) Regulations (Northern Ireland) 2001. Sewers require a separate bond from Northern Ireland Water to cover foul and storm sewers.
28.	Separate approval must be received from DfI Roads in respect of detailed standards required for the construction of streets in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001. Before commencing any works associated with the construction of areas determined for adoption by the Department. The Developer must notify the relevant Private Streets officer at; DfI Roads, Annex 6, Castle Buildings, Stormont Estate, Belfast, BT4 3SQ.
29.	The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required.
30.	Notwithstanding the terms and conditions of the Department for Infrastructure's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Benson house, 40a Benson Street, BT28 2BG, Lisburn. A monetary deposit will be required to cover works on the public road.
31.	The design of any street lighting schemes will require the approval of DfI Roads Street Lighting Central design Unit, DfI Roads, Hydebank. 4 Hospital Road, Belfast BT8 8JL, Tel. 02890253256.
32.	Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
33.	All construction plant and materials shall be stored within the curtilage of the site. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
34.	Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.
	Notification to Department (if relevant) Not required.
13.0	Representations from elected members: None received

Neighbour Notification Checked	Yes
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ANNEX	
Date Valid	29th April 2020
Date First Advertised	22nd May 2020
Details of Neighbour Notification (all addresses) 1 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 1 Coolnasilla Park,Belfast,Antrim,BT11 8PT 1 Gortnamona Heights,Belfast,Antrim,BT11 8PG 1 Monagh Link,Belfast,Antrim,BT11 8QB 10 Gortnamona Heights,Belfast,Antrim,BT11 8PG 10 Gortnamona Place,Belfast,Antrim,BT11 8PP 10 Gortnamona View,Belfast,Antrim,BT11 8PL 10 Monagh By Pass,Belfast,Antrim,BT12 7GQ 10 Siulnamona Court,Belfast,Antrim,BT11 8PZ 11 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 11 Gortnamona Place ,Belfast,Antrim,BT11 8PP 11 Gortnamona Way, Belfast,Antrim,BT11 8PJ 11 Monagh By Pass,Belfast,Antrim,BT12 7GQ 12 Gortnamona Place,Belfast,Antrim,BT11 8PP 12 Monagh By Pass,Belfast,Antrim,BT12 7GQ 12 Siulnamona Court,Belfast,Antrim,BT11 8PZ 13 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 13 Gortnamona Way,Belfast,Antrim,BT11 8PJ 13 Monagh By Pass,Belfast,Antrim,BT12 7GQ 131a Glen Road, Andersonstown,Belfast,Antrim,BT11 8BL 14 Monagh By Pass, Belfast,Antrim,BT12 7GQ 143a- g Glen Road,Andersonstown,Belfast,Antrim,BT11 8BP 15 Airfield Heights, Belfast,Antrim,BT11 8QU 15 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 15 Gortnamona Way,Belfast,Antrim,BT11 8PJ 15 Monagh By Pass,Belfast,Antrim,BT12 7GQ 16 Upper Springfield Road,Belfast,Antrim,BT12 7QX 17 Airfield Heights,Belfast,Antrim,BT11 8QU 17 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 17 Gortnamona Way,Belfast,Antrim,BT11 8PJ 17 Upper Springfield Road,Belfast,Antrim,BT12 7QX 19 Airfield Heights,Belfast,Antrim,BT11 8QU 19 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 190 Bingnian Drive,Belfast,Antrim,BT11 8JD 192 Bingnian Drive,Belfast,Antrim,BT11 8JD 194 Bingnian Drive,Belfast,Antrim,BT11 8JD 196 Bingnian Drive,Belfast,Antrim,BT11 8JD 2 Aitnamona Crescent,Belfast,Antrim,BT11 8PN 2 Coolnasilla Park,Belfast,Antrim,BT11 8PT 2 Gortnamona Heights,Belfast,Antrim,BT11 8PG 2 Monagh By Pass,Belfast,Antrim,BT12 7GQ 20 Monagh By Pass,Belfast,Antrim,BT12 7GQ	

21 Airfield Heights,Belfast,Antrim,BT11 8QU
 21 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 21 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 23 Airfield Heights,Belfast,Antrim,BT11 8QU
 23 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 24 Gransha Park,Belfast,Antrim,BT11 8AU
 24 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 25 Airfield Heights,Belfast,Antrim,BT11 8QU
 25 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 26 Gransha Park,Belfast,Antrim,BT11 8AU
 27 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 28 Gransha Park,Belfast,Antrim,BT11 8AU
 29 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 2a Coolnasilla Park East,Belfast,Antrim,BT11 8LA
 2a Monagh By Pass,Belfast,Antrim,BT12 7GQ
 2b Coolnasilla Park East,Belfast,Antrim,BT11 8LA
 3 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 3 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 3 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 3 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 30 Gransha Park,Belfast,Antrim,BT11 8AU
 30 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 31 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 32 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 33 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 34 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 35 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 37 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 39 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 4 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 4 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 4 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 4 Gortnamona View,Belfast,Antrim,BT11 8PL
 4 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 41 Airfield Heights,Belfast,Antrim,BT11 8QU
 41 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 43 Airfield Heights,Belfast,Antrim,BT11 8QU
 43 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 45 Airfield Heights,Belfast,Antrim,BT11 8QU
 45 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 45 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 47 Airfield Heights,Belfast,Antrim,BT11 8QU
 47 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 47 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 49 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 4a Coolnasilla Park East,Belfast,Antrim,BT11 8LA
 4b Coolnasilla Park East,Belfast,Antrim,BT11 8LA
 5 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 5 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 5 Gortnamona Heights,Belfast,Antrim,BT11 8PG

5 Gortnamona View,Belfast,Antrim,BT11 8PL
 5 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 51 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 53 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 55 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 57 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 59 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 6 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 6 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 6 Gortnamona View,Belfast,Antrim,BT11 8PL
 6 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 6 Siulnamona Court,Belfast,Antrim,BT11 8PZ
 61 Upper Springfield Road,Hannahstown,Belfast,Antrim,BT17 0LU
 65 Airfield Heights,Belfast,Antrim,BT11 8QU
 67 Airfield Heights,Belfast,Antrim,BT11 8QU
 7 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 7 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 7 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 7 Gortnamona Place,Belfast,Antrim,BT11 8PP
 7 Gortnamona View,Belfast,Antrim,BT11 8PL
 7 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 78 Airfield Heights,Belfast,Antrim,BT11 8QU
 8 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 8 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 8 Gortnamona Place,Belfast,Antrim,BT11 8PP
 8 Gortnamona View,Belfast,Antrim,BT11 8PL
 8 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 8 Siulnamona Court,Belfast,Antrim,BT11 8PZ
 9 Aitnamona Crescent,Belfast,Antrim,BT11 8PN
 9 Coolnasilla Park,Belfast,Antrim,BT11 8PT
 9 Gortnamona Heights,Belfast,Antrim,BT11 8PG
 9 Gortnamona Place,Belfast,Antrim,BT11 8PP
 9 Gortnamona View,Belfast,Antrim,BT11 8PL
 9 Gortnamona Way,Belfast,Antrim,BT11 8PJ
 9 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 Apartment 1,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 10,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 11,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 12,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 13,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 19,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 2,143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 2,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 20,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 21,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 22,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 23,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 24,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 25,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 26,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ

Apartment 27,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 28,Block A,22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 29, Block A, 22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 3, 143a Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 3, Block A, 22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 30, Block A, 22 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Apartment 4, 143a, Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 40, Block B, 12 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Apartment 41, Block B,12 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Apartment 42, Block B,12 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Apartment 43, Block B,12 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Apartment 5, 143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 6, 143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 7, 143a ,Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 8, 143a Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment 9, 143a Glen Road,Andersonstown,Belfast,Antrim,BT11 8FU
 Apartment A,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment B,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment C,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment D,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment E,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Apartment F,15 Upper Springfield Road,Belfast,Antrim,BT12 7QX
 Block A, 21 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 23 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 24 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 25 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 26 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 27 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 28 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 29 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 30 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 31 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 32 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 33 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 34 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 35 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 36 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block A, 37 Old Brewery Lane,Belfast,Antrim,BT11 8BZ
 Block B, 11 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 13 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 14 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 15 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 16 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 17 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 18 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 19 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Block B, 20 Old Brewery Lane,Belfast,Antrim,BT11 8QY
 Gaelscoil Na Mona, 1 Monagh By Pass,Belfast,Antrim,BT12 7GQ
 Glenaulin House, 141 Glen Road,Andersonstown,Belfast,Antrim,BT11 8BP
 Gort Na Mona GAC, 25 Avoca Court, Belfast,Antrim,BT12 7QX

Gort Na Mona School, Upper Springfield Road,Belfast,Antrim,BT12 7QX Holy Trinity Primary School, Monagh Road,Belfast,Antrim,BT11 8EF St Marys Christian Brothers Grammar School, Glen Road,Andersonstown,Belfast,Antrim,BT11 8NR St Teresa's Primary School,Glen Road,Andersonstown,Belfast,Antrim,BT11 8BL Rosemary Gilmore	
Date of Last Neighbour Notification	23 rd October 2020
Date of last advertisement	16 th October 2020
Date of EIA Determination	(submitted with application)
ES Requested	Yes – Pre-application
Drawing Numbers and Title	
Notification to Department (if relevant) N/A Date of Notification to Department: Response of Department:	

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2020/0067/F	
Proposal: Demolition of existing buildings and erection of 270 no. apartment building comprising 8, 5 and 3 storey elements, provision of hard and soft landscaping including communal courtyard gardens, public realm, provision of 40 no. car parking spaces, cycle parking, substation and associated works.	Location: Havelock House Ormeau Road Belfast BT7 1EB
Referral Route: Major Application	
Recommendation:	Approval subject to conditions and a Section 76 Agreement.
Applicant Name and Address: Locka Ltd 78 Buckingham Gate London SW1E 6PE	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
Executive Summary: The application proposes demolition of Havelock House and the construction of a build to rent apartment block comprising 270 units. The height of the proposed building varies with maximum height of 8 storeys located in a central location along the Ormeau Road elevation with the height stepping down to 7, 6, 5 and 3 storeys to the rear. The proposal also includes internal courtyard gardens and roof terraces providing communal amenity provision and landscaping, 40 car parking spaces within the site (to the rear) accessed via Ormeau Street, cycle parking and associated works. The main issues to be considered in the assessment of this application are set out below: • The principle of demolition of the building • The principle of residential development at this location • Acceptability of height, scale, layout and design • Impact on the character of the area including built heritage • Impact on adjoining amenity • Access, Car Parking and Sustainable Transport Measures • Environmental Considerations - Air Quality, Noise, Dust, Contamination, Lighting, Natural Habitats • Drainage/Flood Risk In the BUAP the site is located within the city centre and is not zoned for any use. In draft BMAP 2004 and 2015 the site is located within the city centre and within Shaftsbury Square Character Area and is not zoned for any specific use. 73 representations have been received regarding this proposal. A summary of the main issues are set out below and detailed in the report:- • Historical significance and heritage value of Havelock House which should be listed	

- Concern regarding Department for Communities listing evaluation
- Demolition would have a significant impact on built heritage related to television on these islands
- Heritage Statement inadequate
- Proposal contrary to Policy BH 11 of PPS6 and will damage the setting of 5 listed buildings.
- Environmental Impact Assessment required to address the cumulative loss of heritage assets.
- Public consultation process did not provide sufficient information about the full impact of the development on local heritage assets.
- Limited/insufficient unallocated parking (40 spaces) will lead to parking pressures in adjoining streets
- Scale of the development will be detrimental to the neighbouring properties and the close proximity to Portland 88 in particular will result in significant loss of amenity, particularly in respect of visual intrusion, privacy, loss of natural light from the overshadowing apartment block.
- Height, density, and scale of the proposed development is not in keeping with the existing environment on the Lower Ormeau Road. Regeneration of the area is vital but it should be consistent with and complimentary to the surrounding and in scale with the environment.
- Potential to destabilise interface associated with the site given the focus on residential development and permanent closure of on-site interface barrier
- Lack of reference to interface in applicant's submission. Current interface could be reopened and extinguished right of way reinstated. Permanent closure would remove the neutral space provided by Havelock House. Proposal entails the reinforcement of an interface barrier. Contrary to BCC's Interface policy.
- No proper consultation with the local community concerning interface
- Disruption associated with noise, dust, site traffic and local disruption for a number of years from a development of this scale.
- Devaluation of properties.
- Proposed development too close to residential properties, particularly Walnut and Vernon areas. Residents will have their amenity detrimentally impacted. The separation distance proposed for such a large building is not sufficient for the residents in this area.
- Donegall Pass suffers from some of highest levels of ill health in Northern Ireland and residents believe that this current application will make residents health worse.
- Health Impact Assessment required.
- Proposal is contrary to PPS 7 i.e. the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance
- Proposal contrary to BUAP's high building policy (CC12)
- Proposal contrary to Draft BMAP Shaftesbury Square Character Area
- Portland 88 is an inappropriate precedent. Unjust if the Council uses Portland 88 as a precedent for building height in the area and would perpetuate the negative impact on planning irregularities on the areas built landscape.
- Proposal provides inadequate car parking spaces and is contrary to Policy AMP7 of PPS 3
- Proposal will have a negative impact on road safety and traffic flows and is contrary to Policy AMP 7 of PPS 3
- Concerns with Noise Impact Assessment and methodology undertaken.
- Proposal for private housing ignores the social housing need.
- Concerns regarding extent of changes since the pre-application consultation stage. Consider materially different and therefore a new consultation is required.
- Traditional family areas under threat – more apartments and HMOs will only add to existing problems including crime and anti-social behaviour. Need for family housing.
- No daylight/sunlight Vertical Sky Component (VSC) assessment carried out to assess impact of overshadowing and potential sunlight/daylight disruption – Should be properly investigated via a VSC assessment in conjunction with Building Research Establishment (BRE) Guidelines.

- Residents have a legal 'right to light'.
- The level of engagement between the Council and local community in relation to this application, particularly with respect to the challenges of COVID-19

The issues raised are considered in the report.

HED has objected to the proposal and consider that the proposed development would have an adverse impact on the setting of listed buildings, and in particular those in the Gasworks (Klondyke Building) due to the height of the proposed development and advise that the proposed development is contrary to Policy BH 11 (setting of a listed Building) of PPS 6 and paragraph 6.12 of the SPPS.

DFI Roads have no objections to the proposed development which proposed 40 on site car parking spaces including 4 spaces for the use by a car club and 4 disabled spaces. The applicant also proposes the following green travel measures to support the development which will be secured through a Section 76 agreement.

- Submission and implementation of a Residential Travel Plan;
- Travel Cards for each residential unit for 3 years;
- Provision of 4 permanent car club spaces; and
- Provision of discounted membership of a car club (50%) for a period of 3 years

Other consultees are content with the proposal subject to conditions.

The maximum height of the proposed building is comparable to that of the adjoining 8 storey apartment block at Portland 88 to the immediate north of the site. The proposed development steps down from the highest part, 8 storeys, (fronting Ormeau Road) to 7, 6, 5 and 3 storeys towards the rear of the site and the adjoining existing established residential area off Donegall Pass (Walnut Street/Court/Vernon Street). The separation distances which are detailed in the report are considered acceptable. The scale, height, massing and design of the building takes cues from the immediate vicinity and is considered, on balance, acceptable and is supported by the Urban Design officer. HED considers that the approach to the detailed design is appropriate in the setting of the listed buildings and wider streetscape. The orientation of the building and the path of the sun will ensure that there will be no adverse overshadowing from the proposed development. The relationship between the proposed development and existing development in the area including listed buildings is considered, on balance, acceptable. The proposed development will result in an increase in residential units in Belfast City Centre in line with objectives set out in the Belfast Agenda and will provide significant benefits in terms of regeneration of a brown field site located on an arterial route within the city centre.

Recommendation

Having regard to the policy context and other material considerations the proposal is considered on balance acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement to secure the green transport measures to support the development.

It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the Section 76 planning agreement and wording of conditions subject to no new substantive planning issues being raised by third parties.

If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the significant objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.

Ormeau Road Elevation



Southern Elevation

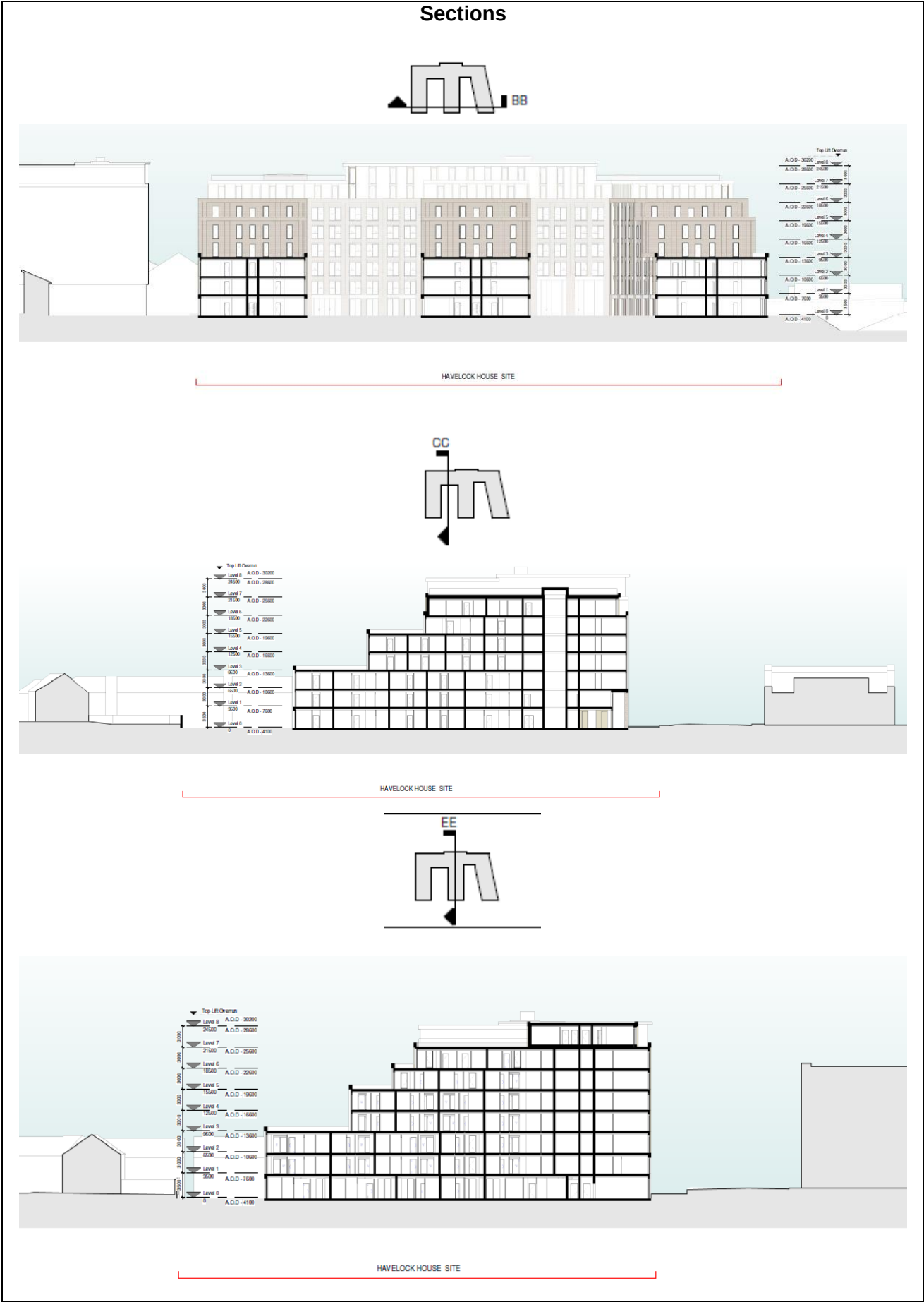


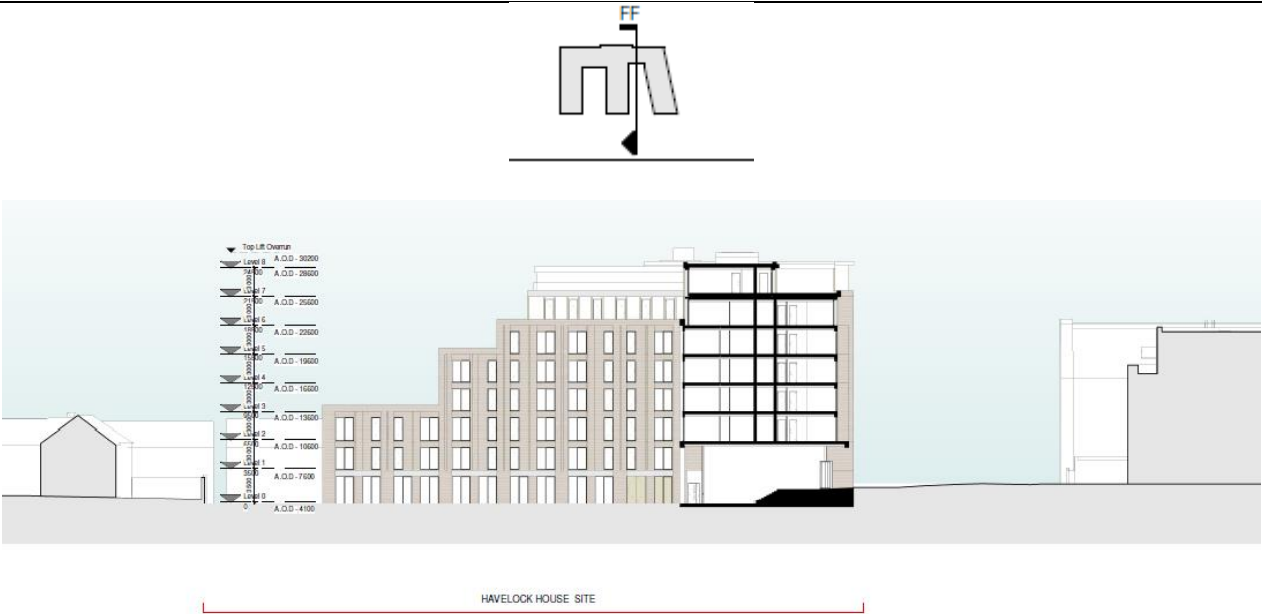
Western (Rear) Elevation



Ormeau Street (Northern) Elevation







CGI Image Ormeau Road (City Bound)



CGI Image Ormeau Road (Country Bound)



CGI Image from Vernon Street



2.0	Characteristics of the Site and Area
2.1	The site fronts onto Ormeau Road and currently includes a 3 storey building (previously used as the home of UTV) and associated adjacent car parks. The southern boundary of the site is bounded by the railway line and is defined by a sloping embankment. The western boundary is defined by an approximately 2 m brick wall with a paladin fence on top. An existing layby is located along the Ormeau Road frontage of the site which accommodates approximately 7 parking spaces. The Ormeau Road rises on an incline along the site frontage before falling towards the city centre. The site falls from the Ormeau Road to the west.
2.2	The surrounding area is comprised of a mix of uses including residential, office, commercial and educational. Terraced and semi-detached dwellings are located to the immediate west/north west of the site on Walnut Street/Vernon Street and Walnut Court. The site is bounded to the north by Ormeau Street. An 8 storey residential block (Portland 88) sits to the immediate north fronting Ormeau Road.
2.3	The site sits immediately opposite the listed Klondyke Building and its adjoining contemporary extension (Gasworks site). Number 7 Walnut Court (Rose Cottage) is a listed building and abuts part of the northern boundary of the site.
3.0	Description of Proposal
3.1	The application proposes the demolition of the existing buildings and the construction of 270 no. apartment building comprising 8, 7, 6, 5 and 3 storey elements, provision of hard and soft landscaping including communal courtyard gardens, public realm, provision of 40 no. car parking spaces, cycle parking, substation and associated works.
4.0	Planning Assessment of Policy and Other Material Considerations
4.1	Policy Context Regional Planning Policy Regional Development Strategy 2035 (RDS)

