

# Public Document Pack

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

10th December, 2020

## **MEETING OF PLANNING COMMITTEE**

Dear Alderman/Councillor,

In addition to those matters previously notified to you, the following item(s) will also be considered at the meeting to be held at 5.00 pm on Tuesday, 15th December, 2020.

Yours faithfully,

SUZANNE WYLIE

Chief Executive

## **AGENDA:**

4. **Planning Appeals Notified** (Pages 1 - 4)
5. **Planning Decisions Issued** (Pages 5 - 38)
6. (i) **LA04/2020/0673/F** - Environmental improvement works to include: new footpaths and cycleway, new multi - use games area, new outdoor gym equipment, new play area, new street furniture and park lighting, relocation of the community garden providing new polytunnel, toilet block, shed and allotment beds, new car park provision, landscape interventions including planting, woodland management, resurfacing, regrading and all associated works on Lands at "The Bullring" located parallel to the Westlink motorway and adjacent Denmark Street/California Close between Peters Hill and Regent Street (Pages 39 - 50)
7. (c) **Annual Monitoring Report (Section 76 Financial Developer contributions)** (Pages 51 - 72)

This page is intentionally left blank

## PLANNING COMMITTEE – 15 DECEMBER 2020

### APPEALS NOTIFIED

#### COUNCIL: BELFAST

ITEM NO	1	PAC REF:	2020/A0107
PLANNING REF:	LA04/2020/0067/F		
APPLICANT:	Locka Ltd		
LOCATION:	Havelock House, Ormeau Road, Belfast		
PROPOSAL:	Demolition of existing building and erection of 270 No apartment buildings, public realm, cycle parking, substation and associated works		
PROCEDURE:			

## PLANNING COMMITTEE – 15 DECEMBER 2020

### APPEAL DECISIONS NOTIFIED

ITEM NO	1	PAC REF:	2019/A0089
PLANNING REF:	LA04/2017/1644/F		
RESULT OF APPEAL:	Dismissed		
APPLICANT:	EML Lesley House Ltd		
LOCATION:	Moneda House, 25-27 Wellington Place, Belfast		
PROPOSAL:	2 No Temporary mesh Banner Signs (Retrospective)		

ITEM NO	2	PAC REF:	2019/A0185
PLANNING REF:	LA04/2019/0670/F		
RESULT OF APPEAL:	Allowed		
APPLICANT:	Mr Albert Pau		
LOCATION:	Along junction of Ormeau Embankment and Ravenhill Reach		
PROPOSAL:	2.1m high railings along junction of Ormeau Embankment and Ravenhill Reach		

### APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	5	PAC REF:	2020/E0010
PLANNING REF:	LA04/2018/0465/CA		
RESULT OF APPEAL:	Withdrawn		
APPLICANT:	Diocese of Down & Connor		
LOCATION:	Lands or premises at Good Shepherd Church, Ormeau Road, Belfast		
PROPOSAL:	Alleged unauthorised erection of extraction flue, on the west elevation of ancillary buildings associated with the Good Shepherd Church, adjacent to the boundary with the apartments on Rossmore Drive		

## **PLANNING COMMITTEE – 15 DECEMBER 2020**

### **APPEAL DECISIONS NOTIFIED (CONTINUED)**

ITEM NO	6	PAC REF:	2019/A0201
PLANNING REF:	LA04/2019/0654/A		
RESULT OF APPEAL:	Dismissed		
APPLICANT:	Crusaders FC		
LOCATION:	Crusaders FC, Seaview Stadium, Shore Road, Belfast		
PROPOSAL:	Removal of existing illuminated advertising board and replacement with new digital advertising board		
ITEM NO	7	PAC REF:	2019/E0061
PLANNING REF:	LA04/2018/0391/CA		
RESULT OF APPEAL:	Notice Upheld - Dismissed		
APPLICANT:	Mr Albert Pau		
LOCATION:	Land at the junction of Ormeau Embankment and Ravenhill Reach, Belfast		
PROPOSAL:	Alleged unauthorised fence at the junction of Ormeau Embankment and Ravenhill Reach		
ITEM NO	8	PAC REF:	2019/A0257
PLANNING REF:	LA04/2019/2908/A		
RESULT OF APPEAL:	Dismissed		
APPLICANT:	Belvoir Park LLP		
LOCATION:	Former Belvoir Park Hospital – Adjacent to Gate Lodge entrance		
PROPOSAL:	Banner Sign		

**PLANNING COMMITTEE – 15 DECEMBER 2020**

**APPEAL DECISIONS NOTIFIED (CONTINUED)**

ITEM NO	9	PAC REF:	2019/A0258
PLANNING REF:	LA04/2019/2822/A		
RESULT OF APPEAL:	Dismissed		
APPLICANT:	Belvoir Park LLP		
LOCATION:	Adjacent to Milltown Road, Belfast		
PROPOSAL:	Freestanding double sided totem sign		

## Planning decisions issued between 10 November and 10 December 2020 - No. 236

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/1473/F	LOCDEV	Lands between 2 and 12 Parkgate Avenue and Opposite 19A Madison Avenue East Belfast	Erection of 5 storey mixed use building consisting of ground floor retail unit and 40 No. apartments (comprising Of 16No. 1 bed, 20No. 2bed, 4No. 3 bed) and rooftop amenity space. Covered car parking, cycle parking, and bin stores provided at ground floor level to serve apartments. Vehicular and pedestrian access for apartments provided at Parkgate Avenue and pedestrian access for retail unit provided on Madison Avenue East. Includes demolition of existing vacant retail unit fronting Madison Avenue East.	PERMISSION REFUSED
LA04/2019/1534/F	LOCDEV	406 Upper Newtownards Road Belfast BT4 3EZ.	Change of use from ancillary office space on first floor to a function room with small extension. External addition of staircase with glass balustrade and new lobby to first floor external terrace.	PERMISSION GRANTED
LA04/2019/1913/DC	LOCDEV	Land at existing DRD surface car park at Frederick Street Belfast BT1 2LW.	Discharge of condition no. 18 of 2013/A0102 (Z/2012/1034/F) samples	CONDITION NOT DISCHARGED
LA04/2019/2582/F	LOCDEV	Lands between Kent Street and North Street and west of nos 118-122 Royal Avenue Belfast BT1 1NE	Retrospective application for temporary surface-level car park	PERMISSION REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2654/F	LOCDEV	Units 14-21 22 Heron Road Belfast BT3 9LT	2.4m high fence to be installed on the perimeter and external plant that facilitates the new Storage Building is to be housed behind aluminium screening.	PERMISSION GRANTED
LA04/2019/2661/DC	LOCDEV	Botanic Link land created over the Belfast/Dublin railway line between University Road and Botanic Avenue.	Discharge of condition 14	CONDITION DISCHARGED
LA04/2019/2676/F	LOCDEV	76 Summerhill Drive Twinbrook	15 no. apartments in a single block and associated site works	PERMISSION GRANTED
LA04/2019/2726/F	LOCDEV	79 & 81 Stockmans Lane Belfast BT9 7JD.	Change of use of 2No. dwellings to 6No. apartments with 3 storey rear extension and associated works (amended site layout)	PERMISSION GRANTED
LA04/2019/2772/LDE	LOCDEV	10 Agincourt Street Belfast BT7 1RB	House in Multiple Occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2019/2836/F	LOCDEV	157-161 Falls Road Belfast BT12 7AU	Partial demolition to facilitate the erection of a 3 storey rear extension and internal reconfiguration of the existing properties to provide an assisted living facility comprising five self-contained one bedroom apartments with associated communal space, staff facilities, cycle parking and bin storage areas.	PERMISSION GRANTED



Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2019/2866/F	LOCDEV	Lands at 17 Glenburn Park Belfast BT14 6TF	Partially retrospective application for the construction of 2 No semi detached dwellings (complete) and a detached dwelling (not complete) with associated siteworks (on enlarged / extended site).	PERMISSION GRANTED
LA04/2019/2915/F	LOCDEV	Land to the rear of numbers 178 & 180 Whitewell Road Belfast BT36 7EP.	Proposed new dwelling.	PERMISSION GRANTED
LA04/2019/2943/F	LOCDEV	94 Shaws Road Belfast BT11 9PR.	Fence and gates.	PERMISSION GRANTED
LA04/2019/2959/F	LOCDEV	15M South of 4 Sandown Park Belfast BT5 6JP.	Proposed two storey detached dwelling	PERMISSION GRANTED
LA04/2019/2977/A	LOCDEV	Existing Terminal Walkway Tower 23m South East of Belfast Victoria 4 Terminal 36 West Bank Road Belfast BT3.	Erection of high level outdoor IP rated video display for information for terminal passengers.	PERMISSION GRANTED
LA04/2019/2994/F	LOCDEV	164 Cliftonville Road Belfast.	Proposed change of use from ground floor health clinic to ground floor restaurant takeaway and ancillary office.	PERMISSION GRANTED
LA04/2020/0044/F	LOCDEV	10-12 Lisburn Road Belfast BT9 6AA	Conversion and extension of existing Doctor's surgery and treatment rooms to 6no. 2 bed apartments with associated landscaping and bin storage.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0067/F	MAJDEV	Havelock House Ormeau Road Belfast BT7 1EB	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. (Further information and amended plans received)	PERMISSION REFUSED
LA04/2020/0076/F	LOCDEV	2 Roseland Place Belfast BT12 5JR.	Proposed activity rooms in mobile structure, connected with the youth hall of the existing church complex via an external path at a reconfigured rear exit. Proposed new wall and pedestrian gate and proposed new vehicular exit onto Eureka Drive	PERMISSION GRANTED
LA04/2020/0163/F	LOCDEV	Lands adjacent and to south of no.s 1-13 (odds) Lewis Park and no.s 2-20 Lewis Mews Belfast Bt4 1FY	Proposed development of 27 no. apartments within 2 no. three storey buildings including access, car parking, cycle bays, open space, landscaping and all associated site works.	PERMISSION GRANTED
LA04/2020/0190/F	LOCDEV	13 Malone Meadows Belfast BT9 5BG	Conversion of existing garage with extension above at first floor level to form part of dwelling house. Two storey rear extension and single storey extensions to the side and rear and additional alterations to existing patio area (amended description and plans)	PERMISSION GRANTED
LA04/2020/0250/A	LOCDEV	The Range Boucher Road Belfast BT12 6HR.	3 No internally illuminated with LED flex faces, 33 No non illuminated slim frame flex faces.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0269/F	LOCDEV	64 66 68 and 70 Springfield Road Belfast BT12 7AH.	Change of use from dwelling to doctors surgery and amalgamation with Springfield Road Surgery. Proposed two storey extension to no. 64 and 2nd storey extension to no. 66. (Change of description)	PERMISSION GRANTED
LA04/2020/0418/F	LOCDEV	37 Cranmore Park Belfast BT9 6JF	First floor side extension and alterations to front elevation of garage.	PERMISSION GRANTED
LA04/2020/0422/DCA	LOCDEV	37 Cranmore Park Belfast BT9 6JF	Demolition of sections to side elevation, sections of the roof to dwelling and roof of garage to facilitate 1st floor side extension	PERMISSION GRANTED
LA04/2020/0466/F	LOCDEV	20 Musgrave Park Court Belfast BT9 7HZ.	Two Storey Side and Partial Rear Extension. Single Storey Rear Extension.	PERMISSION GRANTED
LA04/2020/0478/F	LOCDEV	McGs Kitchen Bar 131-133 Kingsway Dunmurry Belfast BT17.	Change of use from off licence to public bar ground + first floor alterations internally.	PERMISSION GRANTED
LA04/2020/0488/F	LOCDEV	Antrim Road SW at Petrol station - footpath adjacent to 306 Antrim Road Belfast Co Antrim BT15 5AB	The installation of a 17.5m Apollo streetpole with 6no antennas (3no enclosed within a shroud) 2no equipment cabinets, 1no meter cabinet and ancillary apparatus/works	PERMISSION GRANTED
LA04/2020/0528/F	LOCDEV	Junction Milner Street & Connaught Street - Milner Street Belfast BT12 6GE	The installation of a 20 metre Apollo streetpole with 6no. antennas (3no. enclosed within a shroud). 2no. equipment cabinets, 1no. meter cabinet and ancillary works.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0565/F	LOCDEV	On lands adjacent to The Innovation Centre carpark 26m west of 15 Queens Road Queens Island Belfast BT3 9DT.	Proposed 20m telecommunications column, with 6no. antennae (3No. enclosed within a shroud. 3no. not enclosed) and 3No. radio units. Proposal includes the provision of 4No. new equipment cabinets and associated ground works.	PERMISSION GRANTED
LA04/2020/0596/LDE	LOCDEV	9 Landseer Street Belfast BT9 5AL	House in multiple occupancy - HMO	PERMITTED DEVELOPMENT
LA04/2020/0644/F	LOCDEV	38-42 Bank Street Belfast.	Change of use of ground floor unit to office.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0670/LBC	LOCDEV	7-9 College Gardens Belfast	Proposed general upgrade of existing student residential accommodation, comprising:- Reconfiguration of space at rear of GF & FF of No.7 College Garden involving demolitions and structural alterations at GF & stripping out of partitions at FF. Plus isolated areas of new partitions and doors, refresh of the interior including all bedrooms with re-fit of kitchens and a number of shower rooms. Works to include isolated areas of additional drainage to the rear, installation of new boilers into the existing outbuildings, stripping out of radiators in the communal areas and upgrade of electrical installation and ventilation. Repair works are proposed to the envelope, including re-pointing works, repairs to stone steps and other historical features. Existing leaded glass vestibule doors to be repaired.	PERMISSION GRANTED
LA04/2020/0709/F	LOCDEV	76 University Street Belfast BT7 1HE	Change of use from backpackers hostel to House in Multiple Occupation (HMO)	PERMISSION REFUSED
LA04/2020/0734/F	LOCDEV	Lands South of Holiday Inn Hotel east of 54-70 Sandy Row and north of 20 Wellwood Street Belfast BT12 5GF	Extension to existing building to provide car lift and emergency exit stairs, access road and alterations to existing access onto Wellwood Street.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0735/NMC	LOCDEV	Site to the rear of 24 Osborne Gardens Belfast BT9 6LF	Non material change - LA04/2019/2479/F	NON MATERIAL CHANGE GRANTED
LA04/2020/0744/DC	LOCDEV	Bombardier Wing Manufacturing And Assembly Facility Airport Road Belfast BT3 9ED.	Discharge of condition 16 LA04/2019/2850/F.	CONDITION DISCHARGED
LA04/2020/0828/F	LOCDEV	Balmoral Plaza Retail Park Boucher Road Belfast BT12 6HR.	Single storey drive thru cafe with an associated cold room, service area, outdoor seating and general ancillary site works.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0859/F	LOCDEV	2 4 Galway Street Belfast BT12 4AF12 13 17 18 23 24 27 34 36 43 47 49 Hamill Street Belfast BT12 4AA5 9 13 Institution Place Belfast BT12 4AE19 20 25 27 29 31 36 42 John Street Belfast BT12 4AG	Proposed rear ground floor extension to provide more spacious living / kitchen and dining space. Proposals also include renewal of kitchens and bathrooms, electrical and mechanical renewal / refurbishment, new staircase, new windows and external doors, repairs / renewal of external and internal finishes, replacement of timber framed external fabric with new insulated external wall insulation and flat roof to the existing extensions and increase thermal performance of dwelling (EPC rating to be in excess of C69).	PERMISSION GRANTED
LA04/2020/0882/A	LOCDEV	46 University Street Belfast BT7 1HB	1. Wall-mounted lettering 2. Decal logo to inside of windows 3. Plastic-coated banner(s)	PERMISSION GRANTED
LA04/2020/0893/LBC	LOCDEV	46 University Street Belfast BT7 1HB	Display of business advertisements to ground floor front elevation	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/0899/LDP	LOCDEV	3 Deerpark Gardens Belfast BT14 7QA.	New roof to conservatory, and changes to conservatory elevations and internal alterations	PERMITTED DEVELOPMENT
LA04/2020/0966/F	LOCDEV	34 Rochester Avenue Belfast BT6 9JW.	Single Storey Rear Extension and Alterations.	PERMISSION GRANTED
LA04/2020/0998/F	LOCDEV	74 Upper Newtownards Road Ballyhackamore Belfast BT4 3EN.	Single Storey Rear Extension.	PERMISSION GRANTED
LA04/2020/1015/F	LOCDEV	12 Somme Drive Belfast BT6 9JJ	Single storey rear extension, two storey side extension and new porch to front of dwelling	PERMISSION GRANTED
LA04/2020/1026/F	LOCDEV	The Warehouse 7 James Street South Belfast BT2 8DN	Roof alterations and repairs including installation of access hatch, safety hand rail and air conditioning units	PERMISSION GRANTED
LA04/2020/1031/F	LOCDEV	Lands adjoining and to the rear of 45 Camden Street Belfast.	Proposed secure cycle store with shared domestic storage space over (associated with existing apartments/HMO's at 47-51 Camden Street)	PERMISSION GRANTED
LA04/2020/1054/LDE	LOCDEV	52 Palestine Street Belfast BT7 1QJ	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1075/LDE	LOCDEV	42 Ava Street Belfast BT7 3BS	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT



Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1081/F	LOCDEV	3 Hawthornden Drive Belfast	Single and two storey side and rear extension with elevation changes.	PERMISSION GRANTED
LA04/2020/1087/F	LOCDEV	286 Castlereagh Road Belfast BT5 6AD	First floor rear extension and single storey side extension to dwelling, internal alterations and one no velux to the front of the dwelling and 2no velux rooflights to the rear of the dwelling	PERMISSION GRANTED
LA04/2020/1092/LDP	LOCDEV	Lands adjacent to Mill Avenue (site of former Wolfhill Flax Spinning Mill) Ligoniel Belfast	Proposed completion of dwellings on plots 16 and 17 as approved under Z/2010/1315/RM as development has begun before 10th June 2015 as stipulated by condition 1 thereof.	PERMITTED DEVELOPMENT
LA04/2020/1105/F	LOCDEV	Adjacent to Roar and Explore Dairyfarm Centre 3 Stewartstown Road Belfast BT17 0AW	Change from internal store to ice cream parlour	PERMISSION GRANTED
LA04/2020/1109/F	LOCDEV	House adjacent to 2 Locksley Drive/ to the rear of 100 Upper Lisburn Road Belfast	Proposed replacement house - change of house type from previously approved LA04/2019/1252/F. The revisions include removal of front porch and 2 no dormers to the front roof in lieu of 2 roof lights.	PERMISSION GRANTED
LA04/2020/1142/F	LOCDEV	38 Boucher Road Belfast BT12 6HR.	Variations to Condition 2 (materials) of Approval LA04/2018/1727/F to allow for elevation changes	PERMISSION GRANTED
LA04/2020/1147/F	LOCDEV	10 Amcomri Street Belfast BT12 7NB.	Balcony at the rear at first floor level.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1154/F	LOCDEV	3 Mashona Court Belfast BT6 9DG.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1155/F	LOCDEV	14 Shamrock Court Belfast BT6 8HT.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1169/NMC	LOCDEV	Lands to the south of Wolfhill Avenue and Ligoniel Road Belfast.	Non material change Z/2012/1279/F.	NON MATERIAL CHANGE GRANTED
LA04/2020/1174/LDE	LOCDEV	Flat 1 84 Malone Avenue Belfast BT9 6EP.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1189/F	LOCDEV	57 Ashley Avenue Belfast.	Retrospective retention of 2No dormer windows to front elevation.	PERMISSION GRANTED
LA04/2020/1198/LDE	LOCDEV	92 Dunluce Avenue Belfast BT9 7AZ	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1203/LDE	LOCDEV	17 Rathdrum Street Belfast BT9 7GB	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1210/F	LOCDEV	52 Deramore Park South Belfast BT9 5JY	Single storey rear extension and garden shed	PERMISSION GRANTED
LA04/2020/1223/F	LOCDEV	Arqiva television and radio communications rooftop site at Blackstaff Mill 77 Springfield Road Belfast BT12 7AE.	Proposed upgrade of existing communications installation on the rooftop of Blackstaff Mill which consist of the addition of 3 no. antennae, 6 no. RRU's, 1 no. GPS antenna and ancillary development thereto.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1224/LBC	LOCDEV	Arqiva television and radio communications rooftop site at Blackstaff Mill 77 Springfield Road Belfast BT12 7AE.	Proposed upgrade of existing communications installation on the rooftop of Blackstaff Mill which consist of the addition of 3 no. antennae, 6 no. RRU's, 1 no. GPS antenna and ancillary development thereto.	PERMISSION GRANTED
LA04/2020/1225/F	LOCDEV	Unit 24E Park Centre Retail Complex Donegall Road Belfast BT12 6HN	Proposed changed of use from first floor storage area to training facility for healthcare services provider.	PERMISSION GRANTED
LA04/2020/1226/DC	LOCDEV	3 Ashley Park Belfast BT17 9EH.	Discharge of condition no. 2 of LA04/2019/2501/F (management plan)	CONDITION DISCHARGED
LA04/2020/1228/F	LOCDEV	Kennedy Shopping Centre 564-568 Falls Road Belfast BT11 9AE	Proposed Standalone Drive Thru Coffee Pod.	PERMISSION GRANTED
LA04/2020/1231/F	LOCDEV	Site 1 Land adjacent to 2 Fruithill Park Belfast BT11 8GD	Change of house type A as approved under LA04/2019/0732/F to include a single storey rear extension, chimney moved to ridge and variation of window position on gable (UPDATED DRAWINGS)	PERMISSION GRANTED
LA04/2020/1234/F	LOCDEV	Grass verge Traffic island opposite 3-5 Dalton Street Ballymacarett Belfast BT5 4BA	Proposed replacement of existing 15m monopole with a new 20m Street pole with integrated antenna plus new ground based equipment cabinets and all associated ancillary equipment.	PERMISSION GRANTED
LA04/2020/1235/F	LOCDEV	6 Kensington Drive Belfast BT5 6NU.	Single and two storey rear and side extension. Elevation changes and demolition of garage.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1243/F	LOCDEV	28 Wolfhill Avenue South Belfast BT14 8NT	Graduated step approach to front of existing dwelling	PERMISSION GRANTED
LA04/2020/1250/F	LOCDEV	Existing Mobile Telecommunications Installation on Public Footpath of Dargan Crescent in front of 161 Dargan Crescent Belfast BT3 9JP	Proposed Replacement of Existing 15m Street Pole with a New 20m Street Pole with integrated antenna plus new additional ground based Equipment Cabinets and all associated Ancillary Equipment.	PERMISSION GRANTED
LA04/2020/1265/F	LOCDEV	101 Galwally Avenue Breda Belfast BT8 7AJ.	First floor extension to side. Elevational changes + raised decking to rear.	PERMISSION GRANTED
LA04/2020/1277/LDE	LOCDEV	8 Jerusalem Street Belfast BT7 1QN.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1292/A	LOCDEV	Alfred House 19-21 Alfred Street Belfast BT2 8ED.	Projecting sign. (Amended Plans)	PERMISSION GRANTED
LA04/2020/1294/F	LOCDEV	8 Shaneen Park Belfast BT14 8JP.	Amendments to rear elevation and construction of new raised patio with steps and storage under patio	PERMISSION GRANTED
LA04/2020/1305/F	LOCDEV	18 Mountainview Park Belfast BT14 7GT	First Floor Extension on top of Existing Single Storey Rear Return to Provide Additional Bedroom.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1307/LDE	LOCDEV	Flat 2 32 North Parade Belfast BT7 2GG.	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1315/F	LOCDEV	43 Deacon Street Belfast BT15 3EG.	Change of use from short term holiday let accommodation to residential dwelling.	PERMISSION GRANTED
LA04/2020/1318/LDE	LOCDEV	44 Ava Street Belfast BT7 3BS.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1324/F	LOCDEV	36 Dorchester Park Belfast BT6 6RJ.	Proposed double and single storey extension to side and single storey extension to rear, erection of double garage with attic room above, new entrance gate, widening of access and other associated site works (amended description and plans)	PERMISSION GRANTED
LA04/2020/1331/LDE	LOCDEV	Flat 2 14 Westminster Street Belfast BT7 1LA.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1337/LDE	LOCDEV	Flat 2 37 South Parade Belfast BT7 2GL.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1338/LDE	LOCDEV	44 Sandhurst Gardens Belfast BT9 5AX.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1343/LDE	LOCDEV	47 Palestine Street Belfast BT7 1QJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1344/LDE	LOCDEV	79 Carmel Street Belfast BT7 1QF	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1347/LDE	LOCDEV	74 Ulsterville Gardens Belfast BT9 7BB.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1348/LDE	LOCDEV	80 Carmel Street Belfast BT7 1QF.	House of multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1355/A	LOCDEV	East Boundary of Cityside Retail Park Car Park York Street Belfast	1no free standing 48 sheet light box display unit	PERMISSION REFUSED
LA04/2020/1358/LDE	LOCDEV	Flat 001 Bradbury Court Belfast BT9 7JL	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1362/F	LOCDEV	The Errigle Inn 312-320 Ormeau Road Belfast BT17 2GE	2no. external retractable roofs to existing rear outdoor areas.	PERMISSION GRANTED
LA04/2020/1367/LDE	LOCDEV	Flat2 120 University Street Belfast BT7 1HH	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1369/LDE	LOCDEV	2nd Floor apartment above 133 Stranmillis Road 1a St Ives Gardens Belfast BT9 5DN.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1372/LDE	LOCDEV	Flat2 118 University Street Belfast BT7 1HH	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1373/LDE	LOCDEV	2B Rugby Avenue Belfast BT7 1RG.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1384/LDE	LOCDEV	26 Stranmillis Gardens Belfast BT9 5AS.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1388/LDE	LOCDEV	39 Palestine Street Belfast BT7 1QJ.	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1403/F	LOCDEV	17 Ormeau Avenue Belfast BT2 8HD.	Erection of a patron toilet block at first floor level of the existing building (retrospective)	PERMISSION GRANTED
LA04/2020/1404/DC	LOCDEV	32-38 Queen Street Belfast	Discharge of condition no23 of planning permission LA04/2019/0553/F	CONDITION DISCHARGED
LA04/2020/1414/F	LOCDEV	5 Riverdale Park North Belfast BT11 9DL	Demolition of existing conservatory and construction of single storey extension to the rear	PERMISSION GRANTED
LA04/2020/1419/F	LOCDEV	120 Ardenlee Avenue Ballynafoy Belfast BT6 0AD	Single storey rear extension, roof space conversion, to include proposed dormer window that is required to facilitate the proposed roof space conversion, and internal alterations forming gable windows.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1442/F	LOCDEV	39 Orpen Road Belfast BT10 0BP	Single Storey Side and Rear Extension. Replacement of Detached Garage + Additional Parking to Front.	PERMISSION GRANTED
LA04/2020/1446/LDE	LOCDEV	90 Wellesley Avenue Belfast BT9 6DH	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1455/LBC	LOCDEV	46 University Street Belfast BT7 1HB	Provision of additional extract grille to rear external wall	PERMISSION GRANTED
LA04/2020/1460/F	LOCDEV	9 Colindale Park Belfast BT17 0QE	Single storey extension and raised patio to rear of dwelling	PERMISSION GRANTED
LA04/2020/1478/F	MAJDEV	Blackstaff Way Kennedy Way Industrial Estate Belfast BT11 9DT.	Variation of Conditions 4 and 5 of Z/2014/1373/F - relating to proposed gas protection measures, design and verification.	PERMISSION GRANTED
LA04/2020/1481/F	LOCDEV	38 Ailesbury Crescent Belfast BT7 3EZ.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1497/F	LOCDEV	430 Antrim Road Belfast BT15 5GB	Retrospective relocation of bin store previously approved under planning permission LA04/2018/2775/f	PERMISSION GRANTED
LA04/2020/1507/F	LOCDEV	10 Richmond Park Belfast BT9 5EF	Single storey rear extension to dwelling to replace existing conservatory	PERMISSION GRANTED
LA04/2020/1513/F	LOCDEV	11 Priory Park Belfast BT10 0AE	Proposed rear dormer	PERMISSION GRANTED



Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1514/F	LOCDEV	88 Knockbreda Park Belfast BT6 0HG.	Proposed dormer to side elevation.	PERMISSION GRANTED
LA04/2020/1520/F	LOCDEV	10 Gibson Park Gardens Belfast BT6 9GN	Single Storey Side and Rear Extension and Alterations to Rear Patio	PERMISSION GRANTED
LA04/2020/1524/F	LOCDEV	Lanyon Plaza No8 Lanyon Place Belfast BT1 3LP	Modifications to glazing to existing fire escapes required to mitigate the visual impact of necessary structural steel amendments	PERMISSION GRANTED
LA04/2020/1531/LDE	LOCDEV	155 Dunluce Avenue Belfast BT9 7AX	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1558/F	LOCDEV	26 Castlehill Park Belfast BT4 3GU	2 storey rear extension to dwelling	PERMISSION GRANTED
LA04/2020/1564/F	LOCDEV	115 The Mount Belfast BT5 4ND.	Conversion of existing office building into a house of multiple occupation, including minor alterations to the external elevations.	PERMISSION GRANTED
LA04/2020/1569/F	LOCDEV	32 Taunton Avenue Belfast BT15 4AD.	Demolition of rear wall and erection of single storey rear extension.	PERMISSION GRANTED
LA04/2020/1571/LBC	LOCDEV	St Josephs Church Sailortown Princes' Doc Street Belfast BT1 3AA.	Temporary toilet facility.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1588/F	LOCDEV	Ground floor retail unit 11-13 Donegall Place Belfast BT1 5AA	New shop front with associated works including ATM	PERMISSION GRANTED
LA04/2020/1589/F	LOCDEV	7 Hillside Park Belfast BT9 5EL.	Single and two storey side and rear extension, single storey side extension. Garden store and landscaping works.	PERMISSION GRANTED
LA04/2020/1590/A	LOCDEV	Ground Floor 11-13 Donegall Place Belfast BT1 5AA.	Fascia shop sign.	PERMISSION GRANTED
LA04/2020/1596/F	LOCDEV	2 Piney Way Belfast BT9 5QT.	Two storey rear extension and two storey front and side extension. Raising of main roof. Elevational changes including new openings and rendering dwelling. Raised patio to rear.	PERMISSION GRANTED
LA04/2020/1598/F	LOCDEV	442-446 Newtownards Road Belfast BT4 1HJ.	Change of use from vacant retail unit (Class A1) to public house (sui generis) with associated beer garden and associated development.	PERMISSION GRANTED
LA04/2020/1601/F	LOCDEV	Lands at rear of sites 6 & 7 of 45 - 49 Hawthornden Road Belfast.	This is a section 54 application to vary condition 1 of LA04/2019/2961/F to read as follows: This approval is temporary for a period of 2 years from the date of this decision notice. The vertical timber boarded fence and all associated fittings must be removed within 4 weeks of the end date of this permission.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1625/LDE	LOCDEV	116 Ashley Avenue Belfast	House In Multiple Occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1629/LDE	LOCDEV	Flat2 21 Cromwell Road Belfast BT7 1JW	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1630/LDE	LOCDEV	10 Stranmillis Park Stranmillis Belfast BT9 5AU.	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1636/LDE	LOCDEV	123 Northbrook Street Belfast BT9.	Change of use from a residential property to an HMO.	PERMITTED DEVELOPMENT
LA04/2020/1638/LDE	LOCDEV	144 Ulsterville Avenue Belfast BT9 7AR.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1641/F	LOCDEV	5 Sharman Close Belfast BT9 5GF.	Single storey extension to front, replacement of windows to frontage.	PERMISSION GRANTED
LA04/2020/1650/F	LOCDEV	32 Ravensdene Crescent Belfast BT6 0DB	Proposed single storey extension to side and rear, dormer to rear roof and demolition of existing garage	PERMISSION GRANTED
LA04/2020/1655/F	LOCDEV	Lands to the rear of 7-19 Aghery Walk and 86-112 Areema Drive Dunmurry BT17 0QH	Section 54 application to vary condition no 8 of planning permission LA04/2018/2726/F regarding approval of the Private Streets Determination Drawing	PERMISSION GRANTED
LA04/2020/1671/LDE	LOCDEV	23 Edinburgh Street Belfast BT9 7DS	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1673/LDE	LOCDEV	16 Edinburgh Street Belfast BT9 7DZ	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1674/F	LOCDEV	32 Belmont Road Belfast BT4 2AN	Change of use of ground floor into a retail space from A2 to A1(The 2 upper floors will remain as office space.)	PERMISSION GRANTED
LA04/2020/1682/F	LOCDEV	66 Malone Avenue Belfast	Proposed alterations to apartments to increase number from two to three apartments; changes to rear return side elevation	PERMISSION GRANTED
LA04/2020/1685/LDE	LOCDEV	6 Ardenlee Place Belfast BT6 8QS.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1688/LDE	LOCDEV	10 Ardenlee Way Belfast BT6 8QW.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1690/F	LOCDEV	First Floor Retail Unit 11-13 Donegall Place Belfast BT1 5AA.	Plant to first floor area with creation of new doorway in place of window to facilitate access from ground floor retail unit with associated works to roof.	PERMISSION GRANTED
LA04/2020/1695/LDE	LOCDEV	28 Dunluce Avenue Belfast BT9 7AY.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1702/LDE	LOCDEV	29 Colenso Parade Belfast BT9 5AN.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1707/DC	LOCDEV	39 Fitzroy Avenue Belfast BT7 1HS.	Discharge of condition no. 6 of LA04/2018 1482/F (samples)	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1711/F	LOCDEV	Kings Works Channel Commercial Park Queens Road Titanic Quarter Belfast	Erection of temporary canopies	PERMISSION GRANTED
LA04/2020/1712/DC	LOCDEV	Kings Hall Belfast	Discharge of condition 34 of planning approval LA04/2018/0040/f and condition 15 of planning approval LA04/2018/0048/lbc	CONDITION DISCHARGED
LA04/2020/1713/F	LOCDEV	Flats 1-12 161 Euston Street Belfast BT6 9AF	Addition (retrospective) of an attached single storey cleaner's store to the rear of the apartment block.	PERMISSION GRANTED
LA04/2020/1721/DCA	LOCDEV	43 University Street Belfast BT7 1FY.	Part demolition including demolition of 2-storey rear return, fencing and elevation changes to rear	PERMISSION GRANTED
LA04/2020/1722/F	LOCDEV	43 University Street Belfast BT7 1FY.	Change of use from offices to 3No. flats including alterations, 2 storey extension and new front and rear dormers.	PERMISSION GRANTED
LA04/2020/1737/DCA	LOCDEV	74 Marlborough Park Central Belfast BT9 6HN.	Demolition to parts of rear ground floor and first floor to accommodate first floor and ground floor rear extensions	PERMISSION GRANTED
LA04/2020/1738/F	LOCDEV	74 Marlborough Park Central Belfast BT9 6HN.	Ground Floor & First Floor Extension to Rear + Additional Alterations to Dwelling.	PERMISSION GRANTED
LA04/2020/1739/F	LOCDEV	1 Larkfield Avenue Upper Lisburn Road Belfast BT10 0LY.	Extension to rear comprising single and two storey with new steps to access	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1747/LDE	LOCDEV	98 Melrose Street Belfast BT9 7DQ	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1751/F	LOCDEV	21 Kensington Drive Belfast BT5 5LT	Proposed garden room to rear of dwelling and to include demolition of existing garage/carport and associated works	PERMISSION GRANTED
LA04/2020/1752/F	LOCDEV	10 Luxor Gardens Belfast BT5 5NB	Single storey rear extension and new steps to access extension	PERMISSION GRANTED
LA04/2020/1754/F	LOCDEV	19 Elsmere Heights Gilnahirk Belfast BT5 7TN	Roof space conversion to include roof extension to allow for 1st floor living space	PERMISSION GRANTED
LA04/2020/1757/F	LOCDEV	Broadcasting House Ormeau Avenue Belfast BT2 8HQ	Installation of an entrance turnstile and associated roller shutter	PERMISSION GRANTED
LA04/2020/1759/LDE	LOCDEV	37 Ridgeway Street Belfast BT9 5FB	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1761/A	LOCDEV	1 Donegall Square South Belfast BT1 5LR	Replacement of existing shop and projecting signage with new corporate branding	PERMISSION GRANTED
LA04/2020/1764/F	LOCDEV	154-156 Lisburn Road Belfast BT9 6AJ	Reconfiguration of existing 2no separate shop doors to provide central double door access to shop complete with shopfront redesign	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1769/LDE	LOCDEV	79 Tate Avenue Belfast BT9 7BZ	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1773/LBC	LOCDEV	Broadcasting House Ormeau Avenue BT2 8HQ	Installation of turnstile and roller shutter	PERMISSION GRANTED
LA04/2020/1774/LDE	LOCDEV	29 Melrose Street Belfast BT9 7DL	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1775/LDE	LOCDEV	21 Stranmillis Park Belfast BT9 5AU	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1779/LDE	LOCDEV	Flat 2 6 Stranmillis Park Belfast BT9 5AU	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1786/LDE	LOCDEV	27 Sandhurst Drive Belfast BT9 5AY	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1790/LBC	LOCDEV	62 Rugby Road Belfast BT7 1PT	Refurbishment of single storey garage to rear of listed dwelling.	PERMISSION GRANTED
LA04/2020/1812/A	LOCDEV	Kings Works Channel Commercial Park Queens Road Titanic Quarter Belfast.	4no non-illuminated fascia signs.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1817/NMC	LOCDEV	163 Ormeau Road Belfast BT7 1SP.	Non material change LA04/2016/2531/F	NON MATERIAL CHANGE GRANTED
LA04/2020/1820/DC	LOCDEV	231 Donegall Road Belfast BT12 5NB.	Discharge of condition no. 3 of LA04/2020/0153/F (Management Plan)	CONDITION DISCHARGED
LA04/2020/1823/F	LOCDEV	14 Sharman Park Belfast BT9 5HJ.	Two storey side extension and a single storey rear extension. (Amended Description)	PERMISSION GRANTED
LA04/2020/1825/F	LOCDEV	104 Lansdowne Road Belfast BT15 4AB	Single storey rear extension with internal alterations	PERMISSION GRANTED
LA04/2020/1826/F	LOCDEV	39 Divismore Park Belfast BT12 7JE	Single storey rear and end extension	PERMISSION GRANTED
LA04/2020/1831/F	LOCDEV	13 Castlehill Park Belfast BT4 3GU	Demolition of existing rear sunroom to be replaced by single storey rear extension	PERMISSION GRANTED
LA04/2020/1837/F	LOCDEV	66 Ramoan Drive Belfast BT11 8LJ	Single storey rear extension with ramp	PERMISSION GRANTED
LA04/2020/1839/F	LOCDEV	53 Norwood Avenue Belfast	2 storey side extension	PERMISSION GRANTED



Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1840/F	LOCDEV	85 Salisbury Avenue Belfast BT15 5EA	Proposed single storey rear extension and minor internal alterations (retrospective)	PERMISSION GRANTED
LA04/2020/1842/LDE	LOCDEV	8 Surrey Street Belfast BT9 7FS	Change of use from residential property to HMO.	PERMITTED DEVELOPMENT
LA04/2020/1843/LDE	LOCDEV	46 Stranmillis Park Belfast BT9 5AU	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1844/LDE	LOCDEV	10 Stranmillis Gardens Belfast BT9 5AS.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1846/LDE	LOCDEV	20 Cromwell Road Belfast BT7 1JW.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1847/F	LOCDEV	20 Grange Park Dunmurry Belfast BT17 0AN	Remove existing garage and replace with single storey side extension to dwelling and raise cill of existing gable window. (Retrospective Permission)	PERMISSION GRANTED
LA04/2020/1854/LDE	LOCDEV	123 Dunluce Avenue Belfast BT9 7AX.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1865/F	LOCDEV	139 Bloomfield Avenue Belfast BT5 5BW	Proposed change of use from retail to office and all associated works.	PERMISSION GRANTED
LA04/2020/1866/F	LOCDEV	43 Mount Merrion Park Belfast BT6 0GA	Single storey rear and side extension	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1867/LDE	LOCDEV	41 Landseer Street Belfast BT9 5AL	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/1868/F	LOCDEV	24 Knockdarragh Park Belfast BT4 2LE	Demolition of existing single storey return, with construction of new single storey rear extension	PERMISSION GRANTED
LA04/2020/1870/F	LOCDEV	18 Silverstream Park Belfast BT14 8GU	Single storey rear extension and demolition of existing garage	PERMISSION GRANTED
LA04/2020/1873/F	LOCDEV	Lands at Frank Gillen Centre (1A Cullingtree Rd Belfast BT12UJU)	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	PERMISSION GRANTED
LA04/2020/1898/F	LOCDEV	Site to rear of 24 Osborne Gardens Belfast BT9 6LF.	Variation of condition 3 of LA04/2019/2479/F re change of shape and location of first floor (stairs) window to the north-west elevation.	PERMISSION GRANTED
LA04/2020/1908/LDE	LOCDEV	2A Rugby Avenue Belfast BT7 1RG.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1910/F	LOCDEV	11 Saint Gerards Manor Belfast BT12 7GW.	Demolition of existing rear conservatory with replacement single storey rear extension.	PERMISSION GRANTED
LA04/2020/1917/F	LOCDEV	1 The Close Finaghy Belfast BT10 0GG.	Retrospective replacement conservatory with single storey side extension to dwelling.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1928/LDE	LOCDEV	30 Pretoria Street Belfast BT9 5AQ	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1932/LDE	LOCDEV	84 Sandhurst Drive Belfast BT9 5AZ	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1934/F	LOCDEV	92 Erinvale Avenue Finaghy Belfast BT10 0FP	Extension to and conversion of detached domestic garage to exercise room and stores. (Retrospective Application)	PERMISSION GRANTED
LA04/2020/1942/DC	LOCDEV	Open space west of Stewartstown Road and south of Pantridge Road Belfast BT170FB.	Discharge of condition no.3 - LA04/2018/1890/F.	CONDITION DISCHARGED
LA04/2020/1951/F	LOCDEV	87 Rochester Avenue Belfast BT6 9JW.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1952/F	LOCDEV	146 Lagmore Glen Belfast BT17 0WD.	Loft conversion with velux windows to front and dormer window to rear.	PERMISSION GRANTED
LA04/2020/1964/F	LOCDEV	143 Haypark Avenue Belfast BT7 3FG.	Retrospective application for single storey rear extension.	PERMISSION GRANTED
LA04/2020/1965/F	LOCDEV	3 Neil's Hill Park Belfast BT5 6FL.	Double- storey rear extension with internal alterations and new sheltered courtyard to side. Existing garage to be demolished.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1966/F	LOCDEV	11 Knockvale Grove Belfast.	Single storey rear/side extension. Existing dwelling to be rendered/timber effect cladding.	PERMISSION GRANTED
LA04/2020/1967/F	LOCDEV	12 Knockbreda Gardens Belfast BT6 0HH.	Single storey extension to rear and gable of dwelling and conversion of garage to utility room.	PERMISSION GRANTED
LA04/2020/1968/F	LOCDEV	Lands at 15-17 Upper Lisburn Road Belfast BT10 0GW.	Amendment to extant approved application LA04/2018/1170/F. The proposal is for a change of house type to include a dormer window to the rear of 3no. houses (2no. semi detached and 1no. detached) at the rear of the site.	PERMISSION GRANTED
LA04/2020/1969/F	LOCDEV	36 Upper Cavehill Road Belfast BT15 5EZ.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/1978/LDE	LOCDEV	48 Malone Avenue Belfast BT9 6ER.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/1981/LDE	LOCDEV	12 Sandymount Street Belfast BT9 5DP	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1982/LDE	LOCDEV	14 Sandymount Street Belfast BT9 5DP.	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1983/LDE	LOCDEV	86 Sandhurst Drive Belfast BT9 5AZ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/1984/LDE	LOCDEV	5 Agincourt Street Belfast BT7 1RB	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/1990/DC	LOCDEV	Lands at 15-17 Upper Lisburn Road Belfast BT10 0GW.	Discharge of condition no. 3 of LA04/2018/1170/F (tree protection details)	CONDITION DISCHARGED
LA04/2020/1998/F	LOCDEV	9 Tennent Street Belfast BT13 3GB.	Single storey rear extension.	PERMISSION GRANTED
LA04/2020/2002/F	LOCDEV	4 Bennett Drive Belfast BT14 6DB	Proposed single storey extension to rear of dwelling.	PERMISSION GRANTED
LA04/2020/2013/A	LOCDEV	2 Marquis Street Belfast BT1 1JJ.	2 x flat aluminium signs, permanently fixed flat, (1x Circle 762mm & 1 x Rectangle 2692 x 1117mm)	PERMISSION REFUSED
LA04/2020/2016/LDE	LOCDEV	103 Agincourt Avenue Belfast BT17 1QD.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/2017/LDE	LOCDEV	189 Dunluce Avenue Belfast BT9 7AX.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2020/LDE	LOCDEV	Apartment 2 12 Elaine Street Belfast BT9 5AR	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2020/2026/LDE	LOCDEV	18 Ethel Street Belfast BT9 7FW.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2020/2043/F	LOCDEV	1 The Cairns Strandtown Belfast BT4 2JQ.	Single storey rear extension, new steps and ramp to rear. New roof configuration over extension and garage with a dormer to the front elevation of garage to create first floor accommodation.	PERMISSION GRANTED
LA04/2020/2044/F	LOCDEV	37 Hillhead Crescent Belfast BT11 9FS.	Proposed new single Family Room extension to side/rear of existing dwelling. Including rendering of external walls to rear elevation. (Retrospective)	PERMISSION GRANTED
LA04/2020/2046/F	LOCDEV	7 Knockvale Park Belfast BT5 6HH.	Single storey rear extension and demolition of existing garage.	PERMISSION GRANTED
LA04/2020/2051/LDE	LOCDEV	34 Strandview Street Belfast BT9 5FF	House in multiple occupancy HMO	PERMITTED DEVELOPMENT
LA04/2020/2064/F	LOCDEV	70 Sicily Park Belfast BT10 0AN.	Single storey extension to rear and new window to side elevation ground floor.	PERMISSION GRANTED
LA04/2020/2072/F	LOCDEV	94 Lagmore Dale Dunmurry BT17 1TQ	Proposed single storey extension to side of dwelling.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2086/F	LOCDEV	58 William Alexander Park Belfast BT10 0LX	Single Storey Rear Extension and Rear Elevational Alterations	PERMISSION GRANTED
LA04/2020/2096/F	LOCDEV	27 Stormount Street Belfast BT5 4NX	Single storey rear extension to include a WC	PERMISSION GRANTED
LA04/2020/2097/F	LOCDEV	40 Glenview Gardens Belfast BT5 7LY	Proposed single storey side and rear extension to a dwelling	PERMISSION GRANTED
LA04/2020/2099/F	LOCDEV	265 Castlereagh Road Belfast BT5 5FL	Proposed single storey rear extension to provide extended kitchen and living area.	PERMISSION GRANTED
LA04/2020/2124/F	LOCDEV	16 Lagmore Downs Belfast BT17 0TB	Single storey extension to side of dwelling, internal alterations, extended driveway and graded path to the front of dwelling.	PERMISSION GRANTED
LA04/2020/2129/A	LOCDEV	Shipping container retention system to east of Bank Buildings (bound by Castle Street Bank Street & Royal Avenue) Royal Avenue Belfast BT1 1BL	Temporary advertisement (for a period of 2 years) of lettering provided on one existing shipping container retention system	PERMISSION GRANTED
LA04/2020/2167/CONTPO	LOCDEV	Colenso Parade Adjacent to Botanic Gardens Belfast.	Works to 1 Tree.	WORKS TO TREES IN CA - AGREED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2020/2169/CONTPO	LOCDEV	Drunglass Park Adjacent to Cranmore Avenue Belfast.	Works on 4 trees.	WORKS TO TREES IN CA - AGREED
LA04/2020/2221/CONTPO	LOCDEV	31 Osborne Park Belfast BT9 6JN.	Works to 10 trees	WORKS TO TREES IN CA - AGREED
LA04/2020/2225/CONTPO	LOCDEV	11 Bladon Drive Belfast BT9 5JL.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2020/2322/CONTPO	LOCDEV	66 Osborne Drive Belfast BT9 6LJ.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED
LA04/2020/2341/CONTPO	LOCDEV	55 Myrtlefield Park Belfast BT9 6NG.	Works to 1 tree.	WORKS TO TREES IN CA - AGREED



## Development Management Report Committee Application

Summary	
<b>Committee Meeting Date:</b> Tuesday 15 December 2020	
<b>Application ID:</b> LA04/2020/0673/F	
<b>Proposal:</b> Environmental improvement works to include: new footpaths and cycleway, new multi-use games area, new outdoor gym equipment, new play area, new street furniture and park lighting, relocation of the community garden providing new polytunnel, toilet block, shed and allotment beds, new car park provision, landscape interventions including planting, woodland management, resurfacing, regrading and all associated works.	<b>Location:</b> Lands at "The Bullring", located parallel to the Westlink motorway and adjacent to Denmark Street/California Close between Peters Hill and Regent Street, Belfast.
<b>Referral Route:</b> Major Application	
<b>Recommendation:</b>	<b>Approval subject to Conditions</b>
<b>Applicant Name and Address:</b> Department for Communities Causeway Exchange 1-7 Bedford Street Belfast	<b>Agent Name and Address:</b> AECOM 2 Clarence Street West Belfast
<b>Executive Summary:</b>  This application seeks full permission for environmental improvement works to include: new footpaths and cycleway, new multi-use games area, new outdoor gym equipment, new play area, new street furniture and park lighting, relocation of the community garden providing new polytunnel, toilet block, shed and allotment beds, new car park provision, landscape interventions including planting, woodland management, resurfacing, regrading and all associated works.  The key issues are: <ul style="list-style-type: none"> <li>- principle of use on the site</li> <li>- design and layout</li> <li>- impact on natural heritage</li> <li>- access, movement, parking and transportation, including road safety</li> <li>- impact on built heritage</li> <li>- flood risk</li> <li>- landscaping</li> <li>- other environmental matters</li> </ul> The site is known as "The Bullring", located parallel to the Westlink motorway and adjacent to Denmark Street/California Close between Peters Hill and Regent Street, Belfast. The site is a	

large area of open space, characterised by variety of trees and pathways. The Westlink is adjacent to the SE boundary, whereas residential housing forms the NW boundary.

The site is unzoned white land within (Draft) Belfast Metropolitan Area Plan (BMAP) 2004; BMAP 2015 and, the Belfast Urban Area Plan 2001 (BUAP).

