

Public Document Pack

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

8th June, 2022

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, 14th June, 2022.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

- 6** (h) **LA04/2021/0859/F** - Retention of 21-23 Victoria Street and 41-51 Waring Street, Belfast with minor alterations to facades and erection of a 3 storey extension to the buildings to facilitate a 164 bedroom hotel with ground floor bar/restaurant, meeting rooms and fitness centre, back of house facilities, 7th floor bar, and public realm improvements (Pages 1 - 18)

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Development Management Report Committee Application

Summary	
Committee Meeting Date: Tuesday 14 June 2022	
Application ID: LA04/2021/0859/F & LA04/2022/0351/DCA	
Proposal: Retention of 21-23 Victoria Street and 41-51 Waring Street, Belfast with minor alterations to facades and erection of a 3 storey extension to the buildings to facilitate a 164 bedroom hotel with ground floor bar/restaurant, meeting rooms and fitness centre, back of house facilities, 7th floor bar, and public realm improvements	Location: 21-23 Victoria Street & 41-51 Waring Street Belfast BT1 2DY
Referral Route: Planning Committee – major application	
Recommendation:	APPROVAL subject to S76 agreement
Applicant Name and Address: Waring Street Ltd Ground Floor 41-51 Waring Street Belfast BT1 2DY	Agent Name and Address: Pragma Planning Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Executive Summary: Full planning permission and demolition consent is sought for retention of 21-23 Victoria Street and 41-51 Waring Street, Belfast with minor alterations to facades and erection of a 3 storey extension to the buildings to facilitate a 164 bedroom hotel with ground floor bar/restaurant, meeting rooms and fitness centre, back of house facilities, 7th floor bar, and public realm improvements. Demolitions and alterations consist of: the dropping of window cills and installation of new aluminium framed windows; removal and relocation of existing doors to form fire exits; removal of existing roller shutter door and installation of new entrance door; removal of existing doors and installation of new aluminium framed windows; demolition of wall sections and formation of new window openings; alteration of existing window configurations; demolition of existing internal columns, stairs and removal of lift shafts and non-structural internal walls. The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - The principle of the proposal at this location; - Demolition, impact on amenity / character of the area, Conservation Area and listed buildings; - Design and layout of the proposed accommodation; - Impact on transport and other infrastructure. - Flood and drainage risks; - Impact on the natural environment; - Amenity and contamination issues; - Employability and Skills; - Developer contributions. 	

The proposed site is located at the junction of Waring Street and Victoria Street within the city centre. The site is a vacant unlisted former warehouse/commercial building 4 storeys in height and occupies the entirety of the site. Topography of the site is level. The site is located within the Cathedral Conservation Area. The area is commercial in character/use comprising office, retail, and bar, food/restaurant uses

The scheme would introduce a three-storey extension above both 21-23 Victoria Street and 41-43 Waring Street, with internal demolition to enable the new floor layouts to be achieved across both buildings. The extension has been subject to detailed discussions through the pre-application discussion (PAD) process with both the Council and HED, and it has evolved significantly from the earlier iterations in an effort to address concerns around scale, height massing and design of the proposed extension. The current proposal is considered acceptable in scale, form and massing and design. The acceptability of a three storey extension was a key consideration and was much discussed during the PAD. Overall, the three storey extension was considered acceptable following key design changes to minimise its impact on the character and appearance of the host building, setting of adjacent listed buildings and the conservation area. Weight was also given to the value of retaining and re-using the original, currently vacant buildings, given that a previous permission included demolition of both buildings, and the efforts made to ensure that the design and elevational treatment are of suitable quality to compliment and respect the surrounding buildings.

Some internal demolition works are proposed, however given the positive response from HED and the Conservation Officer the extent and nature of demolition is considered acceptable. A method statement detailing the methodology and 'making good' of all demolition works is required by condition to ensure protection of historic features. The Urban Design Officer also considers the design solution to be acceptable and would not adversely impact on the local townscape. Taking these responses into account, the proposal is considered acceptable in relation to heritage issues as set out in the SPPS and PPS6.

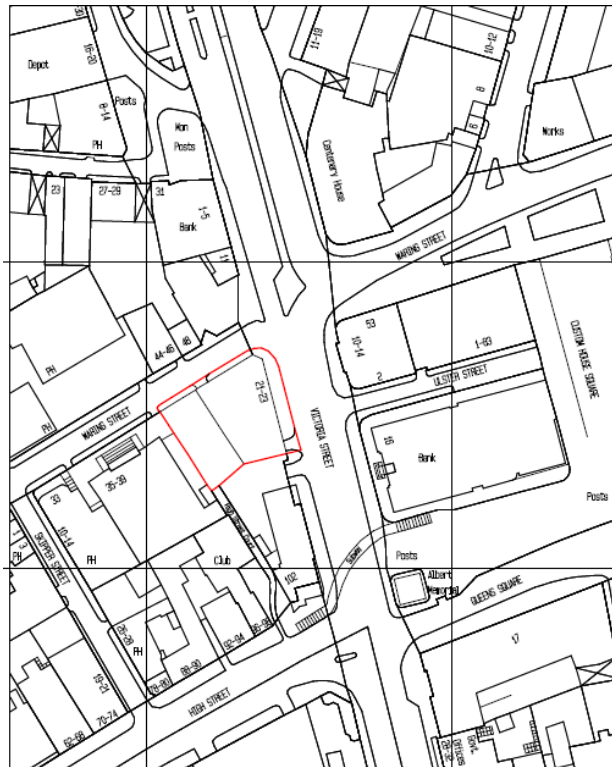
No other consultees have any objections subject to conditions and/or informatives.