	• Strategic Planning Policy statement for Northern Ireland (SPPS) • Planning Policy Statement 2 (PPS 2) Natural Heritage • Planning Policy Statement 3 (PPS 3) - Access, Parking and Movement • Planning Policy Statement 6 (PPS 6) - Planning, Archaeology and the Built Heritage • Planning Policy Statement 7 (PPS 7) - Quality Residential Environments • Planning Policy Statement 8 (PPS 8) - Open Space, Sport and Outdoor Recreation • Planning Policy Statement 12 (PPS 12) - Housing in Settlements • Planning Policy Statement 13 (PPS 13) - Transportation and Land Use • Planning Policy Statement 15 (PPS 15) - Flood Risk Local Planning Policy Context • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan (2015) • Draft Belfast Metropolitan Area Plan (2004)
4.2	Other Material Considerations • Creating Places, Belfast Agenda Community Plan and Developer Contributions Framework (2020)
4.3	Planning History <i>On the site:-</i> LA04/2018/1982/PAN – Demolition of existing properties and erection of new purpose-built, multi- unit residential development for rental, C/W shared amenity spaces, all necessary ancillary/support accommodation, car parking and landscaping. PAN Acceptable 16.08.2018 LA04/2018/2562/PAD - Demolition of existing building and erection of a 13 storey build to rent development with associated residents' amenity space, access, parking and landscaping. <i>Adjacent to the Site:-</i> LA04/2016/0967/F - Proposed erection of an eight storey residential development comprising 88 apartments with car parking, amenity space and associated site works, 55-71 Ormeau Road, Belfast, BT7 1EB. Permission granted 10.03.17 LA04/2017/1998/NMC – Non Material Change to LA04/2016/0967/F. Granted 11.10.17
4.4	Statutory Consultation Responses Responses from statutory consultees are summarised below. Further detail concerning their feedback is provided in the main assessment section of the report, where appropriate. DFI Roads – No objection subject to conditions DFC HED – Objection NI Water – No objection DFI Rivers Agency – No objection subject to condition DAERA (NIEA) – No objection subject to conditions NIHE – No objection Shared Environmental Services – No objection

4.5	Non-Statutory Consultation Responses Responses from non-statutory consultees are summarised below. Further detail concerning their feedback is provided in the main assessment section of the report, where appropriate. Environmental Health – No objection subject to conditions BCC Urban Designer – No objection subject to conditions Northern Ireland Transport Holding Company – No objection in principle subject to conditions Belfast City Airport – No objections BCC Waste Management – No objections BCC Tree Officer – No objections subject to conditions
4.6	Representations A total of 73 representations have been received to this application. The issues raised in the objections include: ➤ The building should not be demolished as it has historical significance and heritage value being connected to the birth of Northern Irish television/linen industry. The existing building could be adapted to fit a new purpose. The building is an important 'gateway' building on the Ormeau Road. ➤ Belfast City Council should be promoting the reuse of existing building stock. ➤ The building is a heritage asset and should be listed. Substantial irregularities in DfC decision making process – corrective action sought from DfC Minister. ➤ Historical relevance does not appear to have carried weight in the final (listing) evaluation by DfC. Not clear what attention the Department has given to the historical significance of the building. ➤ Building may have been easily identified by Belfast City Council as a candidate for 'protection of non-designated heritage assets' or local listing. No evidence of BCC's protection of non-designated heritage assets. ➤ Application does not contain an adequate assessment of the development's impact on heritage assets within its vicinity and is confined to the impact of the development on listed buildings only ➤ Omission of adequate assessment is inexplicable given that the standard framework for assessing cultural heritage resources includes provision for undesignated structures. Due to this omission, the applicant's Heritage Statement provides an inadequate account of built heritage within the vicinity of the development and the proposal's impact upon it through the exclusion of all non-listed heritage assets. ➤ Documentation submitted contains inaccuracies and inconsistencies re room descriptions, site area. ➤ Heritage Statement does not detail the development's impact on the full range of heritage assets in the vicinity of the site. These include Havelock House, the former headquarters of Ulster Television (UTV), a nationally important heritage asset; ➤ <i>Historical significance of Havelock House:-</i> ➤ First small commercial station opened in the UK and Ireland ➤ First permanent television facility on the island of Ireland ➤ First station with significant local output on the island of Ireland ➤ Site of the first adult education television broadcasts in the UK ➤ <i>Architectural significance of Havelock House:-</i> ➤ UK's last surviving small television station from television's formative years ➤ Only major piece of pre-1960s television architecture on the island of Ireland ➤ Contains oldest surviving television studio on the island of Ireland

- Havelock House is the only substantial work of pre-1960 television architecture to survive on this island. It is also the only surviving example of a small station from the formative years of television in the UK.
- Concern that the applicant's lack of awareness of the site's built heritage may have affected the drafting of the proposal and the public consultation which preceded it.
- Demolition of Havelock House seems needless, there would be avenues available to redevelop the site with limited impact on its value as a heritage asset/ retention as cultural amenity/attraction
- Demolition of the building would have a significant impact on built heritage related to television on these islands.
- Demolition goes against all heritage policies in Planning as it does not respect the importance or architecture symbolic character that provides identity and is entirely capable of being repurposed.
- Proposal contrary to Policy BH 11 of PPS6 and will damage the setting of 5 listed buildings and result in the loss of an undesignated historic building. Including the 'Klondyke' building.
- Need for an Environmental Impact Assessment to address the cumulative loss of heritage assets.
- Asserted presumption in favour of residential development contrary to Policy RG8 of the RDS 2035 which states that 'there is no presumption that brownfield land is necessarily suitable for housing development of the whole of the curtilage should be developed'.
- Proposal contrary to Policy RG 11 of the RDS
- Concern that participants in the public consultation were not provided with sufficient information about the full impact of the development on local heritage assets.
- Features of national cultural heritage - Studio 1 is a structure of national cultural heritage value in terms of the UK and the island of Ireland. It is the only surviving small studio from that time period, the only one located outside England and the only one to use a single tier layout. Studio 2 is the last remaining small regional ITV studio built during the early 1960s. The cultural heritage value of Studio 2 is lower than Studio 1 but it is still a valuable structure at national level because it is the last remaining example of its type. It also enhances the value of Studio 1 as a feature which places that structure within a broader historical context
- Concerns with limited/insufficient parking (40 spaces) – contrary to PPS 7, congestion in the area and illegal parking in adjacent streets which has obstructed access for bin lorries
- Concerns regarding unallocated parking provision which will lead to an expectation of a parking space and when one is not available will lead to parking on adjoining streets which are overcrowded which will have a detrimental impact on the neighbourhood.
- Parking pressures also cause significant and detrimental health impacts to nearby communities, which already experience some of the worst pollution in the UK and Ireland.
- Public transport used less in Belfast
- Scale of the development will be detrimental to the neighbouring properties and the close proximity to Portland 88 in particular will result in significant loss of amenity, particularly in respect of visual intrusion, privacy and obliteration of natural light from the overshadowing apartment block.
- Height, density, and scale of the proposed development is not in keeping with the existing environment on the Lower Ormeau Road. Regeneration of the area is vital but it should be consistent with and complimentary to the surrounding and in scale with the environment.
- The nearest properties will suffer dramatically as a result of obstruction and loss of visual amenity.
- Concerns regarding loss of light to adjacent properties impacting on quality of life

- Over development of the site will have significant negative impacts on the community
- Potential to destabilise interface associated with the site given the focus on residential development and permanent closure of on site interface barrier
- Lack of reference to interface in applicant's submission. Current interface could be reopened and extinguished right of way reinstated. Permanent closure would remove the neutral space provided by Havelock House. Proposal entails the reinforcement of an interface barrier.
- Support for redevelopment of the site in a manner which protects its historic fabric, respects the integrity of its historical setting and maintains its unique status as a neutral space within a contested interface area.
- Concerns that removal of neutral space would heighten community tensions.
- Proposal contrary to Belfast City Council's interface strategy
- Devaluation of adjacent properties
- There will also be a loss of privacy as the proposed new development will be looking directly into a neighbouring apartment at Portland 88.
- There will be significant disruption associated with noise, dust, site traffic and local disruption for a number of years from a development of this scale.
- Proposed development too close to residential properties, particularly, for residents living in the Walnut and Vernon areas. Residents will have their amenity detrimentally impacted. The separation distance proposed for such a large building is not sufficient for the residents in this area.
- Residents nearby will face the impact of overshadowing, overlooking and the loss of private amenity their houses particularly the Walnut and Vernon area and residents in Portland.
- Proposal for private housing ignores the social housing need. There is a need for increased social housing not private accommodation in the area. There is also no demonstrable need for private housing on the said location whereas the social housing need in the Donegal! Pass area is high. As a result, there is a strong case to say that if there was building at this location it should be made available for social tenants.
- A large apartment block is out of keeping/character with the built environment of the area.
- Havelock House is a listed building and the proposal would damage the built heritage. It is of great importance to television history, it houses the oldest television studio on the Island of Ireland. It was one of the first independent television broadcasters and is a very important landmark locally.
- The consultation did not fully capture the importance of the site and the detrimental
- Impact this proposal would have on the building and the historic setting. Consultation did not declare the existence of an interface and did not disclose the implications to residents. No engagement with residents' groups on the Lower Ormeau Road. No engagement with residents with disabilities and/or serious long-term health conditions.
- Concerns regarding extent of changes since the pre-application consultation stage. Consider materially different and therefore a new consultation is required.
- HED (Historic Buildings) has stated that they believe the proposal is contrary to paragraph 6.12 of SPPS and BH 11 (development affecting the Setting of a Listed Building). Concern that the building nor its setting has been protected or enhanced by the proposals.
- Concerns regarding the impact of the proposed development on neighbouring properties including lack of privacy and cleanliness in adjacent gardens dust, debris and sleep deprivation due to noise.
- Concerns regarding noise from cars coming and going.
- Front façade should be retained at the least
- Development could be accommodated on Cameron Street

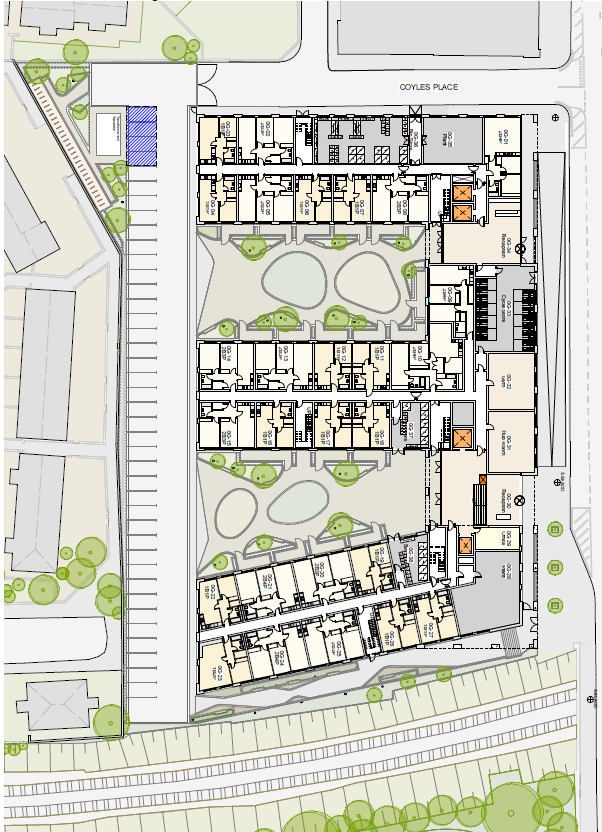
- Concerns regarding impact on local public services and particularly traffic, at what is already a busy junction even away from peak hours, has not been adequately considered.
- Poor design and oversaturated design of the accommodation in a location that is historically not residential and is a stand-alone development with no connectivity or aspect of community enhancement.
- Intensifying a location on an arterial route that is currently overwhelmed by traffic and normal overuse of private transport.
- Public transport is poorly represented with no adjacent cycleways, train stations or linkages to those that are on the outskirts of this inappropriate development.
- Density levels are such that minimal account of well-being and health is accounted for by this design.
- The habitable rooms are not West/South facing in a number of properties and Best Practice is to design for adequate daylight to all living areas and habitable rooms.
- Not a future proofed accommodation and is limited in its design outlook and daylight provisions. It lacks sufficient quiet amenity and is intensely over reliant on car ownership needs and leaves a social legacy of non-adaptable space unlike the existing buildings.
- Concerns that the apartments would sit empty
- Belfast Local Development Plan states ' the Council will support development that maximises opportunities to improve health and well-being. Development will not be permitted where it will result in significant harm to life, human health or well-being' (Policy sp3)
- Adjoining residents with long term/physical and mental health conditions (some housebound) will be unable to escape the noise and air pollution created during the demolition and construction - unacceptable adverse effect on residents, loss of amenity/Impact on use of gardens (quiet family spaces) in adjoining properties particularly for those with health issues during construction phase
- Concerns regarding length of tenancies – noise issues from short tenancies
- Donegall Pass suffers from some of highest levels of ill health in Northern Ireland and residents believe that this current application will make residents health worse.
- Concern regarding privacy - apartments will tower over existing two storey houses and will overlook back gardens and bedroom windows. Concerns exist over recently built apartments adjacent to Havelock House and previous extension to Havelock House.
- Health Impact Assessment required before any decision on this application is made.
- More "housing" in Belfast City Centre not on the outskirts beside residential communities
- Similar building adjacent that has failed to sell all apartments
- Proposal is contrary to PPS 7 i.e. the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance
- Noise surveys are not accurate and therefore the noise assessment needs to be revised to accurately represent a worst-case scenario to assess the impact on resident's amenity and wellbeing.
- Piling is proposed during construction phase yet no details of this have been provided to be assessed for impact which require to be addressed.
- Those with health issues/shift workers will be aggravated by noise and vibration, especially from piling. In the interest of protecting existing residents from demonstrable harm, these issues should be addressed prior to a planning decision, not prior to commencement of development.
- Proposed apartment block would visually dominate the streetscape and listed Gas works buildings directly opposite it. The building would not incorporate well into the

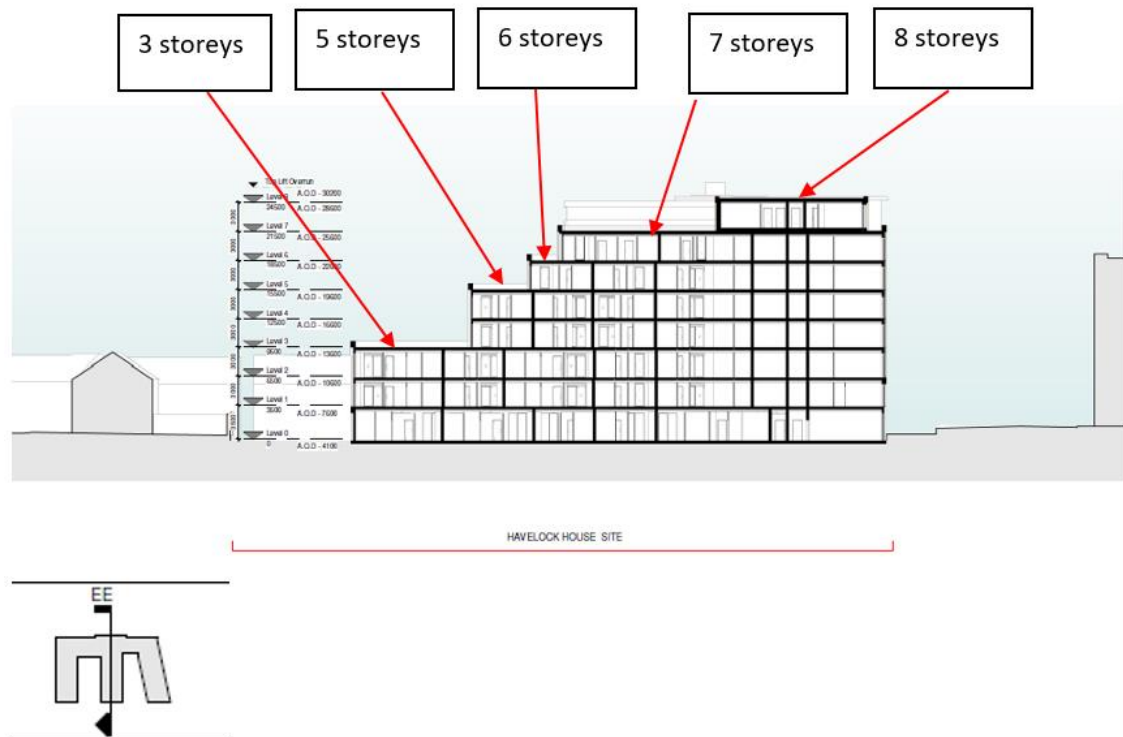
	character of the surrounding area. The development does not appear to be sympathetic to the characteristics and history of the site and the immediate area. ➤ Proposal contrary to BUAP's high building policy (CC12) ➤ Proposal contrary to Draft BMAP Shaftesbury Square Character Area ➤ Portland 88 is an inappropriate precedent. Unjust if the Council uses Portland 88 as a precedent for building height in the area and would perpetuate the negative impact on planning irregularities on the areas built landscape. ➤ Proposal provides inadequate car parking spaces and is contrary to Policy AMP7 pf PPS 3 ➤ Proposal will have a negative impact on road safety and traffic flows and is contrary to Policy AMP 7 of PPS 3 ➤ Methodological Issues within the applicant's Transport Assessment ➤ Proposal undermines the spatial focus of the City Centre Regeneration investment Strategy. ➤ Development will have a negative social impact. ➤ Health Impact Assessment should be conducted. ➤ Concerns with noise monitoring – location, unrepresentative, errors and omissions ➤ Proposal contrary to PPS 7 criterion (a), (b), (h) and (i) and the addendum to PPS 7 (Safeguarding Established Residential Areas) ➤ Council should commission a detailed design review. Design similar to architects scheme in Newcastle which was rejected on the grounds of poor design. ➤ Proposal is contrary to Policy QD 1 of PPS 7 and will cause unacceptable impact on 42 Walnut Street ➤ Proposal is contrary to paragraph 4.12 of the SPPS in that it may cause demonstrable harm to a family's health throughout the construction and operational period. ➤ Residential amenity of No. 42 Walnut St will be impacted by way of visual amenity, noise, light, intrusion, dust nuisance and privacy. ➤ Proposed 2m high wall will not reduce the impact of noise from the development. Existing wall does not mitigate noise levels. ➤ Concerns regarding light spill from apartments that will overlook existing dwellings ➤ Travel Plan incentives may encourage short term renting and is not realistically enforced by planning. ➤ Traditional family areas under threat – more apartments and HMOs will only add to existing problems including crime and anti-social behaviour ➤ Urgent need to provide housing that will attract families to the area. ➤ Affordable social housing ➤ Concern that the development would reduce the amount of sunlight onto adjacent properties ➤ Little or no community cohesion between the residents living in new developments ➤ Resentment building in wider city centre communities that believe their areas are being earmarked for apartment developments. ➤ Concerns regarding noise impact from proposed transformer plant – no reference in Noise Impact Assessment and Technical Note. Premature to accept Environmental Health's recommended planning conditions in relation to external noise sources. ➤ Concern that only 1 unattended noise monitoring location and 1 vibration monitoring location selected to provide an assessment of the total noise environment at the site when there are various noise source locations both internally and externally at the site. ➤ Not acceptable to consider secondary noise data to depict the noise environment of another site. ➤ Revised noise assessment sought when circumstances are appropriate to do so. ➤ No daylight/sunlight Vertical Sky Component (VSC) assessment carried out to assess impact of overshadowing and potential sunlight/daylight disruption – Should
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	be properly investigated via a VSC assessment in conjunction with Building Research Establishment (BRE) Guidelines. ➤ Residents have a legal 'right to light'. ➤ No proper consultation with the local community concerning interface ➤ The level of engagement between the Council and local community in relation to this application, particularly with respect to the challenges of COVID-19 The issues raised by objectors are dealt within the assessment of the proposal below.
4.7	Planning Assessment
4.7.1	Development Plan Context Section 6(4) of the Planning Act (Northern Ireland) 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.
4.7.2	The adoption of the Belfast Metropolitan Area Plan (BMAP) in 2014 was declared unlawful as a result of a judgement in the court of appeal delivered on 18 May 2017. This means that the Belfast Urban Area Plan 2001 (BUAP) provides the statutory plan context for the area. Within the BUAP the site is unzoned land within Belfast city centre.
4.7.3	Draft BMAP 2015 (dBMAP 2015), in its most recent, post-examination form remains a significant material consideration when making planning decisions. It was at the most advanced stage possible prior to adoption. However, in assessing this application regard is also had to the provisions of draft BMAP which was published in 2004 (dBMAP 2004).
4.7.4	In dBMAP 2004 the site is unzoned land with Belfast City Centre and falls with the Shaftesbury Square Character Area. In dBMAP 2015 the site is also unzoned land within the City Centre and falls within the Shaftesbury Square Character Area.
4.8	Background
4.8.1	This proposal was the subject of PAD discussions with the agent/applicant over a period of 14 months prior to submission of the planning application which included statutory consultees (HED and DFI Roads) and BCC's Urban Design Officer. Concerns were raised by objectors that the scheme had changed significantly since the pre-application consultation which warranted further consultation with the community. The original scheme submitted included a 13 storey element which officers advised was unacceptable and the design of the scheme has evolved during the PAD process. Officers are satisfied that the pre-application community undertaken has fulfilled the legislative requirements regarding engagement with the local community and further engagement with the community prior to the submission of the planning application was not a legislative requirement.
4.9	Principle of Demolition and Development
4.9.1	The area is characterised by a mix of uses at this location including residential, employment/offices, commercial and educational uses. The site does not fall within a Conservation Area or an Area of Townscape Character (ATC) and the building on the site is not a listed building therefore the principle of demolition falls within the remit of permitted development as set out in the Planning (General Permitted Development) Order (Northern Ireland) 2015 and is therefore considered acceptable. The historical and architectural merits of the building are further considered in the assessment to follow.

4.9.2	The proposed residential use does not conflict with the development plan or planning policy context therefore the principle of residential use is considered acceptable in principle at this location and in accordance with the Belfast Agenda and the emerging Local Development Plan which seeks to increase the residential capacity in the city centre. Detailed assessment of the proposal is set out below.
4.9.3	Policy RG 8 of the Regional Development Strategy 2035 (RDS) seeks to 'Manage housing growth to achieve sustainable patterns of residential development' and states that; <i>'There is no presumption that brownfield land is necessarily suitable for housing development or that the whole of the curtilage should be developed. Planning Policy Statement 7 'Quality Residential Environments' and the Addendum 'Safeguarding the Character of Established Residential Areas' set out policy for appropriate housing in settlements.'</i>
4.9.4	Objectors raised concerns that the asserted presumption in favour of residential development was contrary to the above statement in Policy RG 8. However, Policy RG8 seeks to promote more sustainable housing development within existing urban areas and goes on to state that in order to do so a two-pronged balanced approach of <i>'encouraging compact urban forms, and promoting more housing within existing urban areas is required. This should support urban renaissance and investment in the clusters of main towns whilst conserving town settings and saving and concentrating resources. This will also mean more urban housing by recycling land and buildings and making use of other suitable sites thereby reducing the use of greenfield land'</i> .
4.9.5	Each application on a brownfield site is considered on its own merits and the statements set out in Policy RG 8 do not preclude this site from being developed for residential purposes. Detailed assessment of the proposed development is set out below.
4.10	Historical Significance of Havelock House
4.10.1	Concerns have been raised by objectors regarding the historical significance of Havelock House as an important heritage asset which should be retained. As indicated above the building is not currently afforded any protection as it is not listed and does not fall within a conservation area or ATC. During the processing of this application officers have liaised with the Department for Communities, Historic Environment Division (HED) regarding potential listing of the building. HED has advised that the building was surveyed in 2011 (See Appendix 1 for HED's Survey Report) but was not recommended for listing. This was re-evaluated again in 2017 and 2019.
4.10.2	Correspondence was also received during the processing of the application seeking temporary listing of the building by the Council. The Planning Act (Northern Ireland) 2011 gives councils the discretionary power to serve a Building Preservation Notice (BPN) on the owner and occupier of a non-listed building that they consider meets the following test: · It is of special architectural or historic interest; and · It is in danger of demolition or of alteration in such a way as to affect its character as a building of such interest.
4.10.3	A BPN is a form of temporary listing which provides statutory protection to an unlisted building, for a period of 6 months, as if it were listed. In such circumstances it is common practice for the Council to engage with HED to discuss the likelihood of a

	temporary listing becoming permanent. As stated officers have been liaising with HED who have advised that the building will not be taken forward for a full survey, having insufficient potential to meet the listing criteria. Officers have considered serving a BPN on Havelock House but given HED's recommendation not to list the building officers cannot recommend that a BPN be served in this case as there is no prospect of the building being listed by HED.
4.10.4	At the Planning Committee Meeting of 15 September 2020 Members agreed to seek a detailed response from the Department for Communities (DfC) Historic Environment Division (HED) to representations to inform its decision making process in respect of the Havelock House planning application.
4.10.5	DfC provided a response on 08 October confirming that the Department has followed due process. The response states that <i>'Havelock House was not considered for a full survey in the first survey of buildings of special architectural or historic interest which ran between 1969 and 1997, nor was it considered for a full survey during the second survey of this area in 2011.'</i>
4.10.6	<i>Following correspondence with a third party, which included a listing request, the Department reviewed the record, visiting the building in July 2018. Following further correspondence, a presentation on the history of the building and its use as a television studio by a third party was welcomed by the Department in February 2019.</i>
4.10.7	<i>The Department assessed all evidence in relation to Havelock House and determined that the building did not merit a full survey. The building has undergone extensive extension and alterations including the loss of fixtures and fittings – equipment pertaining to its use as a television studio.'</i>
4.10.8	Non Designated Heritage Assets/Local Listing Objections also considered that Havelock House should be subject to 'local listing' by the Council. Listed buildings are afforded statutory protection under section 80 of the Planning Act 2011 and are distinct from historic buildings of local importance (referred to as Local Listings) which are not protected by statute. These are referenced in paragraph 6.24 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) as: <i>'a building, structure or feature, whilst not statutory listed, has been identified by the council as an important part of their heritage, due to its local architectural or historic significance.'</i>
4.10.9	Whilst local councils can consider the establishment of a list of such assets there is no requirement to draw one up and councils have considerable discretion as to how these are identified and managed. The SPPS states in paragraph 6.24: 'Councils may wish to bring forward bespoke local policies for such buildings' through the Local Development Plan process.
4.10.10	Whilst the emerging Local Development Plan and Plan Strategy mirror the objectives of the SPPS in its desire to protect built heritage, it is important to note that the transitional arrangements as set out in the SPPS states that the existing suite of Departmental policy and guidance will continue to apply until they are replaced by the Councils own adopted Plan Strategy and then in time more comprehensively by the Local Plan Policies LPP. As the Belfast Plan Strategy is yet to be adopted, the Council are unable to use mechanisms such as new policy protections or designations until we move beyond the current arrangements and achieve adopted Plan Strategy status.