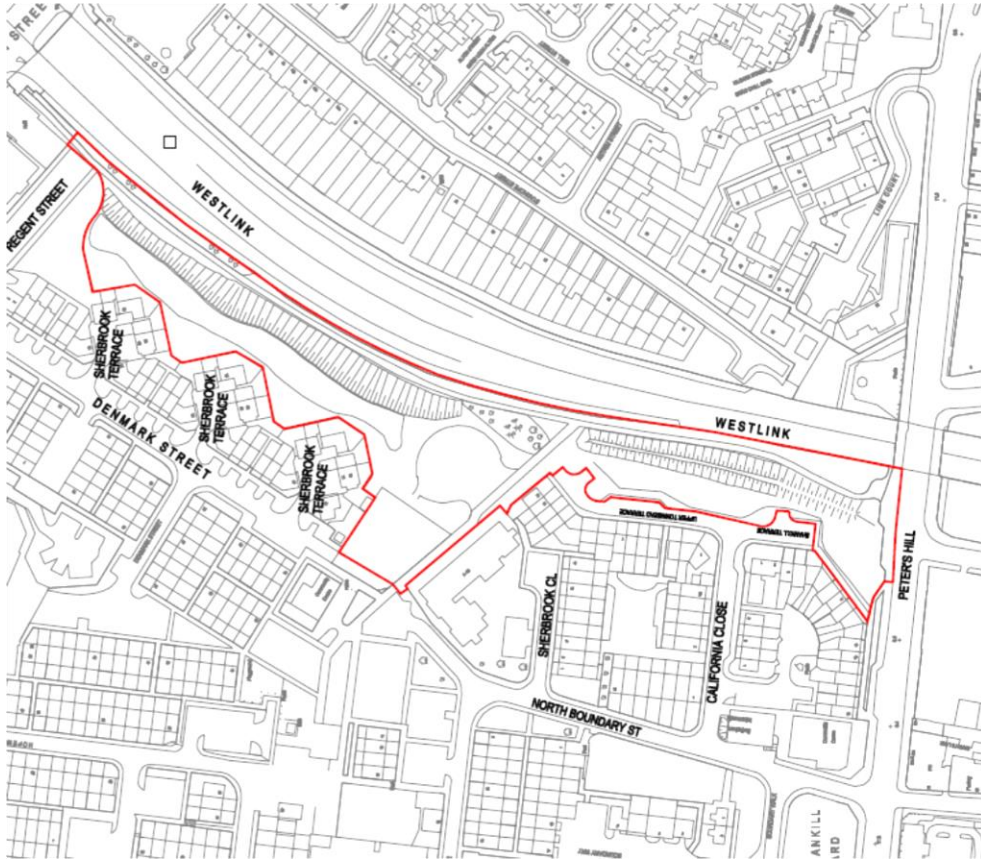
The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement 2, Planning Policy Statement 3, Planning Policy Statement 6, Planning Policy Statement 8, and Planning Policy Statement 15.

BCC Environmental Health, Northern Ireland Water Ltd, BCC Parks and Recreation, DFI Roads Service, DFI Rivers Agency, DAERA Water Management Unit, DAERA Regulation Unit and DAERA Natural Environment Division have raised no issues of concern subject to conditions and the proposal is considered acceptable. At the time of publishing this report, a final response is outstanding from the BCC Tree Officer with regards to additional information submitted to address points raised in his previous consultation response and a further landscaping plan. An informal response has indicated that although concerned about the loss of existing trees and queries in relation to the landscaping plan, he has indicated that these could be addressed by additional tree related conditions and further changes to the landscaping plan. Delegated authority is requested for the Director of Planning and Building Control to resolve any issues that arise from the final tree officer response.

On this basis, it is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to deal with any issues arising from the tree officer response and finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.

## Case Officer Report

### Site Location Plan





Site Layout 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

Environmental improvement works to include: new footpaths and cycleway, new multi-use games area, new outdoor gym equipment, new play area, new street furniture and park lighting, relocation of the community garden providing new polytunnel, toilet block, shed and allotment beds, new car park provision, landscape interventions including planting, woodland management, resurfacing, regrading and all associated works.

##### 2.0 Description of Site

The site is known as "The Bullring", located parallel to the Westlink motorway and adjacent to Denmark Street/California Close between Peters Hill and Regent Street, Belfast. The site is a large area of open space, characterised by variety of trees and pathways. A community garden (The Growing Garden) is located within the west of the application site, adjacent to this is the circular grass enclosure known as the bullring, which gives the area its name. The Westlink is adjacent to the SE boundary, whereas residential housing forms the NW boundary. The former Carlisle Memorial Methodist Church, its Cloister, and Clifton Street Orange Hall are located to the North of the site and are listed. The site is unzoned white land within (Draft) Belfast

Metropolitan Area Plan (BMAP) 2004; BMAP 2015 and, the Belfast Urban Area Plan 2001 (BUAP).

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

### **3.0 Site History**

3.1 There is no relevant planning history on the site. Since this proposal falls under the category of Major Development, Pre Application Community Consultation was carried out under the planning reference LA04/2019/1022/PAN. Feedback given was positive from the public with all responses stating they were supportive of the proposal.

### **4.0 Policy Framework**

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

4.2 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 2: Natural Heritage

4.4 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.5 Planning Policy Statement (PPS) 6: Planning, Archaeology, and the Built Heritage

4.6 Planning Policy Statement (PPS) 8: Open Space, Sport and Outdoor Recreation

4.7 Planning Policy Statement (PPS) 15: Planning and Flood Risk

### **5.0 Statutory Consultees**

5.1 DFI Roads Service– No objections subject to conditions

5.2 Northern Ireland Water Ltd - No objection

5.3 DFI Rivers Agency – No objection subject to conditions

5.4 DAERA Natural Heritage – No objection subject to conditions

5.5 DAERA Regulation Unit – No objection subject to conditions

5.6 DAERA Water Management Unit – No objection

### **6.0 Non Statutory Consultees**

6.1 BCC Environmental Health – No objection subject to conditions

6.2 Belfast City Council (BCC) Tree Officers – awaiting response

6.3 Belfast City Council (BCC) Parks and Recreation - No objection

6.4 Royal Society for the Protection of Birds - No objection subject to conditions

### **7.0 Representations**

The application has been neighbour notified and advertised in the local press. No representations were received.

### **8.0 Other Material Considerations**

8.1 Parking Standards

### **9.0 Assessment**

9.1 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.

9.2 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 white land

within (Draft) Belfast Metropolitan Area Plan (BMAP) 2004; BMAP 2015 and, the Belfast Urban Area Plan 2001 (BUAP).

9.3 The proposed development is for environmental improvement works to include: new footpaths and cycleway, new multi-use games area, new outdoor gym equipment, new play area, new street furniture and park lighting, relocation of the community garden providing new polytunnel, toilet block, shed and allotment beds, new car park provision, landscape interventions including planting, woodland management, resurfacing, regrading and all associated works.

9.4 The key issues are:

- principle of use on the site
- design and layout
- impact on natural heritage
- access, movement, parking and transportation, including road safety
- impact on built heritage
- flood risk
- landscaping
- other environmental matters

#### **9.5 Principle of use on the site**

The site is within the development limits of Belfast in BUAP, Draft BMAP and the version of BMAP purported to be adopted. Policy OS 1 of PPS 8 states there is a general presumption against the loss of open space to competing land uses. Annex A of PPS 8 defines 'open space' and a range of uses that are of public value and offer important opportunities for sport and outdoor recreation. The existing use of the site falls within A2 (iii) as amenity green space, a communal green space within housing. The proposed development does not represent a change of use, but is an environmental upgrade, and will fulfil a need in the area and promote health and well-being. It is considered that the proposed upgrade will represent a more productive use of the site, subject to the consideration and resolution of planning and environmental matters.

#### **9.6 Design and layout**

The aim of the proposal is to improve the quality of the existing open space. As well as providing new pathways within the site itself, the existing pathway will be improved to allow for pedestrians and cyclists. A proposed MUGA is located in the middle of the site adjacent to the area of the existing community garden. This garden will be relocated within the site to the north of the proposed MUGA. A small toilet block (14 sqm) and garden shed (19 sq m) are also proposed adjacent to this area constructed from composite panelling. Car parking is proposed to the west, in the area of the existing community garden.

9.7 The MUGA would have a negligible visual impact on the locality. Any public views are limited and the surface would read as green space/playing surface. The garden shed and toilet block structures are of a scale and character that would be reasonably expected at an allotment. The proposed scale, form, massing, design and materials are considered acceptable and will not adversely impact on local character. On balance, the proposal would not result in detrimental visual impacts.

#### **9.8 Impact on natural heritage**

A Preliminary Ecological Appraisal dated February 2020 was submitted as part of the application. DAERA NED were consulted regarding any potential impact the proposal could cause on any natural heritage assets on or adjacent to the site. NED raised concerns that due to the seasonal conditions at the time of surveying for the PEA, the findings lacked information relating to the potential presence of invasive species on the site. Clarification was sought with the Agent who submitted an updated PEA, satisfying NED that no invasive species were present

on the site. They suggested two conditions should approval be granted which stipulated that any necessary vegetation removal be completed outside of the bird breeding season (1<sup>st</sup> March – 31<sup>st</sup> August inclusive), and that the currently in situ bird boxes be left undisturbed, or if necessary to be replaced, that this process is completed outside of the bird breeding season. Due to the loss of a number of trees associated with the proposal comments were invited from the Royal Society for the Protection of Birds (RSPB) who also suggested this approach.

#### **9.9 Access, Movement, Parking and Transportation**

In terms of access the proposed development will utilise existing footways along the site frontage. Internally, the existing pedestrian path which runs adjacent to the boundary of the Westlink will be improved to a shared cycle / walking path. Additional internal pedestrian pathways are proposed to provide access to the different elements of the park. The proposed development includes a car park with six spaces, located at the west of the site and accessed from North Boundary Street. This area is currently occupied by “The Growing Garden” which is a community allotment and will be relocated within the development. The parking is proposed for the local community but also any users of the proposed allotment. The car park has been provided to facilitate the small number of users who may come to site from beyond the immediate vicinity as a result of the proposed allotments. On consultation with DfI Roads Service, the authoritative body on road safety and transport issues, they responded on 11th May requesting a number of amendments, which were addressed and on re-consultation, DfI Roads have no objections subject to conditions should approval be granted.

#### **9.10 Impact on Built Heritage**

The application site is located within the vicinity of listed buildings to the North, namely Clifton Street Orange Hall and the former Carlisle Memorial Methodist Church. BH11 of PPS6 considers development affecting the setting of a listed building. The site is characterised by open space and will remain as such, therefore respecting the character of the setting of the listed buildings. Given the nature of development under consideration and minimal visual impact/change to existing proposed to the north of the site, it was not considered necessary to consult HED.

#### **9.11 Flood Risk**

Since the proposal's site area is greater than 1 hectare Policy FLD 3 of PPS 15 applies. A Drainage Assessment, as well as two updated Drainage Assessments, have all been submitted and sent to DfI Rivers Agency for comment. They responded with no objection but requested that should the proposal be approved, a final Drainage Assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 be submitted to the Planning Authority and agreed in writing prior to the commencement of any works.

#### **9.12 Landscaping**

The site is comprised of a mix of tree species which vary in age, size, health, condition and growing in small groups, clusters or stand alone. Initial consultation with both BCC Tree Officers and BCC Parks and Recreation presented a number of concerns as well as requests for additional information. A Tree Survey, Tree Protection Plan as well as Landscape Management and Maintenance Plan and subsequent revisions were submitted for review, as well as an amended landscape plan, details of outdoor gym equipment, paladin fencing and other landscape details.

9.13 Both consultees originally suggested native woodland planting along the Westlink boundary wall to compensate for the loss of existing trees but also mitigate against air and noise pollution. BCC Environmental Health raised no concern with regards to noise and air pollution subject to a number of conditions, however it was also confirmed by the Agent in an email dated 27th August that DfI Roads Service require a 3m wayleave at this location and therefore no additional planting is possible along this boundary.



9.14 On reviewing the latest submission Parks and Recreation offered no further objections, however at the time of writing a final response is outstanding from BCC Tree Officer. An informal response has indicated that although concerned about the loss of existing trees and queries in relation to the landscaping plan, he has indicated that these could be addressed by additional tree related conditions and further changes to the landscaping plan. Delegated authority is requested for the Director of Planning and Building Control to resolve any issues that arise from the final tree officer response.

#### **9.15 Other Environmental Matters**

A Preliminary Risk Assessment, Generic Quantitative Risk Assessment and accompanying Environmental Site Assessment were submitted, relating to the risk of contaminated land on the site. Whilst DAERA Regulation Unit responded with no objection to the proposal subject to certain conditions, BCC Environmental Health raised concern relating to asbestos fibres identified in shallow soils in a number of places on the site, with asbestos cement also identified in one location. It is acknowledged the risk associated with asbestos and asbestos fibres is 'very low' on the developed site, however this does not apply to the areas of the site proposed for allotment purposes. In addition to this evidence of lead and nickel were found in soil sampled from the site. BCC Environmental Health stated that significantly greater detail needs to be provided on the remediation measures proposed to ensure that a risk to human health does not exist in the proposed allotment areas of the site.

9.16 In an email dated 21st October 2020 the Agent informed BCC Planning that due to funding constraints they were unable to supply technical reports such as this and suggested the submission of an outline remediation strategy with the submission of a full report negatively conditioned should approval be granted. It was felt that it would be acceptable to condition the submission of the full report to be agreed in writing with the Council prior to work commencing should approval be granted. This was confirmed to be an acceptable approach by BCC Environmental Health on 26th October 2020 via internal email.

9.17 The proposal includes a number of potentially noise producing elements, for example outdoor gym and MUGA, and Policy OS5 of PPS8 requires consideration of this issue. Policy OS5 requiring proposals to ensure there is no unacceptable level of disturbance to people living nearby, farm livestock or wildlife and there is no conflict with the enjoyment of environmentally sensitive features. In assessing this, consultation has been undertaken with BCC Environmental Health who have reviewed a noise impact assessment submitted by the applicant. They responded with no objections to the proposal in terms of noise subject to a number of planning conditions should approval be granted.