4.10.11	With regards to Havelock House officers have been in contact with HED on a number of occasions throughout the processing of this application, HED has confirmed that they have reviewed this building and are satisfied that it does not meet their criteria for statutory protection.
4.10.12	Environmental Impact An objection considered that an Environmental Impact Assessment was required to address the cumulative loss of heritage assets. Upon receipt of this application an Environmental Impact determination was carried out in accordance with legislative requirements and it was determined that the proposal did not represent EIA development and an Environmental Statement was not required to be submitted.
4.11	Scale, Height and Massing
4.11.1	The proposed development has been assessed against the SPPS and Policy QD1 of PPS7.
4.11.2	The proposed building planform is 'E' shaped which allows for a strong unbroken building line edge along the Ormeau Road and three fingers extending west as shown in the ground floor plan below. The central and northern fingers are set at right angles to the block fronting the Ormeau Road whilst the southern finger is proposed at an oblique angle. Internal courtyards providing communal areas of open space are proposed at ground floor between the fingers and parking is proposed at the rear of the site, along the western boundary. 
4.11.3	The building height varies from 8 storeys at the longer block fronting the Ormeau Road and steps down across all three extended fingers from 7 storeys to 3 storeys at the end of each finger, where the building is closest to existing residential development on Walnut Street/Vernon Street as shown in the section below.



	a relevant contextual design cue which is carried through to the development. The 7 storey shoulder height of Portland 88 (20.7m) at the junction the Ormeau Street and Ormeau Road relates to the maximum shoulder height of the proposed building in the central section along Ormeau Road (21.8m) and the 8 storey maximum height of the Portland 88 building (23.8m) is comparable to the overall height of the proposed building. Concerns were raised that Portland 88 should not be used as reference however it is in the immediate vicinity of the site and cannot be disregarded and is an important material consideration in the assessment of the proposed development.
4.11.7	The rear return elements or 'fingers' are considered subservient to the main block and the stepped form within relates sympathetically to adjacent two storey residential development at Walnut Street/Vernon Street.
4.11.8	The site is located within the city centre and fronts onto an arterial route. The unbroken building edge along Ormeau Road frontage allows for the establishment of a definitive streetscape along this stretch of the arterial route which is considered appropriate. On approach to the city centre building heights increase in height and density reflecting denser urban contexts. This is evident when the site is viewed from along Ormeau Road in the direction of the city centre with the 8 storey Portland 88 being visible in short range views and the red brick 8 storey Lucas building located at the junction of Ormeau Road and Cromac Street terminating medium range views.
4.11.9	The height, scale and massing of the proposed building and the Portland 88 building adjacent are similar. When viewed from the Ormeau Road in the direction of Carryduff the proposed building will be read with the adjacent Portland 88 building. The articulation of the Ormeau road elevation is of a higher quality design than Portland 88 and the stepped approach to the 'wings' of Ormeau Road elevation goes some way to breaking up the massing of the Ormeau Road frontage.
4.11.10	Concerns have been raised regarding the impact of the development on residents to the west. When viewed from the existing residential streets to the west the Portland 88 is significant in terms of its scale and the proposed development would be comparable in terms of height, scale and massing. Balconies are provided on the rear elevations of Portland 88 on the 3rd, 4th, 5th and 6th floors. The scale and massing of the proposed development is significantly greater than that found in the surrounding residential streets to the west (Walnut St, Vernon St, Walnut Court etc.) and a degree of dominance will result. It would however not be unusual in an urban context to have a hierarchical scale to such developments with taller elements fronting onto main/arterial routes and the scale, height and massing of such developments reducing towards a more domestic, subservient scale to the rear. On balance this approach is considered an appropriate design response to development on the site.
4.11.11	In considering the impact, there are a number of distinguishing factors which require to be taken into account. Firstly, the site depth is significantly deeper (c. 67 – 78.5m) compared to Portland 88 (c. 34-36m) which has resulted in a larger footprint than Portland 88 but has also allowed the building to incrementally step down to respond to the scale of the adjoining dwellings to the west. This has resulted in dwellings to the immediate west of the site being further away from the tallest part of the proposed 8 storey development compared with that of Portland 88. The rear of Nos. 22-50 Walnut Street are between 57 and 81m from the rear of the 8 storey element of the proposed development which is 59.5m from the Listed Rose Cottage at 7 Walnut Court and 61m from the side of No. 71 Vernon Street . The 8 storey element of Portland 88 is approximately 28-29m from the rear of Nos. 9-11 Walnut Court and between 33 and 42m from the rear of Rose Cottage.

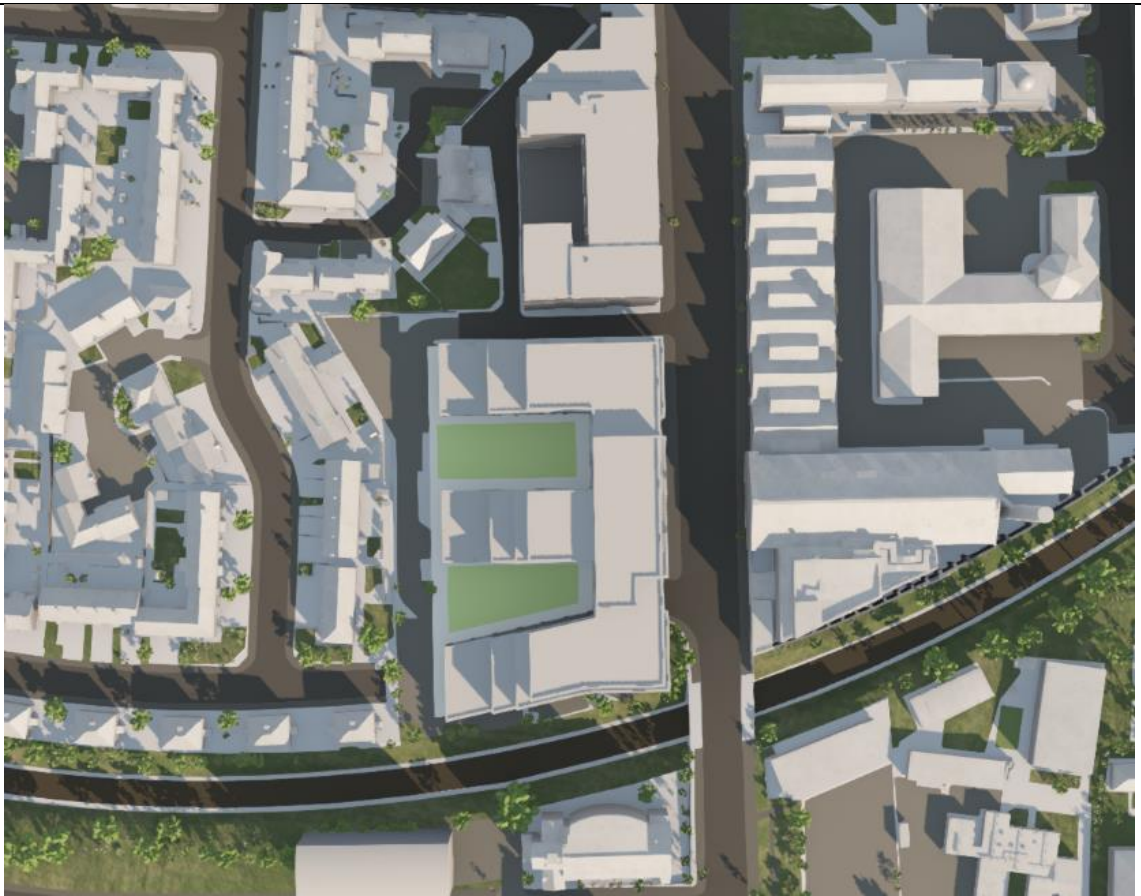
4.11.12	The 7 storey elements of the proposed development are between 41.5m and 55m from the rear of Nos. 22-50 Walnut Street, 38m from the side of No. 71 Vernon Street and 32.5m from the rear of the listed Rose Cottage. Seven storey elements of Portland 88 are between 15.5 and 17m from the rear of Nos. 9-11 Walnut Court and between 18 and 27m from the rear of Rose Cottage. The separation distances between the tallest elements (8th and 7th storeys) of the proposed development and the nearest residential dwellings is significantly greater when compared with the separation distances between the 7th and 8th storeys in Portland 88 and adjacent dwellings as set out above and are considered acceptable. Shaftesbury Square Character Area Urban Design Criteria
4.11.13	The site falls within Shaftesbury Square Character Area and Draft BMAP 2015 sets out the following design criteria to be applied within the area: 1. Development proposals shall take account of the height of adjoining buildings; Street Frontages 2. That part of any development which fronts Dublin Road or Bradbury Place shall be a minimum building height of 5 storeys, or 17 metres to building shoulder height, and a maximum height of 7 storeys; 3. Shopfronts shall be of high quality materials consistent with Conservation Area policy (where applicable); 4. New development shall respect the established building line; 5. Building heights shall be a minimum of 2 storeys and a maximum of 3 storeys; and 6. 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.
4.11.14	The proposed development takes account of the height of surrounding buildings and meets the first criteria set out above. The second criterion does not apply given the location of the site. The third criterion also does not apply as there is no retail proposed within the development and therefore no shop frontages. Whilst the fourth criterion states that building heights shall be a minimum of 2 storeys and a maximum of 3 storeys the first criterion is also relevant. Building heights within the area vary from 2 storeys to 8 storeys. The height of the proposed development varies from 3 storeys to 8 storeys reflecting building heights in the area. Since the publication of draft BMAP 2014 the adjacent 8 storey residential development (Portland 88) has been approved which exceeds the maximum height set out in the urban design criteria above and is an important material consideration in the assessment of the proposed development. It is considered that the height of the proposed development is on balance acceptable given the variety of building heights adjacent and in the immediate area.
4.11.15	BUAP Tall Buildings Policy CC 12 states that high buildings must be sympathetic in scale to the traditional height of buildings in the City Centre. The policy seeks to ensure that high buildings :- • Do not mar or dominate the surrounding hills or the scale of attractive Belfast views; • Relate sympathetically in design to the urban structure of the city; • Relate sympathetically to their immediate surroundings; • Relate sympathetically to buildings or groups of buildings of architectural and historic interest
4.11.16	The BUAP states that <i>‘Belfast does not have the tradition of high point or slab blocks, commercial or residential, normally associated with large urban areas. The centre has been built to a traditional height of mainly 4 to 6 storeys. The City has a unique hill</i>

4.11.17 4.11.18	<i>setting and consequently tall buildings can be incongruous as well as blocking out sections of the hills, particularly as viewed from the approaches to the City Centre’.</i> The BUAP was published in 1990 and over the intervening three decades buildings higher than 6 storeys have been approved and built in the city centre. As a result the urban context is quite different to that at the time when the statutory BUAP was published. Notwithstanding, it is considered that the proposed development is sufficiently removed from the surrounding hills so as not to mar or dominate them. Views into the site will be short to medium range and will not adversely impact on attractive views of Belfast. The height, scale and massing of the proposed development has been assessed above and it considered that the proposed development relates to the immediate context and the urban structure of the city. In conclusion it is considered on balance the proposed development does not conflict with Policy CC 12 of the BUAP. The Urban Design officer considers that the proposed scale, height and massing is acceptable given the heights of existing buildings along the Ormeau Road and that the spread of heights across the building respond positively to surrounding context. On balance the scale, proportions, height and massing of the proposed development is considered acceptable taking account of the factors set out above and the proposed development is considered to be in compliance with the SPPS and criterion (a) of Policy QD1 of PPS 7.
4.12 4.12.1 4.12.2 4.12.3	Design, Layout and Materials The proposal seeks to provide ancillary uses on the ground floor including a gym, two receptions area, plant rooms, bin stores and an ancillary office. Two double height glazed entrances are proposed from the Ormeau Road, a primary entrance to the south and a smaller secondary entrance to the north. The primary entrance will benefit from direct level access, however due to the sloping nature of the Ormeau Road at this location the entrance sites around half a storey above ground level. The secondary entrance at the north east corner also proposes direct level access. The 1.5m level change between both entrances is addressed by the existing sloping pavement gradient with a similar level change along the southern elevation of the building (parallel to the railway line) being addressed by an external stair and controlled access gate. Ancillary uses are primarily located along the Ormeau Road with a bin store located within each ‘finger’ ensuring they are easily accessible for residents. The residential units at ground floor are proposed primarily within the fingers with access off central corridors within each. A residential unit is located on the ground floor at the corner of Ormeau Avenue and Ormeau Street and will contribute to an active frontage at ground floor level. This unit is set back from the Ormeau Road footpath and behind the proposed colonnades at ground and first floor level. Low hedgerow is proposed between the columns which will provide a degree of defensible space and separation between users on the public footpath and residential units which is appropriate. The treatment of the frontage onto Ormeau Road has been reviewed throughout the processing of this application to ensure that appropriate materials and finishes are secured providing animation at street level. It is considered that the degree of activation proposed along the primary frontage is adequate and more recent changes to relocate one of the plant rooms to the side elevation and replace it with an apartment helps in this regard and is welcomed. Both receptions are to be located within setback recessed glazed sections along the front elevation and avail of direct visual links to the two courtyards to the rear, which will help improve the buildings legibility, permeability and welcome experience.

4.12.4	Finishes within the recessed glazed bays included glazing openings (entrance doors and windows) and glazed panels with manifestation artwork and champagne coloured aluminium louvres which are considered acceptable.
4.12.5	The Urban Design officer acknowledges that cognisance has been given to the surrounding context in the articulation of facades across the proposed scheme, which includes picking up on the seven storey shoulder height of the adjacent Portland 88 scheme within the central section of the building.
4.12.6	At upper levels there is a strong vertical emphasis emanating from the primary red brick frame along with the rhythm of window patterns and bays.
4.12.7	The bays on either end of the Ormeau Road central section step down and have a shoulder height of 6 storeys. At the northern end this is lower than the shoulder height of the adjacent Portland 88 building and provides visual relief to the massing. The set back of upper floors from the northern (Ormeau Street), eastern (Ormeau Road) and southern elevations at 6 th and 7 th floor levels and the use of a lighter coloured material affords a degree of sub-ordinance to these upper floors.
4.12.8	The southern elevation is proposed to be finished in red brick to shoulder height with the top 6 th floor set back from the southern façade by 1.7m and finished in a lighter white powder coated metal cladding which goes some way to minimising the visual impact of the top floors.
4.12.9	The material palette proposed includes white powder coated metal cladding, red brick, champagne coloured powder coated aluminium frames and fins and louvres along with glass balustrades. The Urban Design officer considers that the <i>'primary material of the building is red brick which is considered to be in keeping with both the wider surrounding area and immediate context reflecting that of the listed Gasworks directly opposite. Setback upper floors have been deliberately clad in white metal panelling so as to accentuate the strong shoulder heights of the respective building components and in an effort to make them visually subservient to those lower floors. A number of precast banding details have also been incorporated within the lower brick clad floors as horizontal forms which help define a strong base to the building. Elsewhere sections of powder coated aluminium cladding (champagne colour) have been employed within window openings across all facades'</i> .
4.12.10	The variety in external finishes is reflective of those typically found in the area and is considered acceptable.
4.12.11	The central portion of the Ormeau Road elevation sits forward of the recessed bays on either side and this design feature draws cues from the listed Klondyke building opposite where the Gasworks Retort House building sits forward of the adjoining elements of the building. HED (Historic Buildings) consider the approach to the detailed design appropriate in the setting of the listed buildings and the wider streetscape. The Urban Design officer acknowledges that <i>'contextual analysis work has also been undertaken in relation to the Gasworks Retort House and Klondyke building opposite, where a clear rhythm of bays and setback lines are present. Conclusions garnered from this analysis work has helped to define a human scale to the base of the building, assisted in shaping the contextual bay language and form of the building, introduced a rhythm to the elevation composition and defined appropriate material break lines.</i>

4.12.12	<i>The analysis work has been explored in further detail by way of a series of bay development studies and accompanying precedent images, which demonstrate how various elements such as vertical and horizontal shifts in the façade relate to each other, appropriate setback depths and how emphasis can be placed on these elements by way of material changes’.</i>
4.12.13	The Urban Design officer advises that the façade principles that have been applied to the proposed scheme have resulted in a considered and positive composition that subtly picks up on surrounding cues in a fresh and contemporary manner.
4.12.14	It is considered that the design of the proposed development draws upon the form, materials and detailing found in the area and meets criterion (g) of Policy QD 1 of PPS 7.
4.12.15	No designated archaeological features exist within the site. The merits of the heritage value of the building are considered above. There are existing trees on the site which are proposed to be replaced. The proposed development is considered to meet criterion (b) of Policy QD 1.
4.12.16	The applicant has given consideration to the impact of the proposed development on adjoining residents and no rear facing balconies are proposed as exist on the Portland 88 development. The main outlook from the proposed apartments in the ‘fingers’ of the development have been intentionally orientated to look onto the communal internal courtyards, Ormeau Street or the railway embankment to the south. No windows are proposed at ground level at the end on the ‘fingers’. At first and second floor levels at the end of the ‘fingers’ there are no apartment windows on the rear elevations. Windows serving stairwells on the rear first and second floors are to be fitted with frosted (opaque) glazing to ensure that overlooking does not occur into neighbouring properties. It is recommended that a condition is attached to the decision to ensure that opaque glazing is permanently retained in these windows.
4.12.17	The separation distances between the 3 storey elements of the ‘fingers’ and the rear/side of adjacent dwellings on Walnut Street/Vernon Street ranges from 15.9 m to the side of Number 71 Vernon Street to between 20m and 33m to the rear of Numbers 22-50 Walnut Street, 19m to the rear of the listed Rose Cottage, 7 Walnut Court and 18.3 to the rear of No. 5 Walnut Court.
4.12.18	At the 3 rd /4 th Floor the fingers are set back and the separation distance increases to 28m to the side of 71 Vernon Street, 32 - 45m to the rear of Nos. 22-50 Walnut Street, 24.5 m to the rear of Rose Cottage and 27.5m to No. 5 Walnut Court.
4.12.19	At 5 th floor level the fingers are set back again with the northern finger set back further than the central and southern fingers to take account of the setting of the listed Rose Cottage adjacent. The separation distance between the 5 th and 6 th floors to the rear and Rose Cottage is 31m. At the 5 th floor level the southern finger is 33.8m to the side of 71 Vernon Street and 40m to the rear of Nos. 48-50 Walnut Street. The central finger is between 38 – 39m to the rear of Nos. 34- 42 Walnut Street and the northern finger which is set further back than the central and southern fingers is between 43.6 m and 54.6m from Nos 22 - 32 Walnut Street and 35.8m from the rear of No. 5 Walnut Court.
4.12.20	At 6 th floor a further setback is proposed increasing the separation distance to 38m to the side of 71 Vernon Street and between 41.5 -55m to the rear of Nos. 22-50 Walnut Street. The 6 th floor northern finger is 32.5m from the listed Rose Cottage and 37m from No. 7 Walnut Court.

4.12.21	The 7 th floor is situated centrally along the Ormeau Road block and is 61m from 71 Vernon Street, between 57-81 m from the rear of Nos. 22-50 Walnut Street 59.5m from the Listed Rose Cottage and 61m from No. 7 Walnut Court.
4.12.22	Creating Places Guidance recommends that <i>'where the development abuts the private garden of existing properties, a separation distance greater than 20m will generally be appropriate to minimise overlooking with a minimum of around 10m between the rear of new houses and the common boundary'</i> . Creating Places further states that great care will be needed in designs where residential schemes, such as apartments, included living rooms or balconies on upper floors and recommends in such circumstances a minimum distance of around 15m to be provided between the rear of the apartments and the common boundary. In this case the separation distance between the three storey rear element of the development and the common boundary ranges from 11.7m to the side of No. 71 Vernon Street and between 11.8m and 24.6 m to the rear of Nos. 22-50 Walnut Street. The separation distances between the common boundary and upper floors (4-8) increase with the setbacks proposed. Whilst in some instances the distance is lower than the recommended guidance it would not be unusual in a city centre urban context where densities are higher than greenfield sites and there are many examples of separation distance of less than 15m. In this context the proposed separation distances are on balance considered acceptable.
4.12.23	Windows on the 3 rd to 7 th floors on the rear (western) elevation are considered to be a sufficient distance away (as detailed above) from properties to the west along Walnut Street and Vernon Street to ensure that no adverse impact will arise from overlooking or loss of privacy.
4.12.24	To the immediate north of the site is the existing 8 storey residential development of Portland 88. Apartments within this block have windows looking onto Ormeau Street which separates the Portland 88 development from the site. It is considered that the proximity of the buildings is not unusual in an urban context and the juxtaposition of the existing Portland and the proposed building is on balance considered acceptable.
4.12.25	Residential units fronting the Ormeau Road will have an aspect looking onto this arterial route which will not cause an adverse impact on neighbouring amenity and is considered acceptable.
4.12.26	Along the southern elevation residential units will look onto an area of public realm within the site and the railway embankment which runs along the southern boundary. The proposed outlook for all apartments has been given due consideration taking account of neighbouring amenity and is on balance considered acceptable.
4.12.27	Concerns have been raised that no daylight/sunlight Vertical Sky Component (VSC) assessment has been carried out to assess the impact of overshadowing and potential sunlight/daylight disruption. The impact of the development on surrounding residential amenity in terms of shadowing has been assessed using VU.CITY 3D modelling software. The 'Site Layout Planning for Daylight and Sunlight' guidance produced by BRE indicates that the equinox of March 21 st is considered the best date for which to prepare shadow plots as it gives an average level of shadowing. Images of the 3D model are set out below and illustrate shadowing at 9.00am, 12.00pm, 3.00pm and 6.00pm on 21 st March. An analysis demonstrates that there will be no adverse overshadowing impact on neighbouring residential amenity by way of overshadowing from the proposed development and it is considered that the proposed development would not result in an unacceptable loss of sunlight/daylight to neighbouring properties.



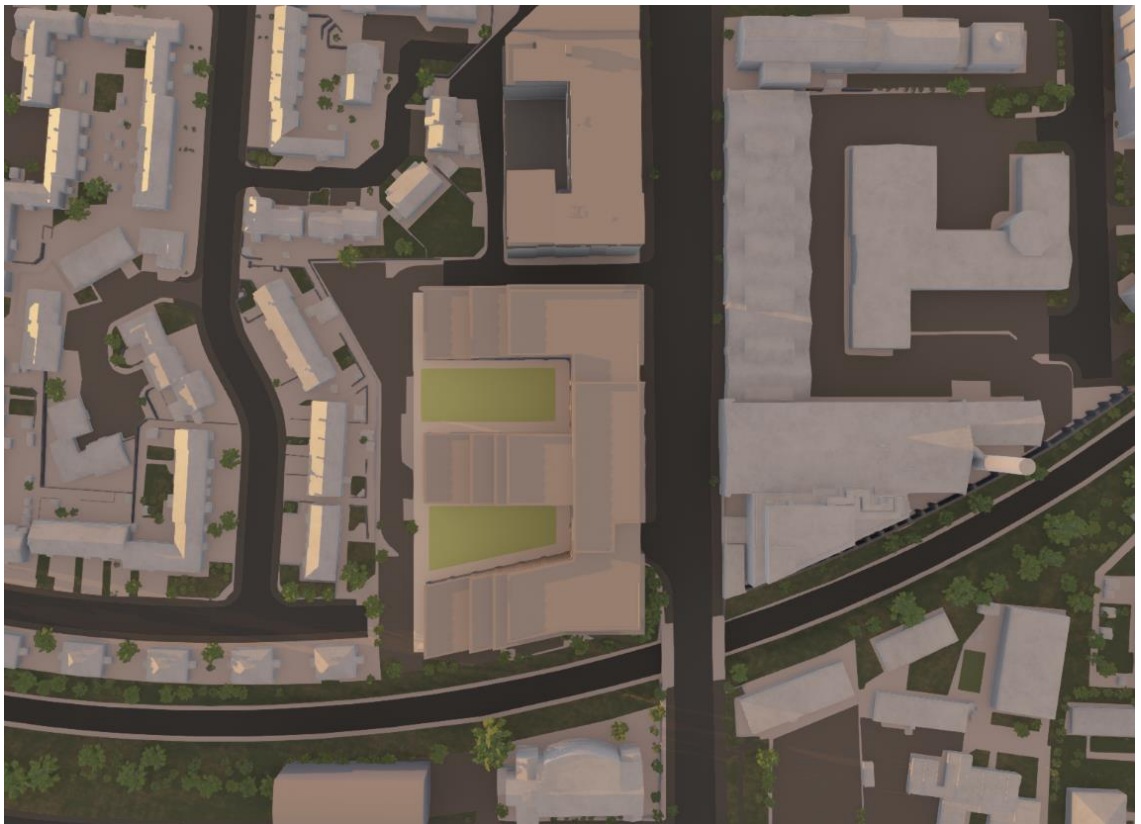
9.00am 21st March



12.00pm 21st March



3.00 pm 21st March



6.00 pm 21st March

4.12.28

The design and layout of the building proposes two entrances from Ormeau Road both leading to reception facilities thereby promoting personal safety of prospective occupiers. Gates are proposed along the Ormeau Street entrance restricting access to

4.12.29	vehicles and at the south eastern pedestrian entry point from Ormeau Road. The gates are designed to secure access to the site and in doing so will act as a deterrent for crime. The proposed development does not raise unsatisfactory concerns regarding the deterrent of crime and personal safety and it is considered that the development satisfies criterion (i) of Policy QD 1.
4.12.30	On balance taking account of the relevant factors set out in the assessment above the layout, design and appearance of the proposed development is considered acceptable and in compliance with the SPPS and criteria criterion (a) (g) and (h) of Policy QD 1.
4.13	Impact on the surrounding area and amenity of neighbouring properties
4.13.1	HED considers that the proposal is contrary to the policy requirements of paragraphs 6.12 of the SPPS and Policy BH 11 (Development affecting the Setting of a Listed Building as set out in PPS 6.
4.13.2	Policy BH 11 states that the Council will not normally permit development which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where all the following criteria are met: (a) The detailed design respects the listed building in terms of scale, height, massing and alignment (b) The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and (c) The nature of use proposed respects the character of the setting of the building.
4.13.3	HED advise that the proposed development is in close proximity to the following listed buildings:- • Rose Cottage, 2A Coyles Place • Former Presbyterian Church, 159-161 Donegall Pass • Meter House, Belfast Gasworks • The Klondyke Building, Gasworks • The Gas Office, 4-14 Cromac Quay
4.13.4	HED consider that the height of the proposed development is too tall and continues to dominate the listed buildings, in particular those on the Gas Works site. It is considered that the Former Presbyterian Church, 159-161 Donegall Pass, The Meter House and the Gas Office in the Gasworks are sufficiently removed from the site to ensure no adverse impact from the proposed development on their settings.
4.13.5	The recently constructed 8 storey Portland 88 apartment development apartment fronting the Ormeau Road sits adjacent to the site. On its northern boundary. The gasworks is located opposite the site with the listed Klondyke building directly opposite the site.
4.13.6	As indicated above the design of the building has taken cues from the Klondyke opposite the site. It is considered that the 4 lane carriageway which separates the proposed building from the listed Klondyke building opposite provides adequate separation to ensure a continued appreciation of the listed Klondyke building without adversely impacting on its setting and the use of red brick as the primary external finish complements the listed Klondyke building opposite and ties in with surrounding context including the former church building at 85 Ormeau Road to the south of the site. The Klondyke building itself has been the subject of an extension incorporating a

4.13.7	contemporary glazed development. The proposed building also draws cues from the existing Klondyke extension through the use of glazed curtain walling on the Ormeau Road frontage. It is the view of officers that the relationship that the proposed development would create with the listed Rose Cottage to the north west would have no greater impact on the listed Rose Cottage than which exists at present with the existing 8 storey Portland 88 development and the existing Havelock House which is 3 storeys to the rear both providing a backdrop of taller buildings when viewed from Walnut Street/Court. The separation distances as set out above between the proposed development and Rose Cottage are on balance considered acceptable. Currently views of the existing listed Rose Cottage are not obtained from the Ormeau Road or Donegall Pass. Views are localised from Ormeau Street, Coyle's Place and the Walnut Street/Court housing area and it is considered that the proposed development will not impact negatively on existing short range views of Rose Cottage. The proposed development will provide a taller backdrop than exists at present but this is not considered detrimental to the setting of the listed Rose Cottage particularly given the relationship that exists currently, and on balance it is considered that the proposed development will not have a detrimental adverse impact on the setting of the listed Rose Cottage and the Klondyke building.
4.14	Amenity/Open Space Provision Amenity Provision 4.14.1 Residential amenity space is provided in the form of private terraces at ground floor level, communal landscaped external courtyards, roof terraces and an area of open space to the south of the building. All ground floor apartments fronting onto the two courtyards, as well as a number along the southern elevation, benefit from a degree of private amenity space which is welcomed. Cumulatively this equates to an average of 9.75m per apartment. Whilst this is marginally below the recommended guidelines it is comparable and in some cases higher than other approved city centre developments and is supported by the BCC Landscape Planning and Development Team and is on balance considered acceptable. 4.14.2 Policy OS 2 of PPS 8 requires proposals for larger residential schemes to be supported by new public open space. Policy OS 2 requires states that a normal expectation will be at least 10% of the total site area. Policy OS 2 further states that provision at a rate less than 10% of the total site area may be acceptable where the residential development is located in a city centre or is close to and would benefit from ease of access to areas of existing public open space. The application site is located within reasonable walking distance of a number of areas of open space in the vicinity including McClure Street (0.1 miles and c.3 minutes walk), Ormeau Park (0.5 miles and 10 minutes walk), Botanic Gardens, (0.7 miles c. 14 minutes walk) and City Hall, (0.6 miles c. 13 minutes walk). 4.14.3 Moreover Policy OS 2 states that an exception to the requirement of providing public open space will be permitted in the case of apartment developments where a reasonable level of private communal open space is being provided. In this case it is considered that a reasonable level of private communal open space is being provided. 4.14.4 Policy OS2 of PPS8 further states that <i>"for residential developments of 100 units or more, an equipped children's play area will be required as an integral part of the development."</i> An exception to this requirement is permitted where an equipped children's play area exists within reasonable walking distance (generally around 400

	metres) of the majority of the units within the development scheme. In this case there are two council maintained Local Equipped Areas for Play (LEAPS), at McClure Street and Balfour Avenue which are located within 400m (5-10 minute walk) of the development site. The McClure Street area of open space is in very close proximity to the application site and includes an equipped children's play area which was refurbished in March 2020.
4.14.5	Having regard to the above considerations, it is advised that the proposal is compliant with Policy OS 2 of PPS 8 and criterion (c) of Policy QD 1 of PPS 7.
	Unit Sizes/Space Standards
4.14.6	Whilst the space standards set out in the addendum to PPS 7 do not apply as this area is a mixed use area and not considered an established residential area they are nevertheless a useful guide.
4.14.7	The Space standards referred to above set out that the design standards for a Studio apartment ranges from 30/35 sqm for a 1 bedroom bedsit. The studio apartments proposed range from 31-42 sqm and fall within the recommended design standards.
4.14.8	The Space standards for a 1 bedroom apartment ranges from 35/40 sqm for a 1 bedroom 1 person apartment to 50/55 sqm for a 1 bedroom 2 person apartment. The 1 bedroom apartments proposed range from 44sqm to 66 sqm and fall within the recommended design standards.
4.14.9	The Space standards for a 2 bedroom apartment ranges from 60/65 sqm for a 2 bedroom 3 person apartment to 70/75 sqm for a 2 bedroom 4 person apartment. The 2 bedroom apartments proposed fall within the recommended design standards
	Provision of Social/Affordable units within the Development
4.14.10	Objectors raised concerns that the proposed development should include social housing. The Northern Ireland Housing Executive (NIHE) response advised that there is no need to recommend further for social housing provision given current commitments as set out below. <i>'The site is located within the Donegall Pass Common Landlord Area (CLA) in South Belfast. CLAs are defined as areas where social housing is located and where applicants can choose to be housed. The current social housing waiting list for Donegall Pass shows 71 applicants of whom 55 are deemed to be housing stress. Annual allocations amounted to 27 in the year to March 2019. This indicates a shortfall in provision.</i> <i>The Housing Executive produces a three year Social Housing Development Programme (SHDP) each year, on a rolling basis. The current SHDP includes two schemes on public land within Donegall Pass which will meet the shortfall in the short/medium term. There is therefore no need to recommend further social provision within the Planning regime. Those sites will also deliver an element of affordable housing for purchase'.</i>
4.14.11	NIHE response recommends that 20% of the development, which is earmarked for the private rental market, be designated for affordable intermediate rent. Currently there is however no planning policy requirement to secure 20% of the units as affordable intermediate rental units and in the absence of such a policy requirement the proposed tenure of units is considered acceptable.

4.15	Landscaping
4.15.1	Thirty trees are being proposed to be planted including 3 along the Ormeau Road frontage. Officers had requested additional tree planting along the Ormeau Road frontage to soften the impact of the development at street level however the applicant has advised that due to constraints i.e. services located under the Ormeau Road frontage this is not possible. The Tree Officer and the Landscape Planning and Development Team have no objections subject to conditions. The Urban Design officer welcomes the use of 'stone paving' along the front of the building, part of Ormeau Street and along the southern boundary. However, the Urban Design Officer seeks further detail on the type, finish, size and colour tone of the proposed paving. It is recommended that a condition be attached to ensure that such details are submitted in advance of works being carried out. The proposed development is considered to meet criterion (c) of Policy QD 1.
4.16	Access, Servicing and Parking
4.16.1	Forty incurtilage parking spaces are proposed on site and include 4 permanent spaces dedicated to the use of a car club and at least 4 spaces for disabled parking. The amount of parking is below the required parking standards however the applicant has agreed to provide additional green travel measures to support the development including travel cards for each residential units for a period of 3 years, 4 car club spaces, discounted membership of a car club for a period of 3 years and the appointment of a travel co-ordinator to promote alternative and sustainable modes of transport and implementation of a residential travel plan. The reduction in parking is in line with recent city centre developments approved by the Planning Committee and will have environmental benefits in terms of improving air quality. The location of the site on an arterial route means it is accessible and well served by public transport.
4.16.2	Concerns have been raised regarding the limited parking available and the current congestion and illegal parking. DFI Roads are satisfied with the level of parking provided and the supporting green travel measures to support the reduced parking level. DFI Roads has not raised any concerns regarding parking outside the site. Enforcement of illegal parking on public roads is a matter for the PSNI.
4.16.3	Concerns were also raised about unallocated parking on the site. The development is a build to rent scheme and will be managed by one operator who will have control over the use of the parking spaces.
4.16.4	Concerns were raised that public transport is used less frequently in Belfast than other cities and therefore residential occupiers would be less likely to use. Green Travel measures including the provision of Travel Cards for 3 years and the provision of a Car Club scheme on site aim to incentivise residential occupiers to use other forms of transport rather than the car thereby reducing the dependency on car usage. The addition green travel measures set out above to support a reduced level of parking will be promoted through an appointed Travel Co-ordinator whose role will also include monitoring of the measures proposed. It is officers' view that adequate provision has been made to provide appropriate measures to support the reduced level of parking proposed and these measures have been endorsed by DFI Roads.
4.16.5	Concerns were raised that a previous through route/right of way from Ormeau Road through to the existing residential development to the west (Vernon St/Walnut St) would be lost. No through access has been available for a number of decades. In the 1980s the area was redeveloped and streets including were Lake Street and Outram Street were extinguished/abandoned. Since this time the site has been occupied by

4.16.6 4.16.7 4.16.8 4.16.9	Havelock House and an associated car park. An existing 2m high wall is being retained along the western boundary which is in the ownership of NIHE. NIHE were consulted and did not raise any issues with the retention of the wall at Vernon Street. The applicant has stated that the design team were aware of the interface issue from the pre-application community consultation and formally recorded it. The applicant has advised that the pre-application community consultation did not raise any desire to reopen the interface and therefore did not propose it as part of the planning application. The submitted plans therefore show the development being accessed from the Ormeau Road only and the existing established boundary with the adjacent residential area being retained. Within the Belfast Agenda, the Council has committed to developing an Interfaces Programme which has yet to be delivered. BCC Good Relations Unit were consulted and their provisional comments did not raise any specific concerns regarding the proposed development. The proposed development is on private land and rights of way across the site were extinguished/abandoned in the 1980s/1990s. The development will result in the regeneration of a brownfield site and an increase in the number of residential units in the City Centre in line with the Belfast Agenda which is to be welcomed. The site is located on the Ormeau Road, an arterial route which is well served by public transport. The proposed development incorporates internal cycle storage and a Belfast Bike docking station is located in close proximity at the Gasworks. Direct access is available from the Ormeau Road for those using the building with impaired mobility and the proposed development will be required to meet disability standards in order to satisfy Building Control Regulations. DFI Roads are satisfied with the access arrangements, the level of level of parking proposed for vehicles and bicycles and support the green travel measures proposed. The proposed development is considered to meet criterion (e) and (f) of Policy QD 1 and complies with Policy AMP 3 of PPS 3.
4.17 4.17.1 4.17.2 4.17.3	Environmental Considerations - Air Quality, Noise, Dust, Contamination, Lighting and Natural Habitats. Air Quality An Air Quality Assessment was submitted with the application. Environmental Health has advised that the assessment has sufficiently demonstrated that exceedances of Air Quality Objectives are not expected at the modelled receptor locations and predicted changes in traffic flows as a result of the proposed development, are considered to have a 'negligible' impact on nitrogen dioxide and particulate matter concentrations in the local area. As a result Environmental Health has no concerns regarding the air quality impacts of the operational phase of the development proposal. However, a condition is recommended regarding the installation of centralised heating/hot water systems to ensure no adverse impact on air quality as a result of such facilities. A further condition is recommended regarding the construction phase which is set out under the 'Dust' section below. Noise A Noise Impact Assessment and additional supporting information has been submitted in support of the application. Environmental Health (EH) acknowledge that due to Covid-19 restrictions that it is not feasible for a noise survey to be undertaken which could be considered representative of the normal noise climate at this site. EH consider that alternative methodologies may be used to represent baseline noise

	conditions to adequately assess the impact of the nearby noise sources on the proposal. EH advise that additional survey work may result in an underestimation of traffic noise impacts in the locality of the development site due to a general reduction in daily traffic movements as a result of homeworking. EH deem the data presented to be appropriate given the circumstances.
4.17.4	EH note that 40 car parking spaces are provided to the rear of the development and advise that a negative impact on the amenity of neighbouring properties as a result of noise from traffic movements is unlikely given the limited number of car parking spaces and the existing noise climate in the area. Environmental Health note that the 2m high masonry wall is close to the car parking bay and will perform as an acoustic screen and therefore mitigate noise from traffic movements.
4.17.5	Environmental Health recommend a number of conditions relating to the submission of a Construction Noise and Vibration Management Plan (CNVMP), a Verification Report demonstrating appropriate noise levels for plant and equipment and façade glazing specification and internal building services plant and equipment. These conditions are considered acceptable.
4.17.6	Concerns were raised regarding potential noise impact from the proposed transformer plant which will sit in the north west corner portion of the site. Objectors stated that there is no reference in the Noise Impact Assessment and Technical Note to the transformer and considered it premature to accept EH's recommended planning conditions in relation to external noise sources.
4.17.7	Environmental Health has considered the objection and advised that residential developments are not inherently noise producing developments, in general the main amenity concern would be in regard to the noise environment to which the future occupants will be exposed to e.g. urban transport noise, as is the case with this proposal. Environmental Health also advise that at the planning application stage it is commonplace that the exact design particulars of development associated plant/equipment have not been confirmed. The exact design specifications are usually established at the detailed design stage following the granting of planning approval. This is referred to in Section 6.1 of the AWN Consulting report dated 29th May 2020. As the specific plant/equipment design (make/model/acoustic data) cannot be confirmed until the detailed design stage, EH has recommended a condition requiring that future assessment is conducted in accordance with BS4142:2014+A1:2019 - Methods for rating and assessing industrial and commercial sound prior to the occupation of the development. The methodology outlined within BS4142 is the industry standard when assessing plant/equipment impact at noise sensitive premises for the purposes of planning. The condition proposed is regularly recommended for similar developments where plant/equipment is required to be carefully selected and designed so that the combined sound levels result in 'low adverse impact' in accordance with the above standard.
4.17.8	Environmental Health note that plant associated with this development is internally located, except for the substation. The proposed substation located to the rear of the development has not been explicitly mentioned in the Noise Impact Assessment submissions, it nevertheless will be considered by EH during the course of condition compliance. Substations are commonly included in residential developments of over 200 units and operational noise from a substation is unlikely to cause noise disturbance to surrounding residents.
4.17.9	Compliance with the recommended condition is necessary before the development can be operational and occupied. It is envisaged that the Verification Report will be

	submitted once the exact specification of suitable plant/equipment (including the substation) has been confirmed and following a representative period of background sound monitoring close to sound sensitive receptors. For the purposes of clarity 'sound sensitive residential premises' includes established residential premises, such as premises on Walnut Street, and the proposed apartment building
4.17.10	Concerns have been raised by objectors regarding the noise impact of the development and the methodology used in the submitted Noise Impact Assessment. EH has confirmed that they are satisfied with the data presented as set out above. EH have considered the issues raised in objections regarding noise and advise that the potential for demolition/construction noise impacts has been considered and a planning condition requesting that a Construction Noise and Vibration Management Plan (CNVMP) is submitted for written approval prior to commencement of development has been recommended. A planning condition has been recommended which requires the applicant to demonstrate that externally located plant/equipment does not result in an adverse impact at noise sensitive receptors.
4.17.11	Environmental Health advise that with regard to the background sound level (LA90), the methodology outlined within British Standard BS4142 stipulates how this level is determined. The background sound level is established following a representative noise survey during day and night-time periods. More than one (LA90) value may be determined for each night/day period depending on the size of the development and the locations of sensitive receptors. In the case of this proposal, background monitoring of the noise climate close to Walnut Street would be expected. The Standard states 'In using the background sound level...it is important to ensure that values are reliable and suitably represent both the particular circumstances and periods of interest'.
4.17.12	Where the 'rating level' of plant noise does not exceed the background sound level, no adverse impact from plant noise should result at sound sensitive residential premises, BS4142 states 'The lower the rating level is relative to the background sound level, the less likely it is that the specific sound source will have an adverse impact or significant adverse impact'.
4.17.13	The rating level is the level of the 'specific sound sources' including, where appropriate, the addition of a penalty or noise character correction which accounts for acoustic features of the particular sound source such as intermittency and tonality.
4.17.14	These decibel corrections are added to the specific sound level and the final rating level is established. This method of adding decibels to the specific sound source builds a degree of conservatism into the assessment.
4.17.15	The onus will be on the applicant to ensure that the rating level of the all-encompassing sound from the chosen plant/equipment, including the substation, complies with BS4142 in ensuring no adverse impact. For clarity Environmental Health advise that consideration of the inclusion of specific reference to the substation within the recommended condition. It is considered that inclusion of reference to the substation is appropriate to ensure that the noise levels generated from this infrastructure are properly considered.
4.17.16	Concerns were also raised that only 1 unattended noise monitoring location and 1 vibration monitoring location had been selected to provide an assessment of the total noise environment at the site when there are various noise source locations both internally and externally at the site. Concerns were raised regarding the acceptability of considering secondary noise data to depict the noise environment of another site.

4.17.17	Environmental Health has considered these issues and acknowledge, due to current Covid-19 restrictions, that it is not feasible for a noise survey to be undertaken which would be considered representative of the normal noise climate at this site. As such, they advise that alternative methodologies may be used to represent baseline noise conditions to adequately assess the impact of nearby noise sources on the proposal. EH also advise that additional survey work may result in an underestimation of traffic noise impacts in the locality of the development site due to a general reduction in daily traffic movements as a result of homeworking practices.
4.17.18	Environmental Health advise that the use of DAERA Noise Map data is not normally accepted within noise impact assessments and consider that the DAERA Noise Map data used with the AWN Consulting assessment has been compared with previously submitted noise assessments conducted in similar locations within the city (pre Covid-19) and the baseline data presented compares favourably with similar development sites subjected to comparable road traffic activity.
4.17.19	Due to the COVID-19 pandemic situation and the difficulty in proceeding with representative environmental noise assessments, the Association of Noise Consultants (ANC) and the Institute of Acoustics (IOA) have produced joint guidance, dated 21st April 2020, titled 'Joint Guidance on the Impact of COVID-19 on the Practicality and Reliability of Baseline Sound Level Surveying and the Provision of Sound & Noise Impact Assessments'.
4.17.20	The relevant section of the ANC/IOA guidance is provided below: <i>Baseline Sound Level Characterisation</i> <i>Before the most recent restrictions, the COVID-19 outbreak presented new challenges in obtaining representative baseline sound levels because typical road, air and rail transport usage have been reduced by travel restrictions and social distancing measures. Other sound sources may also have been affected – for example, due to changes in operating patterns at industrial and commercial premises. However, now that site visits cannot routinely occur, other approaches may have to be taken to establish an appropriate robust estimate of baseline conditions, such as using existing data (for example, from previous local surveys and noise maps) or undertaking baseline sound predictions. These approaches can be supplemented by additional limited on-site sound level measurements, where permitted. The most appropriate option to use must be determined on a case-by-case basis, assessing the level of uncertainty and including this information in the reporting. Most importantly at this time, before progressing with any methodology, there should be discussion of the intended approach with the relevant regulating authority.</i>
4.17.21	Environmental Health consider the data presented to be appropriate given the current circumstances and have no objections subject to conditions.
4.17.22	Dust Concerns have been raised both at the pre-application consultation stage and during the processing of the application regarding dust during the construction phase. An Outline Construction Environmental Management Plan and an Air Quality Assessment were submitted with the application by the applicant and set out an extensive range of mitigation measure to control dust throughout the construction period. These measures include the implementation of best practice measures including: • Principal contractor on the site will develop a best practice management scheme for the control of dust on the site.

	• Nominate a person(s) accountable for air quality and dust issues on the site boundary. • Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. And carry out regular inspections to monitor compliance. • Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. • Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and windowsills within 100 m of site boundary, with cleaning to be provided if necessary. • Plan site layout - machinery and dust causing activities should be located away from sensitive receptors. • Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site. • Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period. • Avoid site runoff of water or mud. • Remove materials that have a potential to produce dust from site as soon as possible, unless being reused on site. If they are being re-used on-site cover as described below. • All site roads will be swept and sprayed with water in prolonged spells of dry weather to prevent dust causing a nuisance off-site. • Minimise movement of construction traffic around site. • Site construction vehicles will be retained on site during the construction period. To minimise noise and emissions, all construction machinery will be switched off when not in use and speed limits imposed on internal roads and across the site. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. • Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).
4.17.23	Environmental Health considers that with implementation of proposed mitigation measures there will be no significant adverse dust effects from the construction phase of the proposed development. Environmental Health recommends a condition seeking the submission of a Dust Management Plan prior to construction which will require to be agreed by the Council which is considered acceptable.
4.17.24	The proposed development is considered to comply with criterion (h) of Policy QD 1 in that the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of noise or other disturbance.