9.18 The site is in close proximity to existing residential premises, and therefore it is important to ensure any noise, vibration and dust arising from construction activities during the construction phase will be managed to minimise negative impact. Having reviewed the submitted outline Construction Environmental Management Plan (oCEMP), BCC Environmental requested a full CEMP be submitted and agreed in writing with the Council prior to any commencement of development.

9.19 DAERA Water Management Unit cited concern over the potential impact on sewage loading to Belfast waste water treatment works (WWTW). However, NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised.

9.20 The proposed development is located within an Air Quality Management Area. The submitted EIA Screening document confirms it is unlikely that future users of the proposed development would be exposed to pollutant concentrations in excess of ambient air quality objectives, and therefore no objection is raised with regards to air quality impacts.



### 9.21 Conclusion

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. The approved development will allow for more diverse recreational uses, the introduction of a MUGA, outdoor gym, playground and an upgrade to the path network, promoting health and well-being to the surrounding area. Should members agree with the recommendation to approve, delegated authority is requested for the Director of Planning and Building Control to deal with any issues arising from the tree officer final response and finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.

**10.0 Summary of Recommendation:** Approval with conditions

**Neighbour Notification Checked:** Yes

### 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. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified 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, 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.

3. After completing the remediation works under Condition 2; 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 Land Contamination: Risk Management (LCRM) guidance available at

<https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the 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.

4. Currently in situ bird boxes must be left undisturbed, or if necessary to be replaced, this process should be completed outside of the bird breeding season (1<sup>st</sup> March – 31<sup>st</sup> August inclusive).

Reason: To protect breeding/nesting birds.

5. No vegetation clearance/removal of hedgerows, trees or shrubs shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect

nesting birds. Any such written confirmation shall be submitted to the Council within 6 weeks of works commencing.

Reason: To protect breeding/nesting birds.

6. 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 Council for its consideration and approval.

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

7. Prior to use of the MUGA pitch, the applicant shall construct and install the acoustic barrier as detailed within the approved Noise Impact Assessment, "Noise Impact Assessment, Department for Communities, The Bullring Environmental Improvement Scheme, Upper Townsend Terrace Lower Shankill, Belfast." Prepared by F.R. Mark and Associates.

Reason: Protection of residential amenity

8. The 2m high acoustic timber fence with no gaps and a self-weight of at least 25kg/m2 shall be maintained and retained thereafter.

Reason: Protection of residential amenity

9. Weldmesh fence panelling shall be installed and fixed using resilient connections to reduce rattle and vibration upon impact.

Reason: Protection of residential amenity

10. No hoarding or signage shall be fitted to the weldmesh fencing surrounding the pitch which could result in impact sound from ball strike.

Reason: Protection of residential amenity

11. Prior to commencement of development on site, including site clearance or site preparation, a Construction Environmental Management Plan (CEMP) shall be produced by the appointed contractor. The CEMP shall include measures to control noise, dust and vibration during the demolition / construction phase, demonstrating the use of 'best practicable means'.

The CEMP must incorporate dust mitigation measures and 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, and to the IAQM, 'Guidance on the assessment of dust from demolition and construction, version 1.1', dated February 2014. The CEMP and any associated monitoring records must be made available to the Environmental Protection Unit of Belfast City Council at any time upon request.

Reason: Protection against adverse construction impacts.

12. The development hereby permitted shall not commence until a Detailed Remediation Strategy is submitted in writing and agreed with the Council. This Strategy should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).

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

13. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.

14. The vehicular access, including visibility splays, shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.

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

This page is intentionally left blank



<b>Subject:</b>	Annual Monitoring Report for Financial Developer Contributions
<b>Date:</b>	15 December 2020
<b>Reporting Officer:</b>	Ed Baker, Planning Manager (Development Management)
<b>Contact Officer(s):</b>	Lisa Hagan, Assistant Planning Officer (Section 76 Monitoring Officer)

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

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

<b>1.0</b>	<b>Purpose of Report and Summary of Main Issues</b>
1.1	The purpose of this report is for Members to consider and note the inaugural Annual Monitoring Report for Financial Developer Contributions ( <b>Appendix 1</b> ).
<b>2.0</b>	<b>Recommendation</b>
2.1	The Planning Committee is asked to note this report and Annual Monitoring Report.

<b>3.0</b>	<b>Main Report</b>
3.1	<u>Background</u> Since the reform of local government and transfer of planning powers to councils in April 2015, Belfast City Council has secured over £3.5 million in financial Developer Contributions, required to mitigate the impacts of new development on the city and make it acceptable.
3.2	In December 2020, the Strategic Policy and Resources Committee agreed that as part of the governance arrangements around financial Developer Contributions, the Council would publish an Annual Monitoring Report.

3.3	<p>The purpose of the Annual Monitoring Report is as follows:</p> <ul style="list-style-type: none"> <li>• To set out what monies have been secured to date and for which purpose;</li> <li>• To confirm what monies have been paid to the Council so far;</li> <li>• To clarify what monies have been committed and in which areas;</li> <li>• To confirm what monies have been spent and on which projects; and</li> <li>• To provide greater transparency around the process of Developer Contributions</li> </ul>
3.4	<p>This is the Council's inaugural Annual Monitoring Report, which publishes for the first time, key information around financial Developer Contributions collected to date. As it is the first annual report it covers the financial period from April 2015 to March 2020.</p>
3.5	<p>The Annual Monitoring Report will be made available to the public on the planning pages of the Council's website.</p>
4.0	<p><b><u>Finance and Resource Implications</u></b></p>
4.1	<p>The Council has secured in principle over £3.5 million in financial Developer Contributions since 2015, of which £2.4 million has been received to date. Other services areas within the Council are responsible for managing and spending those monies.</p>
4.2	<p>The Planning Service employs an Assistant Planning Officer to proactively monitor compliance with Section 76 planning agreements – the vehicle used to secure financial Developer Contributions. This post is currently temporary and funded by monitoring fees secured through the Section 76 planning agreement process. Those monitoring fees are ring-fenced for that purpose.</p>
5.0	<p><b><u>Equality or Good Relations Implications/Rural Needs Assessment</u></b></p>
5.1	<p>There are no equality or good relations implications associated with this report.</p>
4.0	<p><b>Appendices</b></p>
	<p><b>Appendix 1</b> – Annual Monitoring Report for Financial Developer Contributions</p>





# Annual Monitoring Report

for Financial Developer Contributions

April 2015 - March 2020

## Table of Contents

<b>Chapter 1: Introduction.....</b>	<b>4</b>
Background .....	4
Developer Contributions .....	4
Developer Contribution Framework.....	4
Planning Agreements.....	5
Monitoring of Planning Agreements .....	5
<b>Chapter 2: Overview of Financial Developer Contributions .....</b>	<b>6</b>
Background .....	6
Summary of overall activity .....	6
Commitments and Spending .....	9
<b>Chapter 3: Public Realm.....</b>	<b>10</b>
Background .....	10
Summary of overall activity .....	10
Commitments and Spending .....	12
<b>Chapter 4: Public Open Space .....</b>	<b>13</b>
Background .....	13
Summary of Overall Activity .....	13
Commitments and Spending .....	14
<b>Chapter 5: Pedestrian Crossings .....</b>	<b>15</b>
Background .....	15
Commitments and Spending .....	15
<b>Chapter 6: Next Steps .....</b>	<b>16</b>
Appendix 1: Maps showing the location of Financial Developer Contributions across Belfast .....	17
Map 1: Location of Financial Developer Contributions across the wider City .....	17
Map 2: Location of Financial Developer Contributions across the City Centre .....	18
<b>Further Information.....</b>	<b>19</b>



THIS PAGE IS DELIBERATELY BLANK

# Chapter 1: Introduction

---

## Background

Since the reform of local government and transfer of planning powers to councils in April 2015, Belfast City Council has secured over £3.5 million in financial Developer Contributions, required to mitigate the impacts of new development on the city and make it acceptable.

This document is the Council's inaugural Annual Monitoring Report, which publishes for the first time, key information around financial Developer Contributions collected to date. As it is the first annual report it covers the financial period from April 2015 to March 2020.

The main aims of the Annual Monitoring Report are as follows:

- To set out what monies have been secured to date and for which purpose;
- To confirm what monies have been paid to the Council so far;
- To clarify what monies have been committed and in which areas;
- To confirm what monies have been spent and on which projects; and
- To provide greater transparency around the process of Developer Contributions

## Developer Contributions

Many forms of development give rise to impacts on the city's existing infrastructure, and need new or improved infrastructure if the impacts of development are to be appropriately managed. The [Strategic Planning Policy Statement for Northern Ireland](#) (SPPS) establishes the principle that developers should be '*...expected to pay for, or contribute to, the cost of infrastructure that would not have been necessary but for the development or which needs to be rescheduled to facilitate the development.*' These are known as Developer Contributions. Moreover, Developer Contributions can be used to help manage the environmental impacts of new development by securing appropriate mitigation, compensation or monitoring.

Developer Contributions may either be "in kind" or financial, whether it is to facilitate the provision of infrastructure that is needed to support the development; or to manage the environmental effects of development to an acceptable level. "In kind" contributions are where the developer directly provides the infrastructure or environmental mitigation themselves. "Financial contributions" are where the developer pays a commuted sum to the council or a government department, which will then be used to deliver the infrastructure or environmental mitigation. The monies received will be ring-fenced solely for that purpose. Examples of such contributions include financial contributions towards future management and maintenance of Public Open Space; delivery of public realm; and employability and skills interventions.

## Developer Contribution Framework

The Council published its [Developer Contributions Framework](#) in January 2020. The Framework sets out the Council's approach to securing Developer Contributions, including financial contributions, through the planning application process. It is intended for use by applicants,

developers, elected members and the public, and by planning officers in the assessment of planning applications within Belfast.

The Framework brings together existing regional and local planning policies on Developer Contributions and sets out the council's interpretation of those policies. The Framework should be read in conjunction with the existing planning policy framework, including the Strategic Planning Policy Statement for Northern Ireland (SPPS), Planning Policy Statements (PPSs), and the draft Belfast Metropolitan Area Plan (BMAP).

## Planning Agreements

The means for securing financial Developer Contributions through the planning application process is by a Planning Agreement under Section 76 of the Planning Act (Northern Ireland) 2011. A Planning Agreement is a legally binding agreement between the relevant parties, normally between the council, landowner, applicant and any other parties directly involved in fulfilling the agreement. Planning Agreements are used to secure a Planning Obligation where it is not possible to do so by way of a planning condition.

Developer Contributions that take the form of financial payments must always be secured by a Planning Agreement and cannot be required by a planning condition.

A Planning Agreement is a public document and forms part of the planning permission for the development. It must be signed by the parties before planning permission can be issued. Planning Agreements sit alongside the planning permission decision notice and will be published on the Northern Ireland Planning Portal website in due course.

Specific guidance on the use of planning agreements is provided by the Department for Infrastructure's [Development Management Practice Note 21: Section 76 Planning Agreements](#).

## Monitoring of Planning Agreements

All Planning Agreements, including those that secure financial Developer Contributions, are routinely monitored by the Council's Planning Service to ensure compliance. The Council has a dedicated Section 76 Monitoring Officer whose role is to record and monitor all signed Planning Agreements. The Council maintains a database which records and provides the financial information contained in this Annual Monitoring Report.

## Chapter 2: Overview of Financial Developer Contributions

### Background

This chapter provides an overview of overall Financial Developer Contribution activity since April 2015.

During the period April 2015 to March 2020, the Council entered into a total of 41 Planning Agreements, of which 26 secured Financial Developer Contributions. The remaining Planning Agreements secured non-financial planning obligations in areas such as travel plans, travel cards and other green transport measures; management of land; management of Purpose Built Managed Student Accommodation; affordable housing; and apprenticeships during the construction phase. These are not reported in this Annual Monitoring Report.

### Summary of overall activity

A total of £3,594,721 was secured in principle against a total of £2,374,208.43 (including interest) received by the Council.

Table 1 below provides an overall summary of Financial Developer Contribution secured, received, committed and spent from April 2015 to March 2020.

The Total Amount Secured in Principle column shows the Financial Developer Contribution secured through the planning application process by type of contribution. The Total Amount Received does not necessarily correspond with the Total Amount Secured in Principle because the payment is not required to be made to the Council until the relevant trigger is met, typically on commencement of development or occupation. In addition, it is important to note that there are some occasions where developers decide not to implement their planning permission and subsequently, the amount secured in principle from the Section 76 Agreement does not need to be paid.

Table 1 also shows the total amount committed and spent during this period.

Categories	Total Amount Secured in Principle	Total Amount Received	Total Amount Committed	Total Amount Spent
Public Open Space	£278,750	£54,497.43	£0	£0
Pedestrian Crossings	£304,778	£243,728	£0	£0
Public Realm	£3,011,193	£2,075,983	£585,650	£0
<b>Total</b>	<b>£3,594,721</b>	<b>£2,374,208.43</b>	<b>£585,650</b>	<b>£0</b>

**Table 1: Overall summary of activity from April 2015 to March 2020**

Table 2 below shows the overall activity during each financial year since April 2015.