	Contamination
4.17.25	A Environmental Site Assessment and Generic Quantitative Risk Assessment (GQRA) has been submitted identified potential risks to site users and adjacent site associated with potentially reduced quality made ground and contamination associated with historic/current on and off site activities.
4.17.26	Environmental Health (EH) was consulted and having considered the contaminated land reports, EH has no objection subject to a condition seeking the submission of a detailed remediation strategy prior to commencement of construction
	Lighting
4.17.27	EH advise that in regard to light spill, an artificial lighting impact assessments are usually only requested in the event that floodlighting is proposed to be installed within a development. As the lighting scheme is expected to include boundary/security lighting, a planning informative with regard to development lighting is recommended.
4.17.28	The Urban Design Officer considers that consideration should be given to providing a degree of lighting to the secondary entrance along the Ormeau Road. A condition is proposed to agree the lighting details prior to occupation.
	Natural Habitats
4.17.29	This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service (SES) on behalf of Belfast City Council.
4.17.30	Having considered the nature, scale, timing, duration and location of the project SES concluded that the proposed development could not have any conceivable effect on the selection features, conservation objectives or status of any European site.
4.17.31	SES advise that the potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site.
4.18	Drainage/Flood Risk
4.18.1	A Flood Risk Assessment and Drainage Assessment was submitted with the application seeking out the proposed drainage details for the site. The site does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain nor are there any designated watercourses running through the site and is therefore considered to be at low risk from flooding.
4.18.2	NI Water response advises that a network capacity check is required for the Watermain and the public foul sewer and that there is no public sewer to serve the development. The applicant has applied to NI Water to requisition a sewer extension to serve the development. NI water has indicated that if significant betterment can be achieved (which would be confirmed by calculations) then it (NI Water) would forgo the requirement for a foul sewerage Network Capacity Check. Discussions are ongoing with the applicant's team and NI Water to agree a mutually acceptable water and drainage solution to serve this development.

4.18.3	NI Water has confirmed that the receiving Waste Water Treatment facility (Belfast WwTW) has sufficient capacity to serve this development.
4.18.4	Rivers Agency recommend a condition seeking the submission of a final drainage assessment containing a detailed drainage network design prior to commencement of development which is considered acceptable.
4.18.5	NI Water or Rivers Agency do not raise objections to the proposed development which is considered to be in compliance with PPS 15.
4.19	Waste Management
4.19.1	Three bin storage areas are proposed at ground floor level ensuring accessibility by all occupants. BCC Waste Management Unit are satisfied with the proposed waste arrangements.
5.0	Other Issues
5.1	Concerns have been raised regarding the level of engagement between the Council and the local community, particularly with respect to the challenges of COVID-19. Whilst acknowledging the impact of COVID-19, officers are satisfied that local residents have had significant opportunity to engage with the Council's Planning Service on this application including several rounds of consultation, a meeting with residents and representatives for the local community and submission of numerous queries about the Listing issue, and the application more generally which officers have responded to. The local community also has the opportunity to make oral representations to the Planning Committee when this application comes before it.
5.2	Concerns were raised that the proposed development would devalue adjacent properties. The Impact of the development on the value of neighbouring properties is not a planning matter.
5.3	Objections have sought that a Health Impact Assessment should be carried out for the development prior to determination given concerns regarding the impact of the development on the health and wellbeing of the local residents. There is no current policy requirement to provide a Health Impact Assessment. Whilst the emerging Local Development Plan seeks to include provision as a requirement of major planning application this plan carries no weight given its draft status.
5.4	Right to Light Rights to light is a matter between the developer and interested parties and not a material consideration for the assessment of this application.
6.0	Developer Contributions and Obligations
6.1	The applicant has agreed to provide green travel measures to support the reduced parking proposed. These measures will include: • Submission and implementation of a Residential Travel Plan; • Travel Cards for each residential unit for 3 years; • Provision of 4 permanent car club spaces; and • Provision of discounted membership of a car club (50%) for a period of 3 years

6.2	The above planning obligations will be included as part of the planning permission by means of a Section 76 planning agreement. This is directly related to the development and will mitigate the reduced parking proposed and is considered necessary to make the development acceptable.
7.0	Pre-Application Community Consultation
7.1	In accordance with the requirements of Section 27 of the Planning Act (NI) 2011, the applicant served a Proposal of Application Notice (PAN) on Belfast City Council on 3 rd August 2018 (LA04/2018/1982/PAN). Belfast City Council responded confirming that the PAN and associated approach met the requirements of Section 27 of the Planning Act and was acceptable. The Council recommended that the Inner South Neighbourhood Renewal Partnership should be notified of the development. The Pre-Application Community Consultation (PACC) public engagement event for this proposal took place on 27th September 2018.
7.2	Concerns were raised that the Lower Ormeau Road residents were not consulted at the pre-application consultation process. The Pre-Application Community Consultation Report confirms that community groups in the area were consulted including the South Belfast Alternatives who serve the communities of South Belfast. Officers are satisfied that adequate consultation has been carried out.
7.3	A Pre-Application Community Consultation Report has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements and has taken account of the Council's comments during the PAN process. The report has confirmed advertising for the public event and that the public event took place in accordance with section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015. The report also confirmed that 500 flyers had been distributed to homes and businesses within 200m of the site. The flyers were distributed to residential properties on the following streets:- • Walnut Street • Walnut Court • Vernon Street • Elm Street • Pine Way • Oak Street • Oak Way • Vernon Court • Virginia Way • Powerscourt Place • McClure Street • Ormeau Road • Coyles Place • Donegall Pass
7.4	The PACC also confirms that the applicant's team contacted local stakeholders including the Donegall Pass Community Forum and South Belfast Alternatives. The report confirms that the development team informed all local elected representatives in Botanic DEA, and the South Belfast MLAs and Member of Parliament of the community exhibition event and invited elected representatives to the consultation and provided them with details of the proposed development.

7.5	The report advises that 10 comments were received at the consultation event and that issues were raised in relation to reopening of an interface area, through route for traffic, local housing waiting list, height of the proposed development and assurances were sought that when the demolition of the existing building takes place that noise and dust would be kept to a minimum.
7.6	The report states that: <i>The proposed development has been subject to a detailed design process since the community consultation event in response to feedback. This has seen the scheme evolve to respond sympathetically to its surrounding context with a reduction in building height with an improved relationship to the neighbouring residential properties and listed buildings in the area. Access to the building will be from the Ormeau Road and there is no intention to open access to neighbouring residential areas. The proposed development offers the chance to regenerate a vacant site at the entrance to Belfast City Centre.'</i>
7.7	Concerns were raised regarding the level of information provided at the pre-application consultation stage. Officers are satisfied that the Pre-Community Consultation Report submitted satisfactorily demonstrates that the applicant has complied with the requirements of Sections 27 and 28 of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.
Neighbour Notification Checked Yes	
Summary of Recommendation: Having regard to the policy context and other material considerations the proposal is considered on balance acceptable. It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement to secure the green transport measures to support the development. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 Agreement subject to no new substantive planning issues being raised by third parties. If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.	
Draft Conditions: - The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. - Prior to commencement of development a detailed specification and samples shall be submitted and sample panels of all external finishes shall be made available on site for inspection by the Council and shall be approved in writing. The samples shall be retained on site until completion of the development. The development shall be carried out in accordance with the agreed details. Reason: To ensure a high quality development. - Prior to commencement of development a detailed specification and samples shall be submitted and sample panels of all hard landscaping finishes shall be made available on site for inspection	

by the Council and shall be approved in writing. The samples shall be retained on site until completion of the development. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a high quality development.

4. Prior to commencement of development a detailed specification of lighting to the secondary entrance along the Ormeau Road shall be submitted and be approved in writing by the Council.. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a high quality development.

5. All hard and soft landscaping works shall be carried out in accordance with the details set out in Drawing Nos. 26B – Hard Landscaping Plan Rev D and 27B– Planting Plan RevD published by Belfast City Council 25 August 2020 except in accordance with the details submitted and agreed under conditions 3 and 6. The hard landscaping works shall be carried out prior to the occupation of the development hereby approved. The soft landscaping works shall be carried out prior to the occupation of the development hereby approved or before the end of the first planting season after occupation, whatever is sooner, and shall be permanently retained thereafter. Any trees or plants indicated on the approved scheme 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 similar species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. Notwithstanding the details set out on Drawing Nos. 26B – Hard Landscaping Plan RevD and 28A – Landscape Proposal RevD published by Belfast City Council on 25 August 2020 details of a permeable surfacing material for the car parking area to the rear of the building shall be submitted to and agreed in writing by the Council prior to commencement of the development hereby approved.

Reason: In the interests of visual amenity and to facilitate run-off from the site.

7. The open space and amenity areas indicated on Drawing No. 28A – Landscape Proposal Rev D published by Belfast City Council on 25 August 2020 shall be managed and maintained in accordance with the Park Hood Landscape Management Plan, February 2020, bearing the Belfast City Council date received stamp of 28 February 2020. Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual amenity.

8. Any excavation and or construction within the RPA of any existing tree shall carried out in accordance with recommendations at outlined in BS587:2012 'Trees in relation to design, demolition and construction – Recommendations'.

Reason: To ensure the protection of existing trees.

9. If tree roots are accidentally damaged the Council must be notified and given the opportunity to inspect the damage before it is covered over.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees.

10. Prior to the commencement of development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15, shall be submitted to and agreed in writing by the Council. The development shall be carried out in accordance with the approved details.

Reason: To safeguard against flood risk to the development and elsewhere.

11. Prior to commencement of construction, a Detailed Remediation Strategy shall be submitted to and agreed in writing by the Council. This Strategy should follow best practice and must demonstrate how the pollutant linkages identified within the RSK Ireland report entitled 'Ground Check Ltd, Environmental Site Assessment and Generic Quantitative Risk Assessment, Havelock House, Ormeau Road, Belfast' (dated April 2019 and referenced 602438-R1(00)), 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.
 - In particular, this Detailed Remediation Strategy must detail the gas protection measures to be provided to the development in line with its Characteristic Situation (CS) 2 classification.
 - All construction thereafter must be in accordance with the approved Remediation Strategy.

Reason: Protection of human health.

12. Prior to occupation of the development, a Verification Report shall be submitted to and agreed in writing by Council. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Detailed Remediation Strategy have been implemented, have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health.

Reason: Protection of human health.

13. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: Protection of human health.

14. Prior to commencement of the demolition and construction phases of the development, the appointed contractor shall submit to the Planning Authority, a Construction Noise and Vibration Management Plan (CNVMP) for written approval. The CNVMP shall specify measures to control and minimise noise and vibration impacts during the demolition and construction phases. The CNVMP shall include rationale for and details of the chosen piling methodology and must pay regard to Parts 1 and 2 of BS 5228:2009+A1:2014 *Code of practice for noise and vibration control on construction and open sites* and demonstrate the use of 'best practicable means'. The CNVMP must be implemented as agreed and the

associated records shall be made available to the Planning Authority at any time upon request.

Reason: Protection of residential amenity against adverse construction impacts.

15. Prior to occupation of the development, a Verification Report shall be submitted to the Planning Authority, for review and approval in writing, which demonstrates that the Rating Level (dB LAr) of sound from all combined plant and equipment associated with the development, including the substation, does not exceed the background sound level (for both daytime and night time hours) at sound sensitive residential premises when determined in accordance with the assessment methodology outlined in *BS4142:2014+A1:2019 - Methods for rating and assessing industrial and commercial sound*, and in accordance with Section 3.4 of the AWN Consulting report – *Inward noise impact assessment for a residential and amenity development at Havelock House, Ormeau Road, Belfast*, Reference MS/18/10456NR01b, dated 29th May 2020. The approved Rating Level (dB LAr) shall be maintained at that level, or below, thereafter.

Reason: Protection of residential amenity

16. Prior to construction of the development, internal building services plant and equipment shall be so selected to ensure that noise levels within proposed residential apartments do not exceed internal noise criteria detailed within Section 5.2.1 of the AWN Consulting report – *Inward noise impact assessment for a residential and amenity development at Havelock House, Ormeau Road, Belfast*, Reference MS/18/10456NR01b, dated 29th May 2020.

Reason: Protection of residential amenity.

17. Prior to occupation of the development, a Verification Report shall be submitted to the Planning Authority for approval in writing. This Verification Report must demonstrate that the façade glazing specification, as installed, is in accordance with or higher than the glazing specification recommended within Section 2.6 of the AWN Consulting – Technical Note - Clarification on Noise Report MS/18/10546NR01b, Ref. MS/18/10546NT01, dated 22nd September 2020 and is installed in accordance with Figure 2 of the AWN Consulting Technical Note. The report shall demonstrate that alternative means of acoustically attenuated ventilation has been installed and also demonstrate that the internal noise levels within habitable rooms:
- Do not exceed 35dB LAeq,16 hr between 07.00hrs and 23.00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.
 - Do not exceed 30 dB LAeq, 8hr within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.
 - Do not exceed 45dB LAFmax, by more than 10 single sound events in any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.

Reason: Protection of residential amenity.

18. Prior to operation of the development gym, the noise mitigation measures detailed within Section 6.2 of the AWN Consulting report – *Inward noise impact assessment for a residential and amenity development at Havelock House, Ormeau Road, Belfast*, Reference MS/18/10456NR01b, dated 29th May 2020 shall be installed and retained thereafter.

Reason: Protection of residential amenity

19. Prior to commencement of the demolition and construction phases of the development a Dust Management Plan shall be produced and shall include the mitigation measures detailed within Chapter 5 of the Redmore Environmental report, *Air Quality Assessment, Ormeau Road, Belfast*, dated 15th January 2020 and as Section 5.29 of the outline CEMP. The mitigation measures shall be implemented throughout the duration of the construction phase of the development.

Reason: Protection of residential amenity.

20. Prior to the installation of any centralised heating/hot water system, the technical specification and emissions output of the plant and details of the location and height of termination points of the associated flue(s) shall be provided to the Planning Authority for approval and, if required, a revised Air Quality Assessment shall also be submitted for review and approval in writing.

Reason: Protection of human health.

21. Prior to commencement of development, a Final Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Council. The final CEMP shall be in accordance with the Outline Construction Environmental Management Plan dated January 2020 and shall also include details regarding the storage, containment or mitigation of silts or sediment run off from the site.

Reason: Protection of human health and environmental receptors to ensure the site is suitable for use.

22. The development shall operate using hard surfaced areas constructed generally in accordance with the approved layout Drawing No. 02D 'Proposed Ground Floor Plan' published by Belfast City Council Planning Office on 07 September 2020 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.

Reason: To ensure that adequate provision has been made for parking and servicing.

23. 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.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

24. Prior to occupation, the development shall provide 40 car parking spaces within the site. A minimum of 4 spaces shall be reserved for use by a car club scheme. A minimum of 4 spaces shall be reserved for disabled users.

Reason: To ensure that adequate provision has been made for parking.

25. Prior to occupation, the development shall provide a minimum of 54 bike stands of which 4 shall be provided externally for the use of visitors to the site.

Reason: To ensure that adequate provision has been made for cycle parking and to encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

26. The commercial and staff elements of the development hereby permitted shall operate generally in accordance with the approved Travel Plan published by Belfast City Council Planning Office on 30 January 2020.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.

27. The development hereby permitted shall operate in accordance with the Servicing Management Plan within the approved Travel Plan published by Belfast City Council Planning Office on 30 January 2020.

Reason: In the interests of road safety and the convenience of road users.

28. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the windows on the first and second floors outlined in red on Drawing No. 13a - Elevation C (Western) published by Belfast City Council on 16 June 2020 shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

Reason: To safeguard the privacy of adjacent properties.

Notification to Department (if relevant):

If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the significant objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.

Representations from Elected members:

Christopher Stalford MLA
Paula Bradshaw MLA
Matthew O'Toole MLA

ANNEX	
Date Valid	14th January 2020
Date First Advertised	7th February 2020
Date Last Advertised	26th June 2020
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Walnut Court,Belfast,Antrim,BT7 1EP The Owner/Occupier, 20 – 50 Walnut Street,Belfast,Antrim,BT7 1EN The Owner/Occupier, 3 - 7 Walnut Court,Belfast,Antrim,BT7 1EP The Owner/Occupier, 55 - 59 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1DY The Owner/Occupier, 69 - 71 Vernon Street,Belfast,Antrim,BT7 1EW The Owner/Occupier, 8 Ormeau Road,Ormeau,Antrim, The Owner/Occupier, Apartment 2.04,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FD The Owner/Occupier, Apartment 2.10,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FD The Owner/Occupier, Apartment 3.08,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FD The Owner/Occupier, Apartment 3.11,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FD The Owner/Occupier, Apartment 3.14,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FD The Owner/Occupier, Apartment 4.03,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FD The Owner/Occupier, Apartment 4.10,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FD The Owner/Occupier, Apartment 4.11,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FD The Owner/Occupier, Apartment 5.11,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FE The Owner/Occupier, Apartment 5.12,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FE The Owner/Occupier, Apartment 6.03,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FE The Owner/Occupier, Apartment 6.06,55 Ormeau Road,Ormeau,Belfast,Antrim,BT7 1FE The Owner/Occupier, Havelock House,1 Havelock Place,Ormeau,Belfast,Antrim,BT7 1ED The Owner/Occupier, Office 1 st – 4th Floor,The Arena Building,85 Ormeau Road, Belfast, Antrim, BT7 1SH The Owner/Occupier, The Klondyke Building,Cromac Avenue,Gasworks Business	
Date of Last Neighbour Notification	23 rd June 2020
Date of EIA Determination	4th February 2020
ES Requested	No

Appendix 1 – HED Survey Report – Havelock House

NI Environment Agency – Protecting Historic Buildings
Historic Building Details

HB26/30/037

Address Havelock House 1 Havelock Street Ormeau Malone Lower BELFAST BT7 1EB **See General comments**	HB Ref No HB26/30/037 
Extent of Listing Not Listed	
Date of Construction	
Townland	
Current Building Use Office	
Principal Former Use Office	

Conservation Area	Current Grade	Record Only	OS Map No 147/1 NE
Industrial Archaeology			IG Ref J3419 7316
Vernacular	Date of Listing		IHR No
Thatched	Date of Delisting		
Monument	Delisted/Relisted	Not Required	SMR No
Area of Townscape Character			
Local Landscape Policy Area			HGI Ref _____
Historic Gardens Inventory			
Derelict			_____

Owner Category Private

Building Information

Exterior Description and Setting

Page 1 of 3

Printed on 9-Jul-20

NI Environment Agency – Protecting Historic Buildings Historic Building Details

HB26/30/037

A multi-bay three-storey rendered commercial building, now housing the headquarters of Ulster Television. Rendered walling and replacement windows; interior substantially refurbished. This building was surveyed in the First Survey but not listed. A partial record only was taken during the Second Survey as the building is not worthy of a full survey.

Architects

Historical Information

The original – Victorian – section of Havelock House was built in two distinct phases. The western portion (as demarcated by the westernmost chimneystack), originally 1 Havelock Street, was constructed as a linen warehouse for James Thompson & Sons, linen and cambric manufacturers, and is first recorded in the valuation book in 1871 and shown on the OS town plan of 1873. Thompson (d.1875) lived at a large, pre-1839, double-fronted house to the northeast of this (formerly no.83 Ormeau Road), and the new warehouse appears to have been built as an adjunct to existing ones he possessed to the rear of his home. In 1883 the firm leased out the dwelling and but retained the warehouses, which from this point began to be valued as a single property with that in Havelock Street. In 1896 the large L-shaped section at the intersection of Havelock Place and Ormeau Road was added, with the newly-expanded premises now abutting James Thompson's former abode of no.83 to the north. The identity of the architects responsible for both sections of the building are not known.

James Thompson & Sons went into liquidation in 1933 and the property ('brick built with cut-stone dressings...3 storeys in height and containing approximately 14,153 superficial feet floor space, with covered gateway and two open yards') was put up for sale or rent. From 1935 it was occupied by Batty Bros., tea importers. In January 1937 the building suffered serious fire damage with an estimated 'one-third' of the structure, mainly on the first and second floors, 'gutted'; a contemporary photo shows quite a fierce blaze which at very least must have destroyed much, if not all of the roof and a substantial portion of the upper levels. Batty's were able to carry on trading from part of the site quickly afterwards, but seem to have vacated the premises within the following few months. In mid-1939 it was advertised for rent once again; there is no mention in the advert of any damage, so presumably repairs had been carried out by this stage.

During WWII the building was commandeered by the government and used to billet troops. Post-1945 it was brought back into private commercial use once again, with J.H. Fenner & Co. Ltd. - 'Belting Manufacturers' and J.M. Ritchie and Co. Ltd. - 'Tennis wear, ladies frocks and overalls', based here in 1951. In 1958 it was put up for sale, the sale notice describing it as a 'as a substantial factory building...of about 13,000 sq.ft' with 'good natural lighting'.

The property was subsequently acquired by Ulster Television (UTV), the company that had taken on the Independent Television (ITV) franchise for the Northern Ireland region, who converted the premises to serve as their new headquarters. The £50,000 conversion work was undertaken by architect Brian Hewitt (a native of Portadown and partner in the Belfast firm of Anthony F. Lucy) with technical design by Howard Steele, an Englishman, who had previously worked as a senior engineer on the conversion of Teddington Studios for ABC Television (one of the four major ITV companies). Hewitt retained the 19th century framework and façade, albeit with the original brick finish now rendered, whilst internally new spaces were created, including a small (and as such, seemingly, innovative) all-purpose studio - later 'Studio 1', the architect describing the revamped structure as retaining 'the Victorian character' but with an 'attractive modern air in keeping with the new and exciting entertainment medium'. Broadcasts at the re-christened 'Havelock House' began on 31 October 1959, with Sir Laurence Olivier (who was also one of the directors of the company) introducing the new station.

In November 1962 UTV completed a £100,000 extension to the north side of the building which included a new 1,600sqft studio ('Studio 2'), as well as make-up, scenery and office facilities. This scheme was again undertaken by Brian Hewitt, who the year previously had designed Channel Television's new studio in Jersey, once again in conjunction with Howard Steele, (the pair commissioned, it would seem,

NI Environment Agency – Protecting Historic Buildings

Historic Building Details

HB26/30/037

on the back of their pioneering 'small-scale' work at UTV.) The new addition (which appears to have practically doubled the footprint of the building) was contrastingly modern, with the frontage on to Ormeau Road containing a stairwell housed in a glass curtain wall. Map evidence indicates that further alterations and additions were made to this side in subsequent years (certainly before 1984), with formerly separate properties along Ormeau Road to the north and Havelock Place to the west demolished in the process.

The last major phase of works occurred in 1992-93 when a large extension was built to the west and north to house a larger studio, (assuming the title 'Studio 1'), along with other production facilities and offices. This entailed the building over what had been Havelock Place, which, by this point had (along with the rest of Havelock Street) been divested of its remaining - largely 19th century - buildings and was being used as car-parking space. Upon completion of this section the original 1959 Studio 1 was taken out of use.

UTV continued to broadcast from Havelock House until June 2018, when the station moved to a new premises at City Quays on the off Clarendon Road.

References – Primary sources

- 1 Belfast Street directories (various publishers), 1839-1996
- 2 OS maps / town plans - 1843, 1858, 1873, 1902, 1938, 1959, 1963, 1988
- 3 PRONI VAL2B/7/1D Second valuation, ~~Cromac~~ Ward, 1859
- 4 PRONI VAL12B/43A/3, 13 Annual valuation revision books, ~~Cromac~~ Ward, 1863-81, 1882-97
- 5 'Belfast Telegraph', 1 April 1871, 28 May 1875, 21 January 1937, 16 March 1959, 5 September 1961, 9 and 26 November 1962
- 6 'Northern Whig', 30 May 1933
- 7 'Belfast News-Letter', 20 October 1933, 20 January 1937
- 8 'Ballymena Weekly Telegraph', 23 January 1937
- 9 'Irish Builder' 103, 30 September 1961

Secondary sources

- 1 Information supplied by Dr. Ken Griffin, 2018-19

Criteria for Listing

Architectural Interest

Not listed

Historical Interest

Not listed

Evaluation

A multi-bay three-storey rendered commercial building, now housing the headquarters of Ulster Television. Rendered walling and replacement windows; interior substantially refurbished. This building was surveyed in the First Survey but not listed. A partial record only was taken during the Second Survey as the building is not worthy of a full survey.

General Comments

A multi-bay three-storey rendered commercial building, now housing the headquarters of Ulster Television. Rendered walling and replacement windows; interior substantially refurbished. This building was surveyed in the First Survey but not listed. A partial record only was taken during the Second Survey as the building is not worthy of a full survey.

Monitoring Notes – since Date of Survey

Historical information updated. PS 2019.05.10

Date of Survey

25/05/2011

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Committee Application

Development Management Report	
Application ID: LA04/2019/0463/F	Date of Committee: 17 November 2020
Proposal: Revision of previously approved application (Z/2012/0645/RM) and erection of 10no semi-detached dwellings and associated site works	Location: Plots 36-45 (total 10no Units) of residential development to lands south of 25 Harberton Park Belfast as approved under reference number Z/2012/0645/RM (total 140no units)
Referral Route: Councillor referral	
Recommendation: APPROVAL	
Applicant Name and Address: HBH Developments c/o Blue Horizon 551-555 Lisburn Road Belfast	Agent Name and Address: Dimensions Architects 1 Montgomery House 478 Castlereagh Road Belfast
Executive Summary: The proposal is for the 'Revision of previously approved application Z/2012/0645/RM and erection of 10 No. semi-detached dwellings and associated site works'. The proposed development is in substitution for 10 units previously approved, which consisted of 8 No. semi-detached dwellings and 2 No. detached dwellings granted under planning reference Z/2012/0645/RM. The main issues to consider are: • Impact on parking and road safety. • Impact on character of the area. • Layout and design • Residential amenity • Drainage issues. 27 objections were received in respect of the proposed development, relating to a number of issues, primarily parking, road safety, overall design concept and drainage, in addition to issues regarding the existing built development. The site is not zoned for a use within BUAP, draft BMAP 2004 or the unlawfully adopted version of BMAP 2015. The proposed buildings are generally respectful of the surrounding context and character of the immediate locality. Furthermore, it is considered that the pattern of development is generally in keeping with the overall character and environmental quality of the established area. Many of the objections relate to existing parking and proposed parking on site. DFI Roads have informally advised that they are content with the proposal. At the time of writing this report, they advised that the Private Streets Determination Drawings were awaiting final sign off. An update will be provided in the late items Report to Committee.	

The design and layout will not create conflict with adjacent land uses and there is no unacceptable impact on residential amenity as a result of the proposal. Potential issues with drainage and sewage infrastructure have been addressed following consultation with DFI Rivers Agency and NI Water.

It is considered that the proposal is on balance acceptable and is recommended for:

Approval subject to Conditions

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The proposal is for the 'Revision of previously approved application Z/2012/0645/RM and erection of 10 No. semi-detached dwellings and associated site works'.
1.2	The proposed development is in substitution for 8 No. semi-detached dwellings and 2 No. detached dwellings previously approved under planning reference Z/2012/0645/RM.
1.3	The proposed dwellings are a mix of house types: • 6 of the dwellings are semi-detached with a ridge height of 10.1 metres (2.5 storeys). The front elevation of the overall building has two gable projections on either side of the building with ground floor bay windows. There are two roof dormers on the front and a small window at the top of the gable projection. Chimneys are projected on both sides of the building. The proposed gable width is 12.9 metres and there is a 2 storey rear return with roof space conversion (9.1 m to ridge). Juliet balconies are proposed at first floor level at the rear. These 6 proposed dwellings are the northernmost dwellings on the site. • 4 of the dwellings are semi-detached with a ridge height of 10.1 metres (2.5 storeys). The front elevation of the overall building has two gable projections on either side of the building with ground floor bay windows. There are two roof dormers on the front and a small window at the top of the gable projection. Chimneys are projected on both sides of the building. The proposed gable width is 12.9 metres and there is a single storey rear extension proposed. There are dormers located on the rear of the building.
2.0	Description of Site
2.1	The site of this housing development (currently under construction) is on lands previously owned by the Royal Agricultural Society at the King's Hall complex. It is a flat site located between Harberton Park (residential) and Balmoral Golf Club. The proposed site is located along the western boundary of the overall residential development site and measures 0.365 Ha. Balmoral Golf Club is located immediately to the west of the site. The western boundary is defined by a metal palisade fence, with a mix of coniferous and deciduous trees providing a buffer between the development and the adjacent golf club. The trees are on land controlled by the Golf Club. The surrounding land use is defined by residential development, both existing and in construction.



Planning Assessment of Policy and other Material Considerations

3.0 Site History

3.1	An outline planning application (Z/2003/1697/O) for the demolition of the existing buildings and erection of a residential development comprising 140 units was approved in 2009. A reserved matters application (Z/2012/0645/RM) for the same proposal was then granted planning permission in 2014. There have also been six planning approvals granted for amendments to Z/2012/0645/RM:
3.2	LA04/2015/0358/F - Amendments to previous planning approval (Z/2012/0645/RM) to include changes to house types and modification to plot arrangements including garages, landscaping and related site and access works for the first phase of development comprising 19 dwellings.
3.3	LA04/2016/0200/F - Erection of 48 No. Dwellings including garages and landscaping (amendments to Z/2012/0645/RM).
3.4	LA04/2017/0157/F - Revision of previous approved application (Z/2012/0645/RM) and erection of 12 no. detached dwellings, 4 no. semi-detached dwellings, 3 no. townhouses and 18 no. apartments (in total 37 units) and associated works.
3.5	LA04/2017/2331/F – Erection of 13 dwellings comprising 3No. detached dwellings, 6No. semi-detached dwellings & 4No. apartments and associated site works.
3.6	LA04/2017/2383/F - Revision of previously approved application Z/2012/0645/RM and erection of 2 No. detached dwellings (in total 2 No. units) and associated works.
3.7	LA4/2018/0969/F - Change of house type to that approved under Z/2012/0645/RM to include extension - Plot 128, Harberton Park, Belfast
3.8	One recent planning application in relation to the overall site (site immediately to the north) has been withdrawn: LA04/2020/0117/F - Revision of previously approved application (Z/2012/0645/RM) and erection of 6no. apartments and associated site works - Approximately 25 metres west of 39 Harberton Crescent (Withdrawn) Furthermore, there are currently two other applications under consideration in relation to the overall residential development:
3.9	LA04/2018/2682/F – Revision of previously approved application (Z/2012/0645/RM) and erection of 2 no. semi-detached dwellings and 5 no. apartments (in total 7 no. units) and associated site works - Plots 32, 33, 34 and 35 (total 4 no. units) of residential development to lands south of 25 Harberton Park.
3.10	LA04/2020/0119/F – Revision of plot 45 (Dunleath hall) to previously approved application LA04/2017/2331/F and erection of 6 No. apartments and associated site works - 15 metres west of No.20 Harberton Crescent
4.0	Policy Framework
4.1	Belfast Urban Area Plan (BUAP)
4.2	Draft Belfast Metropolitan Plan 2015 (Draft BMAP)
4.3	Strategic Planning Policy Statement (SPPS) PPS 3 Access, Movement and Parking

	PPS 7 Quality Residential Environments PPS 7 Addendum - Safeguarding the character of established residential areas PPS 12 Housing in Settlements PPS 15 Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection / awaiting final PSDs
5.2	NIEA – No objection, subject to condition
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection, subject to condition
6.2	NI Water – No objection
6.3	Rivers Agency – No objection
7.0	Representations
7.1	27 objections were received in respect of the proposed development. 9 individual residents made representations with regard to the proposal. More recently, 10 residents have formed 'Harberton Crescent Residents Group', which has made the latest representations. The objections relate to the following issues:
7.2	- Existing residents are being forced to park on the road, as widths of existing driveways do not allow 2 cars to be parked. Photographs have been provided showing this on separate occasions. - Existing vehicles are being damaged whilst parked on the street. Proposal will exacerbate this issue. - Proposal will have a detrimental impact on road safety and congestion. Proposal introduces approximately 25 cars to the 90 degree bend, exacerbating existing issues. - Proposal will create road safety issues for pedestrians, cyclists and children playing. - Proposal will exacerbate existing issues regarding ease of access for emergency vehicles and service vehicles (such as bin lorries and delivery vans). - Proposed triple back to back parking within proposed dwellings is not practical / unworkable. - Reduction in parking provision of plot 36. - Proposed visitor parking within driveways is not a workable solution. - An adjacent dwelling has not been built in accordance with the approved plans, thereby exacerbating the parking issues. - Proposal does not comply with published 'parking standards'. - Technical issues with proposed PSD Drawings – - Proposed visitor parking outside plots 35 & 36 is not 15 m from road bend. - Proposed visitor parking outside plots 41 & 42 is not 15 m from road junction. - Plot 113 & 112 show 3 parking spaces, however only 2 in situ. - Plot 129 access is shown in wrong location. - Proposed 90 degree road bend has not been widened, in accordance with 'Creating Places'. - Issues with equivalence of the overall development. Concerns that there is an uneven distribution of green space in the overall development. - No 3D visuals, street sections / elevations have been submitted.

	- Proposed dwellings have been increased in height from the extant approval. - Proposed number of bedrooms far exceeds the number of bedrooms from the extant approval. - Proposal results in overdevelopment / intense development. - Submitted drainage details are limited. - NI Water response raises concerns that proposed development will impact detrimentally on existing infrastructure. - Impact on wellbeing of existing residents. - Developer should provide a survey of the existing 'as built' development to indicate actual dimensions on the ground. - Inaccuracies raised regarding the submitted 'as built' drawings. - Issues with neighbour notification. - Residents Group have requested an opportunity to meet with the developer.
8.0	Assessment
8.1	<u>Development Plan context</u> Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. The appeal site is located within the urban area of Belfast. The adopted Belfast Metropolitan Area Plan 2014 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area with draft BMAP remaining a material consideration.
8.2	The site is not zoned for a use within BUAP, draft BMAP 2004 or the unlawfully adopted version of BMAP 2015.
8.3	<u>SPPS</u> The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. The SPPS advises that within established residential areas, the proposed density of new housing development, together with its form, scale, massing and layout should respect local character and environmental quality as well as safeguarding the amenity of existing residents. The SPPS aims to promote more sustainable housing development within existing urban areas and places emphasis on increasing housing density within settlements. It also encourages sustainable forms of development, good design and balanced communities. The use of greenfield land for housing should be reduced and more urban housing should be accommodated through the recycling of land and buildings.
8.4	<u>Character / Layout / Design</u> The proposed dwellings are semi-detached dwellings, with a ridge height of 10.1 metres and a gable depth of 12.8 metres. The proposed external wall materials are a mix of red clay facing brick and off white painted / self-coloured render.
8.5	Whilst the gable widths are relatively large, this is generally characteristic of the surrounding development and similar gable widths were included on 4 of the previously approved dwellings. Furthermore, there are existing dwellings located in Harberton Crescent with gable depths of 12.45 metres. With regard to the ridge height, the proposed dwellings are higher

	than all of the existing approved dwellings in this part of the site, as well as the existing nearby dwellings located in Harberton Crescent. However, the increase in ridge height is relatively marginal and is not considered a major concern given the surrounding context. Furthermore, it is noted that the overall existing development includes a number of dwellings taller than that proposed. The dwellings with the 2 storey rear returns will result in a degree of bulkiness, however, there are no public views of the rear returns and on balance, the arrangement is considered acceptable. With regard to the proposed materials and detailing of the proposed dwellings, they are considered to represent a betterment than the extant approval, as the proposal is more in keeping with the existing built development.
8.6	The proposal represents a betterment of the previously approved development with regard to building line, with a stronger building line now evident.
8.7	It is considered that the proposed density is not significantly higher than the existing density. Furthermore, there is no net increase in residential units when compared to the extant approval.
8.8	For the reasons outlined above, it is considered that the proposed buildings are generally respectful of the surrounding context and character of the immediate locality. Furthermore, it is considered the pattern of development is generally in keeping with the overall character and environmental quality of the established area and on balance is acceptable.
8.9	<u>Access / Parking</u> Several objections have been received, with regard to existing parking and proposed parking on site. These issues have been summarised in para 7.2 above.
8.10	Objections raised concern regarding the width of driveways within a number of existing properties in Harberton Crescent. It appears that the constructed driveways are not wide enough to accommodate 2 vehicles parking at the same time, therefore putting pressure on on-street parking. The objectors have been advised that this issue relates to previously approved development and is outside the red line boundary of this application.
8.11	The proposed development includes in curtilage parking for 2 vehicles within each dwelling and 7 on-street visitor parking spaces.
8.12	DFI Roads have informally advised that they are content with the proposal. At the time of writing this report, they advised that the Private Streets Determination Drawings were awaiting final sign off. An update will be provided in the late items Report to Committee.
8.13	<u>Movement Pattern / local facilities</u> The proposed development is too small for the provision of local neighbourhood facilities, however the site provides easy access for vehicles, pedestrians and cyclists to Harberton Park and nearby public transport facilities.
8.14	<u>Amenity space / Landscaping</u> Adequate provision has been made for private open space within the proposed development, in accordance with the provisions of Creating Places. The proposed landscaping assists with integration and softens the visual impact of the proposal. The proposal does not impact on any existing trees along the western boundary.
8.15	As this proposal relates to 10 dwellings, there is no requirement for public communal amenity space. However, public amenity space was previously approved and has been provided in accordance with the details of Z/2012/0645/RM.

	<u>Residential amenity</u> It is considered that the design and layout will not create conflict with adjacent land uses and there is no unacceptable impact on residential amenity as a result of the proposal.
8.16	The proposed development includes windows on the side wall of the rear returns at first floor level on 6 of the dwellings. These windows originally gave rise to overlooking concerns, however drawings were amended to show these windows would be opaque glazed. The proposal also includes windows at the rear within these rooms, therefore there will be no detrimental impact on outlook for potential occupiers.
8.17	
8.18	<u>Boundary treatments</u> The proposed boundary treatments include timber fencing, red brick walls and post and wire fencing. It is considered that the proposed boundary treatments are acceptable and are respectful of the surrounding context.
8.19	<u>Drainage / Sewage infrastructure</u> As the proposal is for over 10 dwelling units, a drainage assessment was submitted in accordance with policy FLD 3 of PPS 15. DfI Rivers provided comment, advising that they accept the logic of the Drainage Assessment and have no reason to disagree with its conclusions. Rivers Agency also advised that responsibility for justifying the Drainage Assessment and implementation of the proposed flood risk measures rests with the developer.
8.20	NIEA Water Management Unit have concerns that the proposal has potential to adversely affect the surface water environment and advised consultation with NI Water to determine if WWTW capacity is available. NI Water have provided clarification that existing capacity is available.
8.21	An objection raised concerns that the lack of a surface water sewer within 20 m of the site would impact detrimentally on existing infrastructure. NI Water have advised that the developer may wish to requisition a surface water sewer to serve the proposed development and / or obtain approval from Rivers Agency for discharge to a watercourse. The Drainage Assessment confirms that the developer proposes to construct new storm sewers to serve the development.
8.22	<u>Contamination</u> BCC EHO provided comment on the submitted Contamination Remediation Strategy and offered no objection, subject to a pre-occupation condition requesting a verification report. NIEA Land and groundwater team are content that the proposal has no unacceptable risk to the water environment. Conditions have been provided relating to contamination risks that are encountered during construction.
8.23	<u>Other issues</u> There are no negative impacts on features of the archaeological or built heritage and it is not considered that any security or personal safety issues will arise as a result of the proposal. The agent is not required to submit 3D images of the proposed development. However, following an objection, a contextual elevation was submitted to show the overall proposal when viewed from the street scene. Original drawings submitted raised concerns regarding dimensions of the site. Further to this, objectors raised several concerns regarding dimensions on site. A topographical survey was submitted by the agent to show that the proposed development could be accommodated within the application site. In addition to this, the Council raised this issue with DFI Roads

8.24	Private Streets officer, who advised that the constructed roads, footways etc. had been built in accordance with the approved PSD plans.
8.25	<u>Process Route - Councillor Referral</u> Councillor Nicholl and McAteer requested that the application is presented to the Planning Committee in relation to the issues raised by objectors as set out above.
8.26	
8.27	
9.0	Summary of Recommendation: APPROVAL
9.1	The proposal is recommended for approval subject to Conditions
9.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.
10.0	Conditions
10.1	The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
10.2	If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the Department 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 Department in writing, and subsequently implemented and verified to its satisfaction. Reason: Protection of environmental receptors to ensure the site is suitable for use.
10.3	After completing any remediation works required under condition 2 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Department. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). 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. Reason: Protection of environmental receptors to ensure the site is suitable for use.
10.4	Prior to the occupation of the proposed development, the applicant shall provide to Belfast City Council, for written approval, a Verification Report. This report must demonstrate that the

	contaminated land remediation measures outlined in the following reports have been implemented: RSK report '<i>Additional Environmental Site Assessment - Lands South of 25 Harberton Park, Belfast</i>', Report reference number 601161-1(00), dated June 2015; RSK letter report '<i>Lands south of Harberton Park, Belfast</i>' Report reference number 610238, dated 11th September 2014; RSK letter report entitled - '<i>Plots No 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44 (total of 10 No. units) residential development to lands south of Harberton Park, Belfast; Revision of previously approved application (Z/2012/0645/RM) and erection of 8 No semi-detached dwellings and 2 no detached dwellings (in total 10 no units) and associated site works</i>' Reference 601161_LR2200119, dated 6th February 2019 The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate that all affected soils in gardens and landscaped areas are capped with appropriate material demonstrably suitable for end use (Residential) to a minimum depth of 600mm and a minimum of 200mm top soil in the designated areas as outlined in Figure 1 of the RSK letter report Reference 601161_LR2200119, dated 6th February 2019 Reason: Protection of human health. 10.5 Prior to occupation of the dwellings, hereby permitted, all boundary treatments shall be completed in accordance with the approved Drawing No's 07B and 08 uploaded to the Planning Portal on 5th October 2020 and 10th April 2020 respectively. Reason: To safeguard the privacy and amenity for prospective residents. 10.6 The materials to be used in the construction of the external surfaces of the dwellings hereby permitted, shall be as stipulated on the approved Drawing No's 04A and 5A uploaded to the Planning Portal on 27th August 2019 and Drawing No. 10 uploaded to the Planning Portal on 10th April 2020. Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the surrounding dwellings. 10.7 Notwithstanding the provisions of Article 3 and Schedule - Part 1 Classes A, B, C, D, E, I, Part 2 Classes C, D, F, and Part 3 of The Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any legislation revoking that Order and re-enacting those provisions) no extensions, alterations, hardstanding, decking, minor alterations to or construction of any means of enclosure or the provision of renewable energy including stand-alone solar panels, ground or water source heat pumps and containers for the storage of biomass fuel shall take place within the curtilage of the dwellings hereby approved, including the formation of vehicular / pedestrian accesses, without the written permission of Belfast City Council. Reason: To preserve the integrity of the design and layout of the development and in the interests of residential amenity.
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10.8	All proposed planting indicated within Drawing No. 06A uploaded to the Planning Portal on 10th April 2020 shall be planted prior to completion of the hereby approved development. Reason: To ensure the provision and establishment a high standard of landscape within the site.
10.9	Prior to any work commencing protective (herras) or similar fencing 2.5 metres in height will need to be installed based on the root protection area (RPA) on existing trees to be retained adjacent to the proposed site works within the site. Fencing must be in place prior to any works taking place. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees. If roots are accidentally damaged the Council must be notified and given the opportunity to inspect the damage before it is covered over.
10.10	Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by existing trees. No storage of materials, parking of vehicles or plant, temporary buildings, sheds or offices within the RPA of trees within the site and adjacent lands.
10.11	Reason: To avoid compaction within the RPA. Where necessary careful hand digging will be employed within the RPAs with extreme care being taken not to damage tree roots and root bark.
10.12	Reason: To avoid root severance DFI Roads conditions TBC
10.13	
Notification to Department (if relevant)	
Representations from Elected members: Cllr McAteer Cllr Nicholl Cllr Lyons	

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2020/1873/F	
Proposal: Community space and extension to the children's play area previously consented under planning application ref LA04/2018/0323/F, with 3.6m perimeter fence	Location: Lands at Frank Gillen Centre 1A Cullingtree Rd Belfast BT12 UJU
Referral Route: Belfast City Council Interest	
Recommendation: Approval	
Applicant Name and Address: Dept for Communities Level 3 Causeway Exchange 1-7 Bedford Street Belfast BT2 7EG	Agent Name and Address: McAdam Design 1c Montgomery House Castlereagh Business Park 478 Castlereagh Road Belfast BT5 6BQ
Executive Summary: This application seeks full planning permission to extend a previously approved playground and the addition of a community space. It will be bounded by a 3.6m fence on 2 sides. The proposal is to be incorporated into a wider community and recreation scheme at the Frank Gillen Centre as approved by Committee in October 2018. The main issues to be considered are: • The effect of the proposal on the character and appearance of the area • The impact on the living conditions of the neighbouring properties. • Access and movement No third party objections were received. The extension of the park will improve the local environmental quality and will not result in unacceptable noise or nuisance impacts. The security fencing proposed is relatively light weight and is adequately separated from nearby dwellings that it will not result in any significant impact to residents, in terms of dominance, shadow or outlook Consultees Belfast City Council Environmental Health and DfI Roads offered no objections to the proposal. Recommendation: Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.	

Case Officer Report

Site Location Plan





Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	Community space and extension to the children's play area previously consented under planning application ref LA04/2018/0323/F, with 3.6m perimeter fence
2.0	Description of Site
2.1	The site is at a location known as the Divis Back Path, a linear stretch of land between the Westlink Wall and housing at Cullingtree Road and Clonfadden Crescent. The Frank Gillen Community Centre and Playground is immediately to the south. The proposal will merge with a previously approved extension of the play area at the Frank Gillen Centre. The approved community and recreation development to the south

	is a scheme consisting of play areas, street lighting, landscaping, high security fencing, new ramp access to the Westlink Footbridge and an extension of the car park at the Frank Gillen Centre.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2018/0323/F Lands adjacent to west side of Westlink between 23 Albert Street and Frank Gillen Centre. Sports 'Active Zone' with sprint track, covered MUGA area, outdoor gym equipment, street lighting, landscaping, toilet pod, high security fencing, storage area, car parking with access from Albert St; Community Garden Zone including raised bed planting, polytunnel, junior play area, street lighting, landscaping and high security fencing; new ramp access to Westlink Footbridge; extension of car park and play area at Frank Gillen Centre (additional information, amended plans). PERMISSION GRANTED
3.2	LA04/2018/1079/F Albert Street from Nr.23 (at Albert Court) to Nr 121 / junction with Divis Street Cullingtree Road from Nr 40 to junction with Grosvenor Road St Peters Close. Public realm Environmental Improvements Scheme along Albert St, Cullingtree Road and at St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (e.g. table top ramps). PERMISSION GRANTED
3.3	LA04/2016/0149/F Lands situated at Divis Street Belfast at corner of Divis Street/West Link junction. Lionra Uladh is a new build facility for Raidio Failte to house Irish Language Broadcast, Training, Recording and Archiving and community Visitors. PERMISSION GRANTED
3.4	LA04/2015/0566/F Divis Street, Belfast. Removal of existing fencing and erection of new mesh fencing 3.0m high. PERMISSION GRANTED
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015
4.2	SPPS, Planning Policy Statements: Strategic Planning Policy Statement for NI (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005) Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation
5.0	Statutory Consultees Responses
5.1	DfI Roads – No objection.
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection.
7.0	Representations

7.1	The application has been advertised in the local press and neighbours notified. No representations have been received regarding the application.
8.0	Assessment
8.1	The main issues to be considered are: • The effect of the proposal on the character and appearance of the area • The impact on the living conditions of the neighbouring properties. • Access and Movement
8.2	The application seeks permission to extend a previously approved playground by approx. 24sqm and the addition of a community space with an area of approx. 84sqm. A walkway along the eastern boundary will connect the space with the rest of the development to the south. The walkway will continue around the northern edge of the community space. There will be shrub planting along the boundary with the Westlink wall to the east, to the northern boundary, and to the rear of the adjacent dwelling at 28 Clonfadden Crescent. The space will also be bounded by a 3.6m high fence with roller tops to the eastern and northern boundaries. A pedestrian gate on the northern section of the fence will provide access to Divis Street to the north via a walkway.
8.3	Impact on the Character and Appearance of the Area Currently the area is open space and therefore the proposal to formalise the space is compatible and will not unacceptably impact the site or surrounding area. The open space will be retained with no loss, therefore, the proposed is in accordance with Policy OS1 of PPS8 and the SPPS.
8.4	The open space will be improved with new surfaces and soft landscaping. The 3.6m high perimeter fencing is of an appropriate scale and is at a sufficient separation distance to the neighbouring 2 storey dwellings to the west. The fence will enclose the park and act as a security barrier between the play area, the west link and the walkway to the north. Gates on the northern section will be lockable. Shrub planting will create a buffer between the space and residential properties bounding the site to the north. The design will seek to deter anti-social behaviour by encouraging greater use of the land and improving natural surveillance and security for the area.
8.5	The proposal is considered compliant with the principal of supporting good design and positive place-making within the SPPS, in that it makes positive use of the assets of the site and the characteristics of its surroundings in accordance within paragraph 4.25 of the SPPS.
8.6	The impact on the living conditions of the neighbouring properties It is considered that the proposal would not result in an unacceptable impact from the fencing proposed. It will not be overbearing or result in overshadowing on the neighbouring properties due to the design of the black mesh fencing and the planted areas on 3 sides of the space. The planted areas will provide a buffer and a degree of visual screening between the adjoining residential properties and the playground. Residential amenity will not be adversely impacted by the proposal.
8.7	The proposal will enhance the quality of the life for local residents due to the extra level of security and will protect a valuable area for the community. The proposed fencing will deter access from the walkway to the north to the play area. The proposal will have no negative impact the living conditions of the neighbouring properties.
8.8	The fencing will secure a facility that improves the quality of life of local residents. As such the proposal contributes to the core planning principles to improve health and wellbeing

8.9	as set out in the SPPS. The proposal is considered compliant with the relevant core planning principals within the SPPS, in that it encourages the improvement of health and well-being by providing safe and secure age-friendly environments as stated within paragraph 4.5 of the SPPS. In respect of potential for noise and nuisance from the extended park area, Environmental Health were consulted and advised that they had no objection in terms of noise, air pollution and general amenity. In light of the above, the proposal would therefore accord with Policies OS4 and OS5 of PPS8 and the SPPS.
8.10	Access and Movement The proposed pedestrian gate will provide a new linkage to Divis Street to the north of the site, improving accessibility to the development.
8.11	Consultations DfI Roads were consulted and offered no objection. Environmental Health were consulted and offered no objection to the proposal subject to a condition.
8.13	Conclusion On balance it is considered that the proposal for a community space, extension to the children's play area and a perimeter fence on the application site is acceptable taking account of all the material considerations presented.
9.0	Summary of Recommendation: Approve subject to Conditions
9.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended.
10.0	Conditions 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. Informatives The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at https://www.planningni.gov.uk/index/tools/public-access-info.htm.