In recent years, there has been a move towards more 'in kind' contributions rather than financial as advocated by the Developer Contribution Framework. This is because it is normally more cost efficient and practical for the developer to directly provide the contribution themselves. It also provides more certainty on delivery, as the developer usually put the measures in place whilst they are constructing the development.

For 2019/20, the Total Amount Received exceeds the Total Amount Secured in Principle because payments were received in relation to Planning Agreements from previous years. In addition, the Council was able to recoup a number of late payments following proactive monitoring of the Planning Agreements. Interest is charged for late payments.

Year	Total Amount Secured in Principle	Total Amount Received (Inc. Interest)	Total Amount Committed	Total Amount Spent
2015/16	£0	£0	£0	£0
2016/17	£1,570,972	£1,011,872	£0	£0
2017/18	£945,501	£309,600	£0	£0
2018/19	£360,750	£207,546	£475,650	£0
2019/20	£717,498	£845,190.43	£110,000	£0
<b>Total</b>	<b>£3,594,721</b>	<b>£2,374,208.43</b>	<b>£585,650</b>	<b>£0</b>

**Table 2: Income secured and received by financial year**

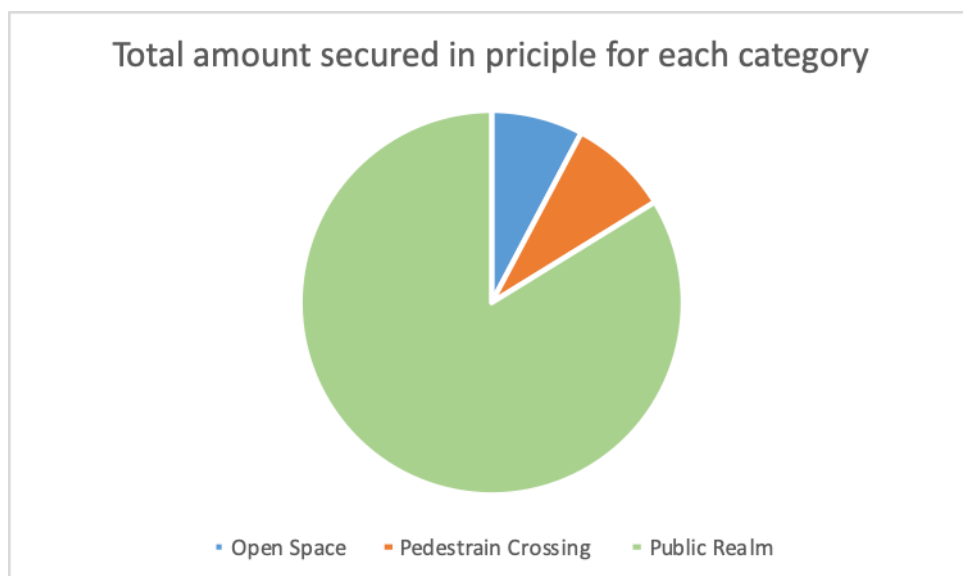
Table 3 below details the amount received per category for each of the financial years.

Categories	Income received during 15/16	Income received during 16/17	Income received during 17/18	Income received during 18/19	Income received during 19/20	Total
Public Realm Improvement Works (PRIW)	£0	£1,011,872	£309,600	£103,773	£650,738	<b>£2,075,983</b>
Public Open Space	£0	£0	£0	£0	£54,497.43	<b>£54,497.43</b>
Pedestrian Crossing	£0	£0	£0	£103,773	£139,955	<b>£243,728</b>
<b>Total</b>	<b>£0</b>	<b>£1,011,872</b>	<b>£309,600</b>	<b>£207,546</b>	<b>£845,190.43</b>	<b>£2,374,208.43</b>

**Table 3: Income received per category for each financial year**

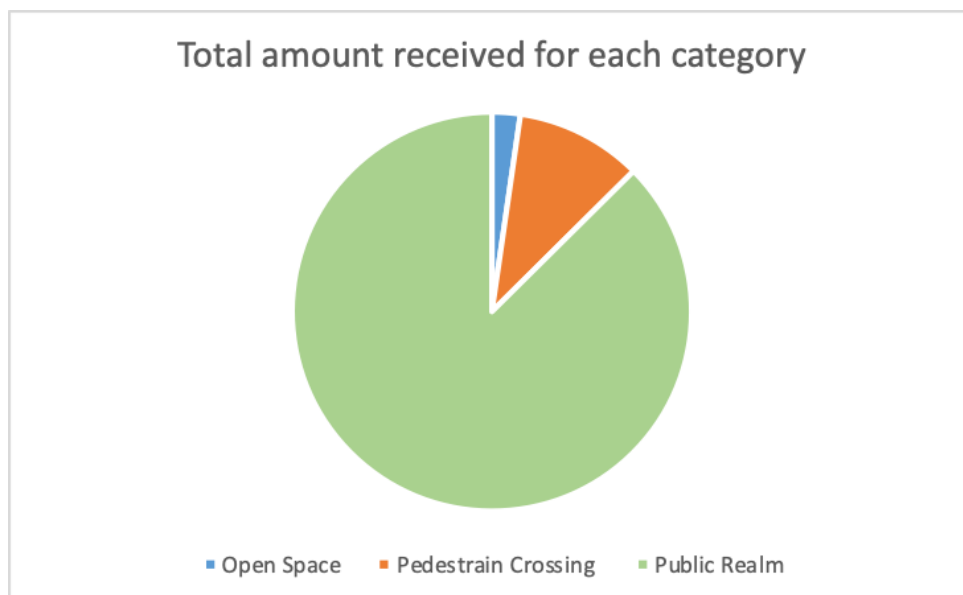
Charts 1 and 2 below illustrate the relative difference in Financial Developer Contributions Secured in Principle and actually received between April 2015 to March 2020 according to the three categories of contribution.

Chart 1 shows that 84% of monies Secured in Principle during the period were for public realm, 8% open space and the remaining 8% pedestrian crossings.



**Chart 1: Total amount secured in principle from Financial Contributions for each category**

Chart 2 below shows that 87% of the total money Received during the period was for public realm, 10% pedestrian crossing and 2% open space.



**Chart 2: Total income received from Financial Contributions in each category**

## Commitments and Spending

In January 2020, the Council agreed that individual service areas within Belfast City Council would be responsible for managing financial contributions according to their related areas of spend. Table 4 below summarises the lead service areas by category of Financial Developer Contribution secured to date. In future, once secured, financial contributions towards employability and skills will be managed by the Economic Development Unit.

Category of Financial Contribution	Lead Service Area
Public Realm Improvement Works (PRIW)	City, Regeneration & Development
Public Open Space	Physical Programme Team
Pedestrian Crossings	City, Regeneration & Development

**Table 4: Belfast City Council Lead Service Areas responsible for managing spend**

To date, £585,650 of £2,374,208.43 received has been committed by the Council to specific projects.

In partnership with the Department for Communities, the Council has committed £475,650 towards a pilot 'Catalyst' public realm project in the vicinity of College Avenue, College Street and College Court. This was agreed by the City Growth and Regeneration Committee in December 2018. The Council is to utilise Financial Developer Contributions received in relation to planning permissions LA04/2015/1252/F (41-49 Queen Street) and LA04/2015/0419/F (78 College Avenue). The Department for Communities will work with the Council on this pilot project and will provide gap funding to help deliver the scheme.

In November 2019, the Strategic Policy and Resources Committee agreed to spend £110,000 on a Public realm upgrade scheme on Chichester Street. This will comprise new surfacing, bollards, lighting, seating, paving, kerbs and associated site works. This financial contribution is in relation to the development of Erskine House: new premises for HMRC with ground floor retail (LA04/2016/1789/F). The works are to be undertaken by the developer and the monies are to be transferred to the developer only on completion.

In terms of spending, no monies have been spent by the Council to date.

## Chapter 3: Public Realm

### Background

As described in Chapter 2, the vast majority of Financial Developer Contributions secured in principle since April 2015 have been in relation to public realm works.

The Developer Contributions Framework defines public realm as ‘...*the space between buildings where people have free access (whether publicly or privately owned), such as streets and public squares*’. Larger scale developments, including business, commercial and residential proposals, have the potential to create significant footfall in the urban environments in which they are located. In the interests of connectivity and good design, it is important that those developments contribute to the upgrading and enhancement of the public realm where it is not up to standard in order to promote safer and more sustainable access such as walking and cycling, as well as promoting better designed places

A Total of 22 Planning Agreements require the developer to pay a Financial Developer Contribution to the Council for improving the Public Realm. The majority of these agreements are associated with Major developments located in Belfast City Centre with nine being for Purpose Built Managed Student Accommodation. The maps at Appendix 1 show the spatial location of the planning permissions that secure Financial Developer Contributions towards Public Realm across the city.

Proposals for Major development will normally be expected to make a contribution to the improvement and enhancement of the public realm because of their scale, whether by direct “in kind” provision or by means of a Financial Developer Contribution.

The Council’s City Regeneration and Development team are responsible for managing Financial Developer Contributions secured in relation to public realm.

### Summary of overall activity

During the period April 2015 to March 2020, a total of £3,011,193 was secured in principle towards public realm improvements against a total of £2,075,983 received by the Council.

Table 5 below provides an overview of each of the Planning Agreements that require a Financial Developer Contribution towards public realm improvements.

Planning Reference	Site Address	Development Title (where known)	Amount Secured in Principle	Amount Received	Committed or Spent
LA04/2015/0418/F	Land south of Franklin Street East of Brunswick Street and West of McClintock Street Belfast BT2 7GX	Maldron Hotel	£115,000	£115,000	No
LA04/2015/0420/F & LA04/2018/0824/F	1 McClintock Street, Belfast, BT2 7GL	Elms BT2	£220,500	£220,500	No



Planning Reference	Site Address	Development Title (where known)	Amount Secured in Principle	Amount Received	Committed or Spent
LA04/2015/0264/F	Lands bounded by Bedford Street INI building McClintock Street and Franklin Street BT2 7GP	Bedford Square phase 2	£260,000	No	N/A
LA04/2015/1175/F	Lands at 78-86 Dublin Road Belfast BT2 7BY	Botanic Studios	£100,000	£100,000	No
LA04/2015/1252/F	41-49 Queen Street 24-30 College Street and 29 Wellington Place Belfast	Swanston Hall (Athletic Stores)	£142,650	£142,650	Committed
LA04/2015/0419/F & LA04/2018/0831/F	78 College Avenue Belfast BT1 6BU	Elms BT1	£336,150	£336,150	£333,000 Committed
LA04/2016/0967/F	55-71 Ormeau Road	Portland 88	£30,000	No	N/A
Z/2014/1657/F	Site at 28-30 Great Patrick Street Belfast BT1 2LT		£237,500	£237,500	No
LA04/2016/1789/F	7-9 Arthur Street 20-32 Chichester Street and existing building at 34-36 Chichester Street	Erskine House	£110,000	£110,000	Committed
Z/2015/0177/F	123-137 York Street Belfast BT15 1AB	123 York Street	£142,450	No	N/A
LA04/2017/2306/F	Nos. 26-44 Little Patrick Street, Belfast		£103,773	£103,773	No
LA04/2016/2385/F	81-107 York Street Belfast		£200,000	£200,000	No
LA04/2016/1252/F	Site bounded by Little York Street Great George's Street and Nelson Street Belfast	Athena House	£309,600	£309,600	No
LA04/2015/0707/F	Land at 33-39 Bridge End Belfast south of Bridge End and east of Belfast/Londonderry railway line.	The Sandford	£16,000	No	N/A

Planning Reference	Site Address	Development Title (where known)	Amount Secured in Principle	Amount Received	Committed or Spent
LA04/2019/0909/F	Lands at no.s 43-63 Chichester Street, 29-31 Gloucester Street and Seymour Lane, Belfast.	The Paper Exchange	£200,810	£200,810	No
LA04/2016/0548/F	19-27 Chichester Street Belfast BT1 4JB	Chichester House	£85,000	No	N/A
LA04/2017/0288/F	4-5 Donegall Square South		£100,000	No	N/A
LA04/2017/1707/F	1-5 Albert Square	Graham House	£116,760	No	N/A
Z/2015/0176/F	21-29 Corporation Street and 18-24 Tomb Street Belfast BT1 3BA		£125,000	No	N/A
Z/2015/0118/F	37-41 Little Patrick Street		£60,000	No	N/A

**Table 5: Overview of Planning Agreements securing Public Realm**

## Commitments and Spending

As explained in Chapter 2, £475,650 has been committed by the Council towards a pilot ‘Catalyst’ public realm project in the vicinity of College Avenue, College Street and College Court. The Department for Communities will work with the Council on the pilot project and will provide gap funding to help deliver the scheme. These monies have been assigned from the planning agreements for two PBMSA schemes in the immediate vicinity of the pilot project area. These are the Student Roost, Swanston House, No, 41-49 Queen Street (LA04/2015/1252/F) and No. 78 College Avenue (LA04/2015/0419/F).

£110,000 has also been committed as a public realm upgrade scheme associated with Erskine House LA04/2016/1789/F, comprising new surfacing, bollards, lighting, seating, paving, kerbs and associated site works. The proposals were recognised as delivering high quality and sympathetic public realm enhancements which will enhance the character and appearance of this part of the city centre conservation area. A combination of high quality bollards and light stacks, soft landscaping in the form of street level planters and granite paving to a “Streets Ahead” standard will ensure a quality of public realm that significantly exceeds the current specification on the ground.