ANNEX	
Date Valid	9 th September 2020
Date First Advertised	9 th October 2020
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 24 Clonfaddan Crescent,Belfast,Antrim,BT12 4SQ The Owner/Occupier, 26 Clonfaddan Crescent,Belfast,Antrim,BT12 4SQ The Owner/Occupier, 28 Clonfaddan Crescent,Belfast,Antrim,BT12 4SQ The Owner/Occupier, 30 Clonfaddan Crescent,Belfast,Antrim,BT12 4SQ The Owner/Occupier, Frank Gillen Centre 1a,Cullingtree Road,Belfast,Antrim,BT12 4JT	
Date of Last Neighbour Notification	28 th September 2020
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: LA04/2018/0323/F Proposal: Sports 'Active Zone' with sprint track, covered MUGA area, outdoor gym equipment, street lighting, landscaping, toilet pod, high security fencing, storage area, car parking with access from Albert St; Community Garden Zone including raised bed planting, polytunnel, junior play area, street lighting, landscaping and high security fencing; new ramp access to Westlink Footbridge; extension of car park and play area at Frank Gillen Centre (ADDITIONAL INFORMATION, AMENDED PLANS). Address: Lands adjacent to west side of Westlink, between 23 Albert Street and Frank Gillen Centre, Belfast. Decision: Permission Granted Decision Date: 5 October 2018 Ref ID: LA04/2018/1079/F Proposal: Public realm Environmental Improvements Scheme along Albert St, Cullingtree Road and at St Peters Close, including new kerbs to replace existing, footpath resurfacing using a mixture of natural stone paving and asphalt, new street lighting columns, revitalization of existing railings and fences, new safety bollards and railings and other speed reduction measures (e.g. table top ramps).	

Address: Albert Street from Nr.23 (at Albert Court) to Nr 121 / junction with Divis Street
Cullingtree Road from Nr 40 to junction with Grosvenor Road St Peters Close.

Decision: Permission Granted

Decision Date: 4 April 2019

Ref ID: LA04/2016/0149/F

Proposal: Lionra Uladh is a new build facility for Raidio Failte to house Irish Language Broadcast, Training, Recording and Archiving and community Visitors facilities.

Address: Lands situated at Divis Street, Belfast at corner of Divis Street/West Link junction,.

Decision: Permission Granted

Decision Date: 22 September 2016

Ref ID: LA04/2015/0566/F

Proposal: Removal of existing fencing and erection of new mesh fencing 3.0m high

Address: Divis Street, Belfast, BT12 4SQ,

Decision: Permission Granted

Decision Date: 18 August 2015

Summary of Consultee Responses

Dfl Roads – no objection

BCC Environmental Health – no objection

Drawing Numbers and Title

Drawing No. 01

Type: Site Location Plan

Status: Submitted

Drawing No. 02

Type: Proposed Layout Event Space

Status: Submitted

Drawing No. 03

Type: Fencing Details

Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2020/0163/F	
Proposal: 27 no. apartments within 2 no. three storey buildings including access, car parking, cycle bays, open space, landscaping and all associated site works.	Location: Lands adjacent and to south of nos 1-13 (odds) Lewis Park and nos 2-20 Lewis Mews Belfast Bt4 1FY
Referral Route: More than 12 units with third Party representations received that contradict case officer's recommendation.	
Recommendation:	Approval
Applicant Name and Address: Windsor Developments Ltd 6 Saintfield Road Lisburn BT27 5BD	Agent Name and Address: TSA Planning Ltd 20 May Street Belfast BT1 4NL
Executive Summary: Planning permission is sought for the erection of 27 apartments within two blocks, each three storey buildings including access, car parking, cycle bays, open space, landscaping and all associated site works. The site has an area of 0.69ha and is located within the development limits for Belfast in both the Belfast Urban Area Plan 2001 (BUAP); and the draft Belfast Metropolitan Plan 2015 (BMAP). The site is unzoned whiteland in the BUAP and dBMAP 2004. The majority of the site is zoned for housing in draft BMAP 2014. The remaining part located to the south is unzoned white land within draft BMAP 2014. The main issues to be considered in this case are; - The principle of the proposal at this location; - Design, layout and impact on the character and appearance of the area - Impact on residential amenity - The impact on traffic and parking; - Impact on Historic Monuments - Flooding and Infrastructure capacity - Other Environmental Matters The principle of the proposal is acceptable on the basis that the site is within the development limits in both the extant and draft plans and is either unzoned (within BUAP and dBMAP 2004) or partially zoned for housing (within dBMAP 2014).	

The proposed follows the general pattern of previously approved apartments along the river and the design and layout will not create conflict and is in keeping with the local character, and will not impact on environmental quality or residential amenity in accordance with PPS 7.

In terms of prospective residents, each unit has adequate outlook to the public street/river views and external amenity areas. All dwelling units are proposed to be built to a size not less than those set out Policy LC1 providing adequate living accommodation.

It is also considered that the design, layout and separation distances proposed are acceptable and will not significantly impact on existing residential amenity by way of overlooking, dominance, loss of light or overshadowing.

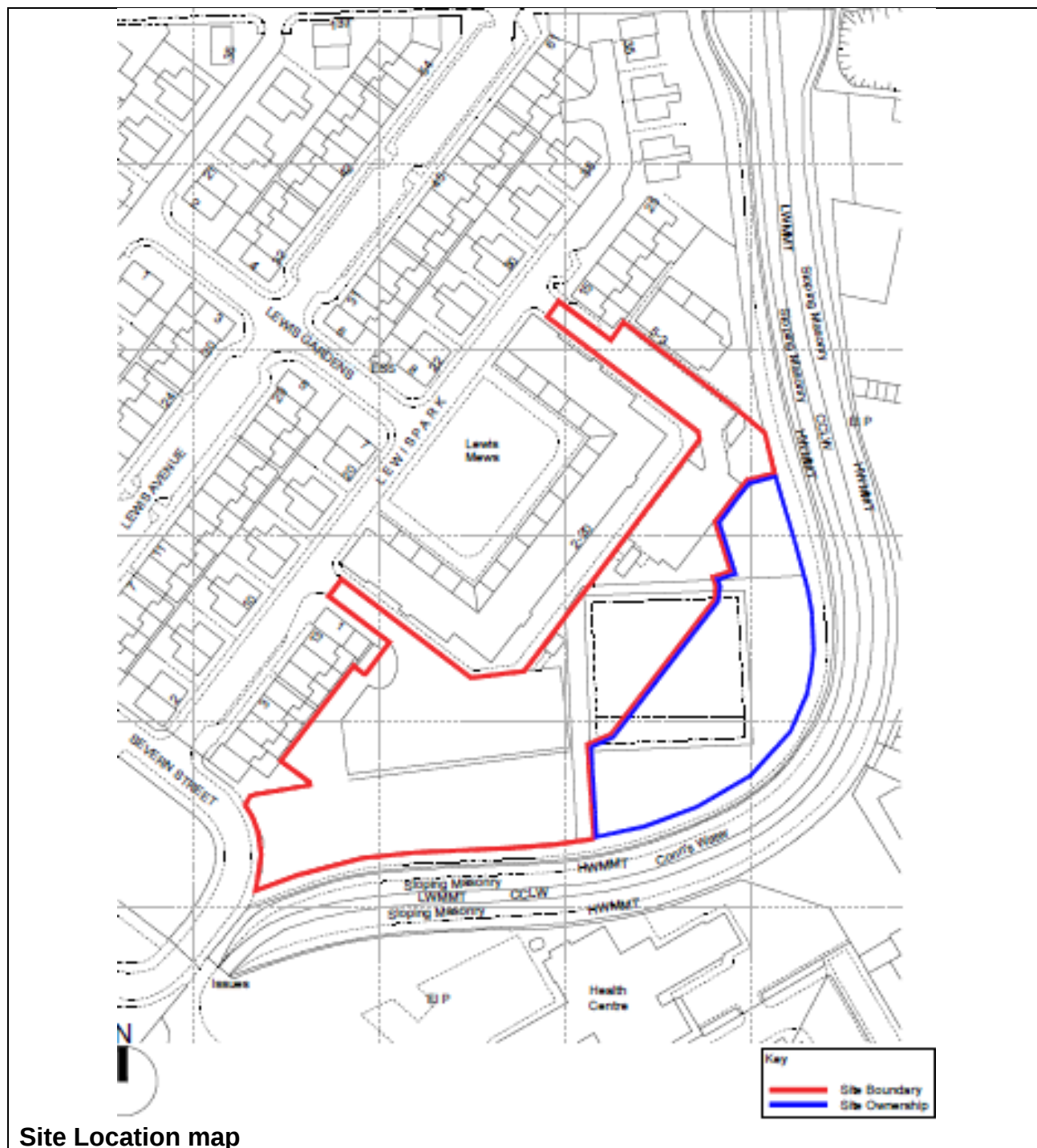
A total of 7 objections (from 3 local residents) have been received and raise issues including:

- noise, dust and disruption during the construction phases, structural defects with a neighbouring development; boundary maintenance concerns regarding ground conditions on a neighbouring development,
- the construction period,
- inaccuracies with the submitted maps,
- health and safety due to proximity of NIE Power lines,
- impact on residential amenity by overlooking and loss of privacy,
- Traffic and road safety concerns.

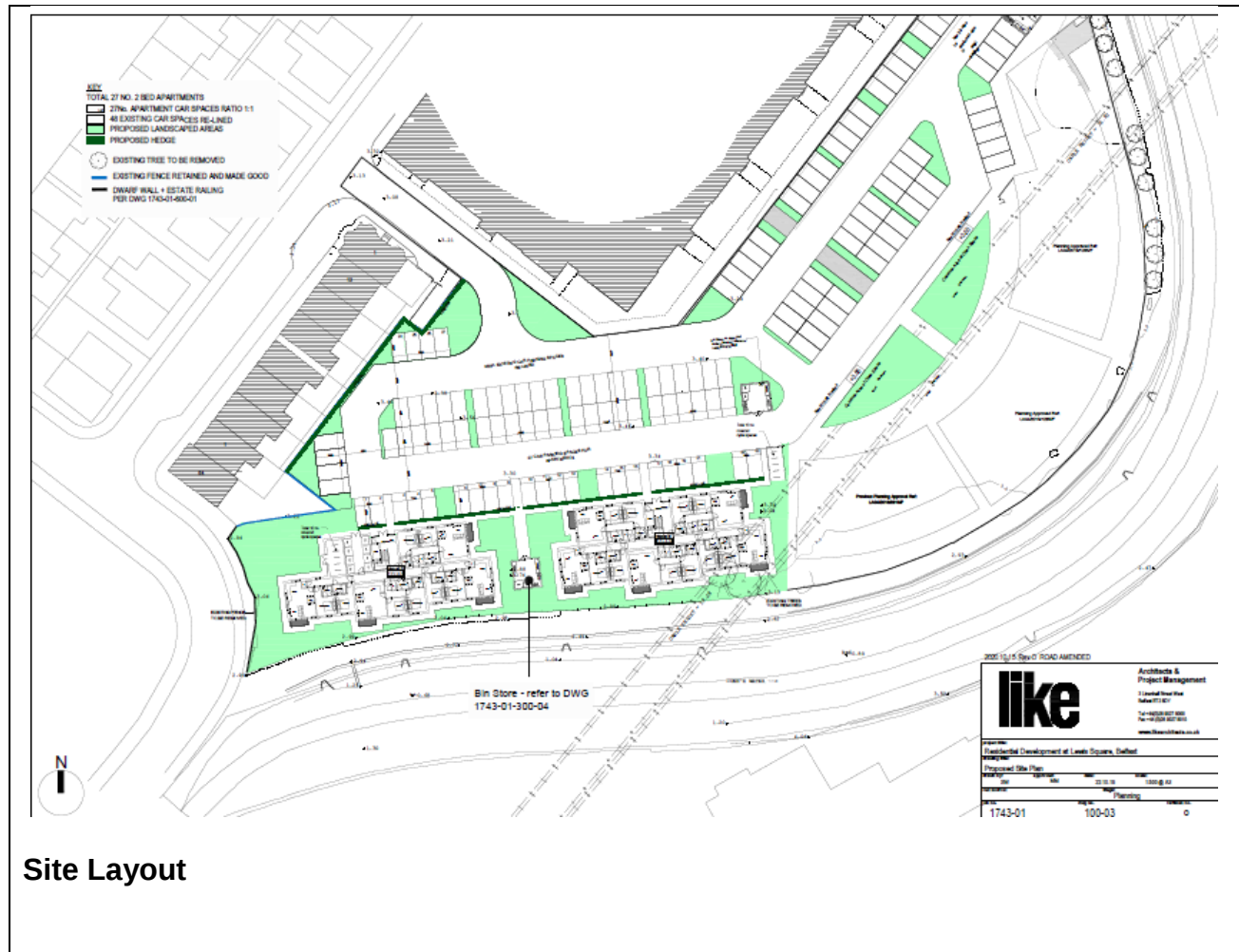
These issues are addressed in the assessment below.

In respect of the impact on parking and traffic, DfI Roads are content with the parking spaces and access provided. HED (Historic Monuments), Rivers Agency, NIWater and Environmental Health have considered the proposal and offered no objections.

The proposal is recommended for approval subject to Conditions
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.



Site Location map



Site Layout

Planning Assessment of Policy and other Material Considerations	
3.0	Site History Z/2001/1863/F - Severn Street, Connswater, Belfast, BT4 1FF. Demolition of existing buildings, and redevelopment as residential for 247 houses and apartments, with associated parking and landscaping, and retaining existing Bowling Green. Granted 10/04/2002. Z/2003/0632/F - Severn Street, Connswater, Belfast, BT4 1FF. Amendments to plans and elevations of apartments including associated landscaping and car parking to previously approved application Z/2001/1863/F. Granted 26/08/2003. LA04/2018/0916/F Proposal: 45 apartments within 3 three storey buildings including access, parking, cycle bays, open space, landscaping and associated site works Address: Land adjacent to East of 1-13 Lewis Park and 2-20 Lewis Mews, Belfast, BT4 1FY-Permission granted: 25.10.2018 LA04/2019/1285/F Proposal: Residential development of 29 apartments within 2No. Detached buildings including access, parking, cycle bay, open space, landscaping and all site works (reduction in unit Nos and amendment to residential development approved under LA04/2018/0916/F). Address: Lands adjacent and east of, 1-3 (odds) Lewis Park and, 2-20 Lewis Mews, Belfast. Permission granted 29.11.2019
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2004 Draft Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for NI (SPPS); Planning Policy Statement 3 - PPS3: Access, Movement and Parking Planning Policy Statement 7 – Quality Residential Environments Addendum to Planning Policy Statement 7 – Safeguarding the Character of Established Residential Areas Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation Planning Policy Statement 12 – Housing in Settlements Revised Planning Policy Statement 15 – Planning and Flood Risk Creating Places Development Control Advice Note 8 – Housing in Existing Urban Areas
5.0	Consultations:
5.1	The following bodies were consulted as part of the processing of this application: DfI Roads: No objections NI Water: No objections Rivers Agency: No objections

	Historic Environment Division: No objections Northern Ireland Electricity (NIE): No objection Belfast City Council Environmental Health: No objections
6.0	Representations: Written representations have been received from three individuals at 7 & 9 Lewis Park and 12 Lewis Mews. The following points have been raised: 1. Environmental health concerns associated with dust; 2. Structural defects with a neighbouring development; 3. Concerns with the developer and their record in construction; 4. Queries from neighbour regarding length of construction period, expected noise levels during construction, mitigation measures for dust and debris during construction, boundary maintenance queries and potential interaction with neighbours on the proposal. 5. Issues associated with the ground conditions of a neighbouring development. 6. Concerns regarding inaccuracies associated with the submitted maps 7. Concerns regarding health and safety due to proximity of NIE Power lines. 8. Allegations of encroachment onto private land 9. Impact on residential amenity via overlooking and infringement of privacy 10. Traffic and road safety concerns. <i>Officer response</i> Point 1: This is a planning matter and is addressed in the report below. Point 2: This is a private civil matter which is not linked to this proposal. Point 3: This is not a material planning consideration and not a matter for BCC Planning. Point 4: Whilst Environmental Health issues are reviewed within the assessment, the planning authority cannot comment on the duration of construction works. The neighbour notification process has been completed. In terms of the planning process the developer/applicant has complied with the necessary processes. Amenity during construction will be addressed through a Construction Management Plan which will be conditioned. Boundary maintenance and ensuring no damage to existing private property is a matter for the developer to ensure. Point 5: This is not a matter for BCC Planning. Point 6: The applicant has provided sufficient detailing within the plans and maps. There were no apparent inaccuracies within the submitted maps following inspection. Point 7: NIE offered no objections to the proposal. They have not raised any issues relating to health and safety. Point 8: This is a civil matter. The applicant completed Certificate A within the P1 application form. This constitutes a statement of control of the lands and is

	not proof of ownership. The completion of this certificate is sufficient for the purposes of a valid planning application. Point 9: This is considered within the assessment section of the report. Point 10: This is considered within the assessment section of the report.
7.0	Development Plan Status
7.1	Following the Court of Appeal decision that quashed the adoption of the Belfast Metropolitan Area Plan 2015, the extant Development Plan is now the Belfast Urban Area Plan 2001 (BUAP). The site is not subject to any zoning within the BUAP. Both the draft Belfast Metropolitan Area Plan 2004 (dBMAP 2004) and the version purported as adopted Belfast Metropolitan Area Plan (dBMAP 2014) are material considerations. The weight to be afforded the draft Belfast Metropolitan Area Plan is a matter of judgement for the decision maker. In dBMAP 2004 the site is unzoned white land. In dBMAP 2014, part of the southern portion of the site is also whiteland with the larger remaining part forming part of a committed housing zone (EB 02/37). This zoning includes areas already developed for housing.
7.2	The main issues to be considered in this case are; - The principle of the proposal at this location; - Design, layout and impact on the character and appearance of the area - Impact on amenity; - The impact on traffic and parking; - Impact on Historic Monuments; - Flooding and Infrastructure capacity; - Other Environmental Matters
7.3	The principle of the proposal at this location; Within the extant (BUAP) and draft (BMAP 2004 and BMAP 2015) area plans the application site is located within the development limit identified for Belfast. The majority of the site is zoned for housing in the draft plan 2014 whilst the remaining part is white land. There were no objections to this proposed zoning at the consultation stage of the plan and is likely that this zoning will be included in any future adopted version of BMAP. The site is unzoned within BUAP and dBMAP 2004. The site is currently fenced off and the land is vacant. The immediate area is primarily characterised by residential properties which are within walking distance to local amenities and recreational areas. The use is compatible with adjacent land uses. Overall, the proposal would fulfil the main objectives of Draft BMAP and the SPPS, through the provision of much needed housing on a brownfield site. In light of this, there is no objection in principle subject to the material considerations set out below.
7.4	Layout and impact on Amenity and Character of the area
7.5	The proposal consists of two no. three storey buildings- Block A and Block B. the proposed apartment buildings provide a continuation of built frontage

	overlooking the Connswater River, which has already been established through previous planning permissions (LA04/2018/0916/F and LA04/2019/1285/F). Block A consists of 12no. Two bedroom apartments and Block B contains 15No. Two bed apartments. The layout allows for communal areas of open space, between and to the side and rear of blocks, measuring total of 842sqm, and provides amenity links to the adjacent Connswater Community Greenway. This equates to 31sqm per apartment. Residents will avail of further private amenity space in the form of balconies to first and second floors, and private patios for apartments to the ground floor thus increasing the average space per apartment to 34sqm. This figure is in addition to and does not include the open/amenity space provision permitted by previous phases. The average 10sqm open space provision per unit for apartment developments as advocated by Creating Places has been adhered to.
7.6	The internal floor space for each apartment is 60-66sqm approx. This meets the standards set out in the addendum to PPS 7 and should provide adequate living accommodation.
7.7	Residents will benefit from excellent safe and traffic free pedestrian linkages to CS Lewis Square, Victoria Park, Orangefield Park and Loop River Park as well as connections to the Comber Greenway.
7.8	The design approach has been to create a building that responds to the context of the area and, in particular, the natural topography of the site and adjacent Connswater Greenway. The position of the proposed apartment buildings have been developed in response to the location of the site and its proximity/orientation to the adjacent housing and Connswater river. The positioning of the main living spaces within the apartments overlooking the greenway will help to provide an active frontage and informal surveillance over the adjacent river walkway. The proposal complies with Criterion (c) of Policy QD 1 of PPS 7 and Creating Places in that adequate provision has been made for private open space. Policy OS 2 of PPS 8 has also been satisfied in that a reasonable level of private communal open space has been provided.
7.9	Design (Form, Massing, Design & Materials) The proposal consists of two 3 storey blocks. Each block is the same height and has a flat roof. During the consideration of the proposal, Block A was reduced by 3 units so it now consists of 12 apartment units and as a result has a single storey element along the north west corner of Block A. This was amended to ensure that the impact on the amenity of neighbouring properties was minimised, in particular the nearest neighbours at 64 Connswater Street and the rear of dwellings at Lewis Park.
7.10	The proposed form and massing is consistent with the overall built form of the area. There is a 4-storey apartment block at Lewis Mews directly opposite the site whilst there is 4 storey Health and Well Being Centre on the opposite side

	of the Connswater River. The design, ridge heights, fenestration and solid to void proportions are typical of the surrounding area. The proposed materials are grey render, zinc cladding, red brick, steel and aluminium, are consistent with the previous approved phases of development under LA04/2018/0916/F and LA04/2019/1285/F. The design and proportion of fenestration also matches the previous phases. The proposal is therefore in keeping with the character and appearance of the surrounding area. As such the proposal is in keeping with the locality and is compliant with PPS 7 Policy QD1.
7.11	Density The surrounding area is defined by a mixture of medium and high density housing, retail, community and health buildings. The proposed density of development would be within the density parameters already established in the local area.
7.12	The number of units per hectare is approx. average for the area when the apartment blocks at Lewis Mews are taken into consideration. As required by Policy LC 1 of PPS 7 Addendum, the proposed density is therefore reflective and in keeping with the surrounding context of the site. Planning Control Principle 1 promotes an increase in density of housing development in locations that benefit from high accessibility to public transport facilities. The area where this application site is located benefits from excellent accessibility to public transport facilities within walking Titanic Quarter, railway halt, bus links on the Newtownards Road into the city centre while the Connswater Greenway abuts the site which is a local cycle route linking to various other areas of the city including the docks.
7.13	Landscaping Planting is proposed in the form of beds in between car parking spaces planted with shrubs and trees. Lawns will be planted to the terraces of the ground floor units. Elsewhere, groups of trees will be planted to assist integration and soften the impact of the proposal. The level of proposed planting is to an acceptable standard.
7.14	Waste Three separate areas for the storage of bins are proposed. The first is incorporated within the ground floor of Block A. A standalone screened bin storage area is located between Block A and Block B. A third screened bin area is located in the car park to the North East of Block B. This was previously approved under LA04/20/19/1285/F. The new bin store will be conditioned to be solid (brick) construction and be covered.
7.15	Impact on Residential Amenity The layout/aspect of all buildings within the site is such that there will be no significant overlooking into neighbouring properties. In addition, there is sufficient separation to existing neighbouring properties to ensure that

	dominance and overshadowing will not occur to an unacceptable degree. There is a minimum building to building distance of 16.5m between Block A and the side of the closest property building at No. 64 Connswater Street. Block A is a minimum of 18m to the closest object which is at No. 7 Lewis Park. This is adequate separation distance to ensure that the residential amenity of this property or neighbours are not adversely effected. The nearest built form, Block A has been reduced in height to a single storey along the North Eastern side of the building, closest to the neighbours. The design of the proposal will not have a significant detrimental impact on dwellings within the area.
7.16	In terms of prospective residents, each unit has adequate outlook to the public street/river views and external amenity areas. It is considered that the design, layout and separation distances proposed are acceptable and will not impinge on residential amenity by way of overlooking, dominance, loss of light or overshadowing.
7.17	All dwelling units are proposed to be built to a size not less than those set out Policy LC1 Protecting Local Character, Environmental Quality and Residential Amenity of the addendum to PPS 7. To conclude the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance and as such will not have a detrimental impact on residential amenity.
7.18	Access and Parking This proposal makes provision for a parking ratio of 27 spaces for 27 apartments. This is below the guidance set out in Creating Places but a reduced level of parking is supported by policy due to the site's urban location and good accessibility to public transport and pedestrian links. The site is also adjacent to the Connswater Greenway. The ratio of 1:1 Parking has also been consented in the previous phases LA04/2018/0916/F and LA04/2019/1285/F.
7.19	Given the location of the site in proximity to public transport options it is considered that the proposal is acceptable in terms of PPS 3 as the proposal will not result in a significant impact on traffic or road safety. DFI Roads were consulted on the proposal and have reviewed the detailed plans and concerns raised by objectors. DFI Roads have offered no objections to the proposal. In light of the above, it is considered that the proposed development would be acceptable in terms of highway safety, capacity and car parking in accordance with the SPPS, PPS3, Policy QD 1 of PPS7, Creating Places, BUAP and Draft BMAP.
7.20	Impact on Historic Monuments The application site is in close proximity to a number of features associated with the Industrial development of Belfast including a 17th century mill (DOW

	004:007) and the site of the Connswater Distilleries (IHR 10508). HED (Historic Monuments) has considered the impacts of the proposal. HED is content that the proposal satisfies PPS 6 policy requirements subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6.
7.21	Drainage, flooding and infrastructure capacity 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. DFI Rivers have reviewed the flood and drainage assessment and offer no objections to the proposal. NI Water have no objection to the proposal. Given the scale and nature of development proposed, it is not considered that proposed development would have a significant impact on existing infrastructure and as such, there are no issues of principle. In addition, connections to the water and foul sewer system are covered by separate legislation.
7.22	Other Environmental Matters The proposal will not result in an unacceptable impact in terms of noise, air quality or contamination issues. Environmental Health has no objection subject to conditions. NIE raised no objections to the proposal.
7.23	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to the following conditions:
8.0	Conditions:
8.1	The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
8.2	Prior to the commencement of any of the approved development on site, a final drainage assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 must be submitted to the Planning Authority for its consideration and approval. Reason – To safeguard against flood risk to the development and elsewhere.
8.3	If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification

	Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use. Reason: Protection of human health. 8.4 No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for: • The identification and evaluation of archaeological remains within the site; • Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ; • Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and • Preparation of the digital, documentary and material archive for deposition. Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded 8.5 No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition No.4. Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded. 8.6 A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition No.4. These measures shall be implemented and a final archaeological report shall be submitted to Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council. Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.
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8.7	Details of the weather protected cycle parking shall be submitted for approval prior to the first occupation of the apartments hereby approved. The development shall be carried out in accordance with those details. No apartment unit shall be occupied until weather protected cycle parking has been fully provided in accordance with the approved plans. Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.
8.8	Each dwelling shall not be occupied until a one year travel card has been offered free of charge to one of its owners/occupiers. Reason: To encourage alternative means of transport to the private car.
8.9	No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained. Reason: To ensure acceptable parking facilities on the site.
8.10	The development shall operate in accordance with the approved Travel Plan. Reason: To encourage alternative means of transport to the private car.
8.11	Prior to the occupation of any part of the development hereby approved, the bin storage areas shall be constructed in accordance with drawings 1743-01 100-03O Proposed Site Plan published to the portal on the 19th October 2020. These facilities shall be permanently retained. Reason: In the interests of visual amenity and the character and appearance of the area.
8.12	All proposed soft landscaping works shall be carried out in accordance with stamped approved drawing No. 6218-L-102A Landscape Proposals_LR published onto the portal on the 19th October 2020. The works shall be carried out prior to the occupation of any part of the development or within the first planting season after occupation. Any trees or plants indicated on the approved scheme 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 to be first approved in writing by the Local Planning Authority. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

8.13	All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape
8.14	The open space and amenity areas indicated on the stamped approved Drawing No. 6218-L-102A Landscape Proposals_LR published onto the Portal on the 19th October 2020 shall be managed and maintained in accordance with the Park Hood Landscape Management and Maintenance Plan, received on 16 January 2020, and any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council. Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual and residential amenity.
8.15	Prior to commencement of works for the development hereby approved, a Construction Management Plan shall be submitted for review and approval by Belfast City Council. This Plan should outline the methods to be employed to minimise disruption of existing residents in respect of parking, noise, vibration and mud impact during the construction phase. Reason: To minimise disruption on nearby residents during the construction phase of the development hereby approved.
8.16	The boundary details shown on drawing 100-03 published to the planning portal on 19th October shall be completed prior to the first occupation of the development Reason: in the interests of residential amenity
8.17	A Construction Management Plan (CMP) shall be submitted prior to any works on site and shall include: Noise and dust control Hours of construction Temporary construction Access arrangements and Compound arrangements Reason: in the interests of residential amenity

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ANNEX	
Date Valid	22nd January 2020
Date First Advertised	7th February 2020
Date Last Advertised	28 th August 2020
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 -30 Lewis Mews,Belfast,Down,BT4 1FY 64 Severn Street,Belfast,Down,BT4 1FB Apartment 1,1-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 2,1-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 3 2-20 Apartment 4,2-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 5,2-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 6,2-20 Lewis Mews,Belfast,Down,BT4 1FY Apartment 7,6-16 Lewis Mews,Belfast,Down,BT4 1FY Apartment 8,6-16 Lewis Mews,Belfast,Down,BT4 1FY Gallaher Pavilion,52 Lewis Mews,Belfast,Down,BT4 1FD Lewis Park,Belfast,Down	
Date of Last Neighbour Notification	19 th August 2020
Date of EIA Determination	
ES Requested	No
Representations from Elected Members: None	
Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department:	

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 November 2020	
Application ID: LA04/2020/1478/F	
Proposal: Variation of Conditions 4 and 5 of Z/2014/1373/F - relating to proposed gas protection measures, design and verification.	Location: Blackstaff Way, Kennedy Way Industrial Estate, Belfast
Referral Route: Varying conditions relating to Major development	
Recommendation:	Approval
Applicant Name and Address: U Store It Unit 1 North Park North Road Finglas Dublin	Agent Name and Address: Andrew Nesbitt Architects Carnegie Studio Library Hill 121 Donegall Road Belfast
Executive Summary: The application seeks to vary conditions 4 and 5 of planning permission Z/2014/1373/F under Section 54 of the Planning Act (Northern Ireland) 2011. The original application grants planning permission for the erection of a warehouse/office building. Z/2014/1373/F was granted permission on 17/08/15 and given the length of time since the approval date officers sought confirmation that the development had commenced. On the basis of evidence submitted by the applicant, it appears to officers that development commenced within the time limits and the variation of the conditions can be assessed under Section 54 of the Act. This is not a formal determination of lawful development under Section 170 of the Planning Act. The site is located within the development limits of Belfast within the Belfast Urban Area Plan and Draft Belfast Metropolitan Area Plan (2015). The site is within a zoned area of existing employment/industry (BT011/30). The variation of conditions 4 and 5 proposes to update the proposed gas remediation protection measures, design and verification. The approval of Z/2014/1373/F included a Contamination Assessment Report, by Pentland MacDonald PM14-1205. Since this report was produced and subsequent to the original planning permission, BS8485 has been updated twice (in 2015 and again in 2019). DAERA Land and Groundwater Team and BCC Environmental Health were consulted in relation to the amended wording of the conditions and both responded with no objections to the proposed variations. On this basis, it is recommended that the proposal is approved subject to the conditions set out in the report with delegated authority for the Director of Planning and Building Control to finalise the wording of conditions.	

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 This is a Section 54 application to vary conditions 4 and 5 (related to gas remediation protection measures, design and verification) of planning permission reference Z/2014/1373/F to reflect the updated BS8485.

2.0 Description of Site

2.1 The application site is approximately 0.78ha in size of vacant land. The site is located within the development limits of Belfast within the Belfast Urban Area Plan and Draft Belfast Metropolitan Area Plan (2015), and within a zoned area of existing employment/industry (BT011/30). It is located at the end of Blackstaff Way, directly adjacent to a fitness centre.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 Planning history on the site relates to the full application to which this Section 54 application seeks to vary:

Z/2014/1373/F - Erection of warehouse/office building – Permission granted – 17/08/15

LA04/2020/0360/NMC – Non material change to Z/2014/1373/F - Consent granted – 06/03/20

3.2 There is a current application on the site under LA04/2020/1313/NMC for a non-material change to Z/2014/1373/F which is currently under assessment.

4.0 Policy Framework

4.1 (Draft) Belfast Metropolitan Area Plan 2015 (BMAP 2015), (Draft) Belfast Metropolitan Area Plan 2004 (BAMP 2004) and Belfast Urban Area Plan 2001 (BUAP)

4.2 Strategic Planning Policy Statement (SPPS)

5.0 Statutory Consultees Responses

5.1 DAERA Land and Groundwater Team – No objection

6.0 Non Statutory Consultees Responses

6.1 BCC Environmental Health – No objection subject to conditions

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No comments have been received.

8.0 Other Material Considerations

8.1 None

9.0 Assessment

9.1 Following the Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the 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. Given the advanced stage at which Draft BMAP had reached it is considered to hold significant weight (save for policies around Sprucefield which remain contentious). The site is unzoned within BUAP and sited within the development limits of Belfast. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015 and within an area of existing employment/industry (BT011/30).

9.2 The development permitted under Z/2014/1373/F was required by Section 61 of the Planning Act (Northern Ireland) 2011 to commence before 17th August 2020. Accordingly evidence was requested from the applicant to demonstrate that development had commenced and that the permission remains extant. Based on the evidence submitted it appears that the development commenced prior to expiration of the permission and therefore this application can be assessed under Section 54 of the Planning Act (Northern Ireland) 2011. This does not represent a formal decision under Section 170 of the Planning Act (Northern Ireland) 2011.

9.3 This application seeks to vary Conditions 4, and 5 of planning permission Z/2014/1373/F under Section 54 of the Planning Act (Northern Ireland) 2011 to allow for reference to the updated British Standard 8485. It is proposed to amend Section 6.1 and 6.4 of the originally submitted Pentland Macdonald Contamination Assessment and Remediation Strategy NoPM14-1205 with updated Pentland Macdonald report NoPM20-1049; and to omit reference to BS8485 and substitute reference to updated BS8485:2015 and A1:2019.

9.3 Currently Condition 4 of Z/2014/1373/F reads as follows:

“The development hereby permitted shall not be occupied until the remediation measures as described in Pentland MacDonald Report NoPM14-1205 have been implemented to the satisfaction of the Council. The Council must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: Protection of environmental receptors to ensure the site is suitable for use.”

9.4 Currently Condition 5 of Z/2014/1373/F reads as follows:

‘Prior to the occupation of the proposed development, the applicant shall provide to the Council, for approval, a Verification Report. This report shall demonstrate the successful completion of remediation works that the site is now for end-use (Commercial). It must demonstrate that the potential pollutant linkages identified in Pentland Macdonald Report NoPM14-1205 are effectively broken and that the remediation measures identified in the report have been implemented. In particular, the Verification Report should provide evidence that:

Gas protection measures have been designed and installed in accordance with BS8485 and that their installation has been verified in line with CIRIA C735

Risks from Asbestos Containing Materials have been appropriately managed in accordance with guidance provided in CIRA C733.

The Verification Report shall be prepared in accordance with current best practice and guidance as outlined by the Environment Agency.

Reason: Protection of environmental receptors to ensure the site is suitable for use.”

9.5 The application is accompanied by a Pentland Macdonald Ltd letter dated 17th July 2020 referenced 'Further gas assessment and updated gas remediation strategy - U Store It, Blackstaff Way, Belfast' (Pentland Macdonald reference: PM20-1049), as well as the original Pentland Macdonald Ltd report entitled 'Contamination Assessment and Remediation Strategy, Site at Blackstaff Way, Belfast, for Andrew Nesbitt Architects, Planning ref: Z/2014/1373/F' (dated January 2015 and referenced PM14-1205). These were forwarded to BCC Environmental Health and DAERA Land and Groundwater Team for comment.

9.6 BCC Environmental Health responded to consultation on 26/08/20 with no objections subject to proposed variations. Their response notes suggested variations as below. DAERA Land and Groundwater Team responded on 07/09/20 stating since these issues concern human health receptors only they had nothing further to add to BCC Environmental Health's comments.

9.7 Condition 4 has been proposed to read

“The development hereby permitted shall not be occupied until the remediation measures as described in the Pentland Macdonald Ltd Report No. PM14-1205, and as amended within the Pentland Macdonald Ltd Letter No. PM20-1049, have been implemented to the satisfaction of the Planning Authority. The Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: Protection of human health and environmental receptors and to ensure the site is suitable for use.”

9.8 A variation of Condition 5 has been proposed to read

"Prior to the occupation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Authority, a Verification Report. This report must demonstrate that the remediation measures outlined in the Pentland Macdonald Ltd report entitled 'Contamination Assessment and Remediation Strategy, Site at Blackstaff Way, Belfast, for Andrew Nesbitt Architects, Planning ref: Z/2014/1373/F' (dated January 2015 and referenced PM14-1205), and as amended by the Pentland Macdonald Ltd letter dated 17th July 2020 referenced 'Further gas assessment and updated gas remediation strategy - U Store It, Blackstaff Way, Belfast' (Pentland Macdonald reference: PM20-1049), have been implemented.

The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that:

- Gas protection measures commensurate with the Characteristic Situation 3 classification of the site have been installed within the proposed building, consisting of:

- A reinforced concrete cast in situ suspended floor slab with minimal penetrations.

- A gas resistant membrane which meets all requirements of Table 7 of BS

8485:2015+A1:2019.

- Gas protection measures have been verified in line with the requirements of CIRIA C735.

- Risks from asbestos and asbestos containing materials (ACMs) have been appropriately managed in accordance with guidance provided in CIRIA C733.

Reason: Protection of human health and environmental receptors and to ensure the site is suitable for use."

9 Conclusion

9.1 The proposal to vary conditions 4 and 5 to reference the updated British Standard 8485 is considered reasonable. There are no technical objections to the application. Having regard to the planning policy context, the variation of conditions is considered acceptable.

9.2 The variation of conditions will create a new standalone planning permission and it will be necessary to repeat the conditions on the original permission, subject to the variations granted by this decision.

10 Recommendation

10.1 Having regard to the policy context and other material considerations above including the planning history, the proposal is considered acceptable and approval of planning permission is recommended subject to conditions with delegated authority for the Director of Planning and Building Control to finalise the wording of conditions.

Neighbour Notification Checked: Yes

Conditions

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before 17th February 2021.

Reason: Time Limit.

2. The vehicular access shall be provided in accordance with approved Drawing No 03/A, dated stamped received 18/03/15, approved under Z/2014/1373/F prior to the operation 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.

3. The development hereby permitted shall not become operational until hard surfaced areas have been constructed and permanently marked in accordance with approved Drawing 03/A, date stamped received 18/03/15, approved under Z/2014/1373/F, to provide for parking and traffic circulation within the curtilage of the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the 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 curtilage of the site.

4. The development hereby permitted shall not be occupied until the remediation measures as described in the Pentland Macdonald Ltd Report No. PM14-1205, and as amended within the Pentland Macdonald Ltd Letter No. PM20-1049, have been implemented to the satisfaction of the Planning Authority. The Planning Authority must be given 2 weeks written notification prior to the commencement of remediation work.

Reason: Protection of human health and environmental receptors and to ensure the site is suitable for use."

5. Prior to the occupation of the proposed development, the applicant shall provide to and have agreed in writing by the Planning Authority, a Verification Report. This report must demonstrate that the remediation measures outlined in the Pentland Macdonald Ltd report entitled 'Contamination Assessment and Remediation Strategy, Site at Blackstaff Way, Belfast, for Andrew Nesbitt Architects, Planning ref: Z/2014/1373/F' (dated January 2015 and referenced PM14-1205), and as amended by the Pentland Macdonald Ltd letter dated 17th July 2020 referenced 'Further gas assessment and updated gas remediation strategy - U Store It, Blackstaff Way, Belfast' (Pentland Macdonald reference: PM20-1049), have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (commercial). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that:
 - Gas protection measures commensurate with the Characteristic Situation 3 classification of the site have been installed within the proposed building, consisting of:
 - A reinforced concrete cast in situ suspended floor slab with minimal penetrations.
 - A gas resistant membrane which meets all requirements of Table 7 of BS 8485:2015+A1:2019.
 - Gas protection measures have been verified in line with the requirements of CIRIA C735.
 - Risks from asbestos and asbestos containing materials (ACMs) have been appropriately managed in accordance with guidance provided in CIRIA C733.

Reason: Protection of human health and environmental receptors and to ensure the site is suitable for use.

ANNEX	
Date Valid	24th July 2020
Date First Advertised	14th August 2020
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 4a ,Blackstaff Way,Belfast,Antrim,BT11 9DS The Owner/Occupier, 51-59 ,Boucher Crescent,Belfast,Antrim,BT14 7BT The Owner/Occupier, 65 Boucher Crescent,Belfast,Antrim,BT12 6HU The Owner/Occupier, 67 Boucher Crescent,Belfast,Antrim,BT12 6HU The Owner/Occupier, 69-71 ,Boucher Crescent,Belfast,Antrim,BT12 6HU The Owner/Occupier, Blackstaff Way,Belfast,Antrim,BT11 9DS The Owner/Occupier, Blackstaff Way,Belfast,Antrim,BT11 9DS The Owner/Occupier, Blackstaff Way,Belfast,Antrim,BT11 9DS The Owner/Occupier, Unit 1,4 Blackstaff Way,Ballymurphy,Antrim,BT11 9DT The Owner/Occupier, Unit 18,21-59 ,Boucher Crescent, Boucher Retail Park,Belfast,Antrim,BT12 6HU The Owner/Occupier, Unit 2,4 Blackstaff Way,Ballymurphy,Antrim,BT11 9DT The Owner/Occupier, Unit 7-8,M1 Business Park, Blackstaff Way,Belfast,Antrim,BT11 9DS	
Date of Last Neighbour Notification	24th August 2020
Date of EIA Determination	N/A
ES Requested	N/A
Planning History Ref ID: Z/2012/0525/DETEIA Proposal: Regional Stadia Programme Address: Casement Park, 88-104 Anderstonstown Road, Belfast, BT11 9AN, Decision: DRES Decision Date: Ref ID: LA04/2020/1313/NMC	

Proposal: Non material change Z/2014/1373/F.
Address: Blackstaff Way, Kennedy Way Industrial Estate, Belfast, BT11 9DT.,
Decision:
Decision Date:

Ref ID: LA04/2020/1478/F
Proposal: Variation of Conditions 4 and 5 of Z/2014/1373/F - relating to proposed gas protection measures, design and verification.
Address: Blackstaff Way, Kennedy Way Industrial Estate, Belfast, BT11 9DT.,
Decision:
Decision Date:

Ref ID: Z/2014/1373/F
Proposal: Erection of warehouse/office building.
Address: Kennedy Way Industrial Estate, Blackstaff Way, Belfast, BT11 9DT,
Decision: PG
Decision Date: 19.08.2015

Ref ID: LA04/2020/0360/NMC
Proposal: Non material change to Z/2014/1373/F
Address: Kennedy Way Industrial Estate, Blackstaff Way, Belfast, BT11 9DT,
Decision: CG
Decision Date:

Ref ID: Z/2014/0059/F
Proposal: Retention of gymnasium/fitness centre and all associated works
Address: Unit 1, M1 Business Park, Blackstaff Way, Kennedy Way Industrial Estate, Belfast, BT11,
Decision: PG
Decision Date: 18.04.2014

Ref ID: Z/1999/2637
Proposal: Development of an urban nature reserve including paths, habitat creation, bird hide, pond dipping area, hardstanding area, re-alignment of ditches, pond and landscape works.
Address: BOG MEADOWS, ADJACENT TO THE M1 MOTORWAY, BELFAST BT12
Decision:
Decision Date:

Ref ID: Z/2014/0344/F
Proposal: Provision of new footpaths + resurface existing footpaths: erection of railings + fencing + gates: refurbish existing bridge crossing + provide a new bridge crossing
Address: Bog Meadows Nature Reserve, Milltown Row, Belfast, BT12,
Decision: PG
Decision Date: 11.06.2014

Ref ID: Z/2012/0701/F

Proposal: Extension to factory, additional servicing and car parking
Address: Unit 10 Kennedy Way Industrial Estate, Blackstaff Road, Belfast, BT11 9DT,
Decision: PG
Decision Date:

Ref ID: Z/1997/6011

Proposal: Factory unit. Kennedy Way Industrial Estate, Belfast.
Address: Kennedy Way Industrial Estate,
Decision:
Decision Date:

Ref ID: Z/1999/2136

Proposal: Extension to existing industrial unit (manufacture of timber frame structures) to provide additional industrial floorspace and ground and 1st floor office accommodation.
Address: UNIT 11, KENNEDY WAY INDUSTRIAL ESTATE, BLACKSTAFF ROAD, BELFAST BT11
Decision:
Decision Date:

Ref ID: Z/2004/1792/F

Proposal: Change of use from use classes 4 & 11 (light industrial/warehousing) to sui generis use (for the sale or for the display for sale of motor vehicles). (Amended Description)
Address: Units 2+3, Kennedy Way Industrial Estate, Blackstaff Way, Belfast
Decision:
Decision Date: 29.11.2004

Ref ID: Z/1995/3065

Proposal: Erection of twelve industrial units and associated car parking.
Address: 6 BLACKSTAFF WAY, KENNEDY WAY INDUSTRIAL ESTATE, BELFAST BT11
Decision:
Decision Date:

Ref ID: Z/2004/2759/F

Proposal: Fit out of building: including new mezzanine floor and sub division incorporating office, training area, vehicle garage, workshop, storage and ancillary uses.
Address: Units 7 & 8, M1 Business Park, 6 Blackstaff Way, Kennedy Way Industrial Estate, Belfast
Decision:
Decision Date: 19.05.2005

Ref ID: Z/1995/3050

Proposal: Extension to existing access road.
Address: KENNEDY WAY INDUSTRIAL ESTATE, BLACKSTAFF WAY, BELFAST BT11
Decision:
Decision Date:

Ref ID: Z/2000/1057/F

Proposal: (Removal of Condition) (continuance of use without compliance with condition) no. 03 attaching to planning permission (application ref Z/97/2786), that adjacent site be retained as car parking.

Address: 10 Kennedy Way Industrial Estate, Blackstaff Road, Belfast.

Decision:

Decision Date: 19.09.2000

Ref ID: Z/1999/2411

Proposal: Extension to existing factory to provide heating/waste recycling plant.

Address: 10 KENNEDY WAY INDUSTRIAL ESTATE, BLACKSTAFF ROAD, BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/2006/2838/F

Proposal: Commercial warehouse building, including ancillary offices with associated external parking.

Address: Lands at Kennedy Way Industrial Estate (adjacent to M1 Motorway and Bog Meadows), Blackstaff Way, Belfast, BT11 9DT

Decision:

Decision Date: 23.07.2008

Ref ID: Z/1990/3149

Proposal: Erection of development centre for the clothing industry incorporating production area, offices and ancillary accommodation

Address: OFF BLACKSTAFF WAY KENNEDY WAY INDUSTRIAL ESTATE, BT11

Decision:

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A