In terms of spending, no monies have been spent by the Council to date.

## Chapter 4: Public Open Space

### Background

The Developer Contributions Framework describe Open Space as ‘*All open space of public value, including green infrastructure and civic space, as set out in the Belfast Open Space Strategy. It also includes inland bodies of water such as rivers, canals and reservoirs that offer important opportunities for sport and outdoor recreation and can also act as a visual amenity*’. It is vital that people have good access to open space for health, social and recreational reasons.

Four Planning Agreements require payment of a Financial Developer Contribution towards new or improved public open space. The maps at Appendix 1 show the spatial location of the planning permissions that secure Financial Developer Contributions for Public Open Space across the city.

The Physical Programmes Department are responsible for managing Financial Developer Contributions received in connection with Public Open Space.

### Summary of Overall Activity

During the period April 2015 to March 2020, a total of £278,750 was secured in principle towards public open space against a total of £54,497.43 received.

Table 6 below provides an overview of each of the Planning Agreements that require a Financial Developer Contribution towards Public Open Space.

Planning Reference	Site Address	Development Title (where known)	Amount Secured in Principle	Amount Received	Committed or spent
LA04/2019/0025/F	Parklands Knocknagoney Dale Knocknagoney Belfast		£90,000 <sup>1</sup>	No	N/A
LA04/2017/0235/F	Rosepark House, Upper Newtownards Road, Belfast, BT4 3NR	Rosepark House	£53,000	£54,497.43 (including £1,497.43 interest)	No
LA04/2015/0670/F	Lands at Castlehill Manor Castlehill Road Belfast	Castlehill Manor	£39,750	No	N/A
LA04/2015/0668/F	Lands adjacent and East of No.43 Stockmans Way Belfast		£96,000	No	N/A

**Table 6: Overview of Planning Agreements securing Public Open Space**

<sup>1</sup> This contribution of £90,000 for Parklands, Knocknagoney is on the same site as an earlier planning agreement. The second permission is being implemented and so only that sum is recorded to ensure there is no double counting of the financial contribution.

### **Commitments and Spending**

No Financial Developer Contribution towards Public Open Space have been committed or spent to date.

## Chapter 5: Pedestrian Crossings

### Background

The Developer Contributions Framework states that ‘*Larger proposals that require a Transport Assessment are more likely to identify the need for specific measures to address infrastructure and sustainable transport contributions*’. The need for new or improved transport infrastructure will be identified by the Council in consultation with the Department for Infrastructure Roads Service.

A total of 3 Planning Agreements secure Financial Developer Contribution towards new Pedestrian Crossings. Two out of the three contributions have already been paid to the Council. The maps at Appendix 1 show the spatial location of the planning permissions that secure Financial Developer Contributions for Pedestrian Crossings across the city.

The City Regeneration and Development team are responsible for managing Financial Developer Contribution for Pedestrian Crossings.

### Summary of Overall Activity

During the period April 2015 to March 2020, a total of £304,778 was secured in principle towards pedestrian crossing against a total of £243,728 received.

Table 7 below provides an overview of each of the Planning Agreements that require a Financial Developer Contribution towards Pedestrian Crossings.

Planning Reference	Site Address	Amount Secured in principle	Amount Received	Committed or spent
Z/2015/0177/F	123-137 York Street Belfast BT15 1AB	£61,050	No	N/A
LA04/2017/2306/F	26-44 Little Patrick Street	£103,773	£103,773	No
LA04/2016/2385/F	81-107 York Street Belfast	£139,955	£139,955	No

**Table 7: Overview of Planning Agreements securing pedestrian crossings**

### Commitments and Spending

No Financial Developer Contribution towards Pedestrian Crossings have been committed or spent to date.

## Chapter 6: Next Steps

---

The Council's Planning Service will continue to secure financial contributions through the planning application process in accordance with the Developer Contribution Framework and regional policy.

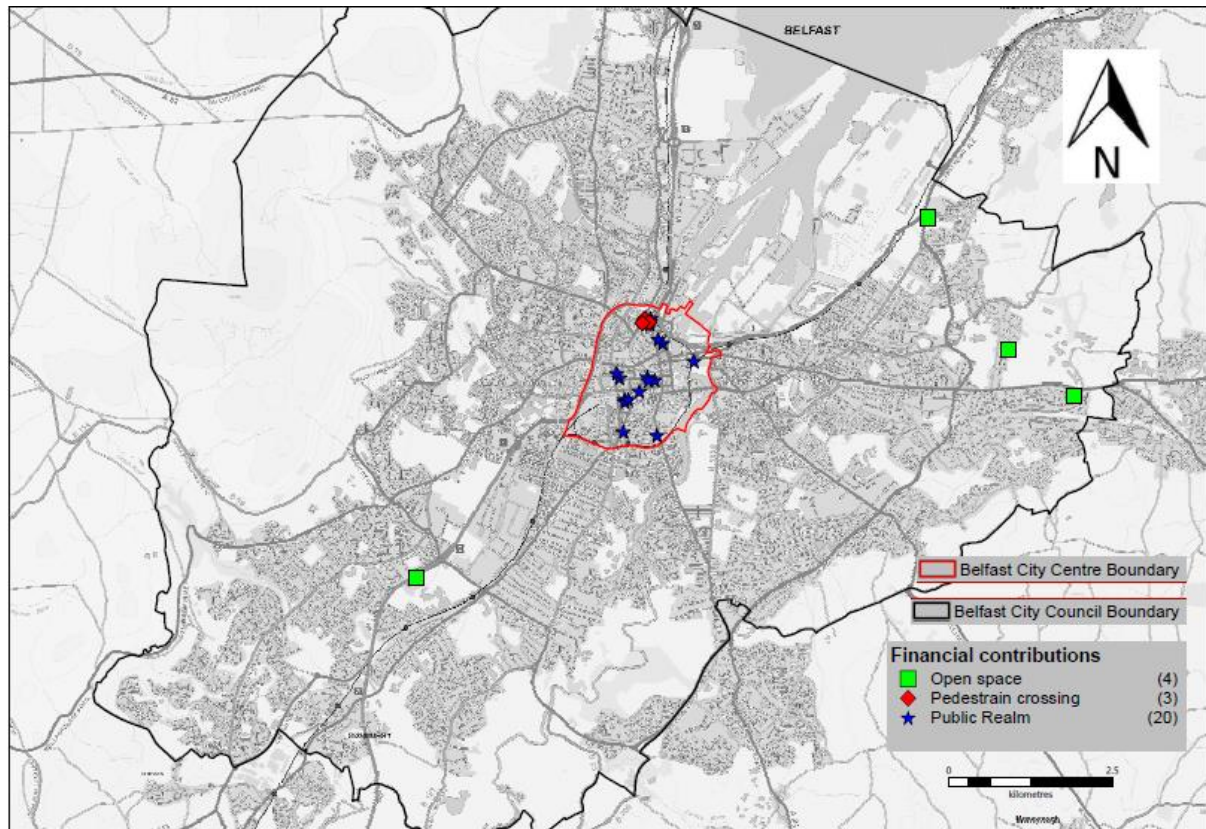
In line with the Council's adopted approach, this is likely to result in proportionately more in-kind contributions and less financial contributions. However, it is expected that the breadth and type of financial contributions will expand, with the potential for new categories such as contributions towards employability and skills, and community facilities.

The Planning Service will continue to work with other areas of the Council, notably the City, Regeneration and Development team and Physical Programme Department to identify further projects against which financial contributions can be committed and spent. The Planning Service is also working closely with the Economic Development Unit to bring forward new internal processes for identifying and securing Developer Contributions towards employability and skills.

The Planning Service's Section 76 Monitoring Officer will continue to proactively monitor completed planning agreements to ensure compliance, securing interest on late payments. This will ensure that monies are properly received, assigned and spent for the purposes for which they were secured in the interests of the city.

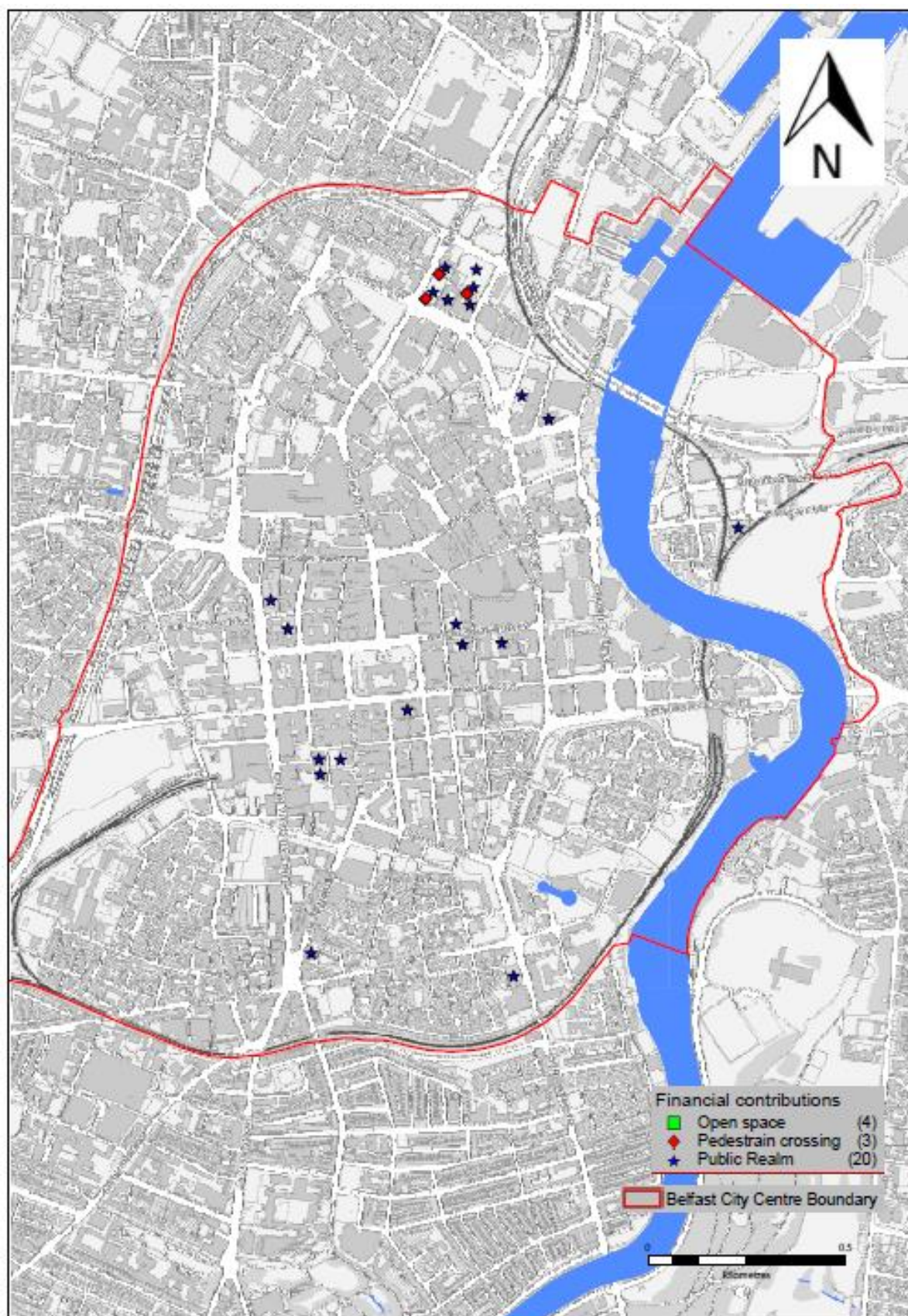
Finally, the Council's Planning Service will prepare an Annual Monitoring Report for 2020/21 for publication over the summer 2021. This will include an update of the information contained in this inaugural Annual Monitoring Report.

## Appendix 1: Maps showing the location of Financial Developer Contributions across Belfast



Map 1: Location of Financial Developer Contributions across the wider City





Map 2: Location of Financial Developer Contributions across the City Centre



## Further Information

---

For more information about Financial Developer Contributions and Planning Agreements secured between April 2015 and March 2020 please use the following contact details.

### General Enquiries

**Section 76 Monitoring Officer (Planning Service)**

Email: [Section76@Belfastcity.gov.uk](mailto:Section76@Belfastcity.gov.uk)

### Public Realm and Pedestrian Crossing

**Regeneration Project Officer (City, Regeneration & Development)**

Email: [invest@belfastcity.gov.uk](mailto:invest@belfastcity.gov.uk)

### Open Space

**Programme Manager (Physical Programme Department)**

Email: [programmeoffice@belfastcity.gov.uk](mailto:programmeoffice@belfastcity.gov.uk)

**Contact us:**

Name of Department  
Cecil Ward Building  
4-10 Linenhall Street  
Belfast  
BT2 8DP



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



028 9050 0525



[www.belfastcity.gov.uk](http://www.belfastcity.gov.uk)



**Belfast**  
City Council