1 objection has been received and this is considered in the main report.

It is recommended that planning permission and demolition consent is granted subject to conditions and delegated authority is given to the Director of Planning and Building Control to grant planning permission subject to conditions and enter into a S76 Planning Agreement with the applicant to secure employability and skills provisions.

Case Officer Report

Site Location Plan





Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Members	None received

1.0	Description of Proposed Development
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	Full planning permission and demolition consent is sought for retention of 21-23 Victoria Street and 41-51 Waring Street, Belfast with minor alterations to facades and erection of a 3 storey extension to the buildings to facilitate a 164 bedroom hotel with ground floor bar/restaurant, meeting rooms and fitness centre, back of house facilities, 7th floor bar, and public realm improvements. Demolitions and alterations consist of: the dropping of window cills and installation of new aluminium framed windows; removal and relocation of existing doors to form fire exits; removal of existing roller shutter door and installation of new entrance door; removal of existing doors and installation of new aluminium framed windows; demolition of wall sections and formation of new window openings; alteration of existing window configurations; demolition of existing internal columns, stairs and removal of lift shafts and non-structural internal walls.
2.0	Description of Site
2.1	The proposed site is located at the junction of Waring Street and Victoria Street within the city centre. The site is a vacant unlisted former warehouse/commercial building 4 storeys in height and occupies the entirety of the site. Topography of the site is level. The site is located within the Cathedral Conservation Area.
2.2	The area is commercial in character/use comprising office, retail, and food/restaurant uses.
3.0	Site History Z/2011/0486/F Demolition of existing 4 storey building and erection of new 7 storey building comprising 56No. small unit/studio apartments and 2no. retail units at ground floor (Amended plans). Approved 26.11.2013 Z/2011/0547/DCA Demolition of existing 4 storey commercial building Approved 28.11.2013
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Draft Belfast Local Development Plan Strategy (Draft LDP)
4.2	Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 2: Nature Conservation (PPS2); Planning Policy Statement 6: Archaeology and Built Heritage (PPS6); Planning Policy Statement 16: Tourism (PPS16); PPS3: Roads Considerations; Supplementary Planning Guidance including Development Control Advice Note 15 Vehicular Access Standards
5.0	Statutory Consultee Responses
	Transport NI – no objections DfC - HED – no objections subject to revised design and condition and/or informatives; NI Water – no objections; Rivers Agency – no objections;
6.0	Non-Statutory Consultee Responses

	Environmental Health - no objections subject to conditions and/or informatives; Shared Environmental Services: no objections; BCC Economic Development Unit (EDU) – no objections; Conservation Officer – no objections; Urban Design Officer – no objections.
7.0	Representations
	The application has been neighbour notified and advertised in the local press. One objection was received.
8.0	Other Material Considerations
	Belfast Agenda (Community Plan).
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Impact on amenity / character of the area, Conservation Area, and listed buildings; - Design and layout of the proposed accommodation; - Impact on transport and other infrastructure. - Flood and drainage risks; - Impact on the natural environment; - Amenity and contamination issues; - Employability and Skills - Developer contributions <p>Principle of the Proposal at this Location</p>
9.2	Section 45 (1) of the Planning Act (NI) 2011 requires the Council to have regard to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) of the Planning (Northern Ireland) 2011 Act states that in making any determination under the said Act, regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material consideration indicate otherwise.
9.3	Policy SFG3 of the RDS seeks to enhance the role of Belfast City Centre as the regional capital and focus of administration, commerce, specialised services, and cultural amenities.
9.4	The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating, and enhancing shared space, and supporting good design and place making.
9.5	Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.
9.6	Following the Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan. However, given the stage at which the Draft Belfast Metropolitan Area Plan (Draft BMAP) had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and

	are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.
9.7	Given the advanced stage that BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the only areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight.
9.8	In the Belfast Urban Area Plan (BUAP), Draft BMAP (v2004 and v2014), the site is identified as falling within the City Centre and the Cathedral Conservation Area but not subject to any specific site zonings. PPS6 is therefore relevant due to the Conservation Area designation and proximity to Listed Buildings. The site itself is not subject to any zoning. BMAP includes broad policy pertaining to tourism uses within the strategy page 92-3, however no specific policies are included within the Belfast District proposals. The strategy identifies the city centre conservation area as 'sensitive to tourism potential' in terms of opportunities. The Plan incorporates a sustainable approach to tourism development that seeks to protect key assets to ensure that new development does not harm the environment, character, or cultural heritage of the Plan Area.
9.9	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period existing policies will be applied including the SPPS and relevant PPSs.
9.10	The SPPS includes tourism regional policy at pages 97-100. Considerations for determining applications are set out at 6.265 and 6.266. 6.265 states that important considerations will include whether the nature, scale and design of the specific proposal is appropriate to the site context. Design is a particularly important consideration within Conservation Areas. 6.266 states that applications for tourism development will also be assessed in accordance with normal planning criteria such as access arrangements, design, environmental and amenity impacts to ensure high quality, safe and otherwise satisfactory forms of development. PPS16 relates to tourism development and is therefore a consideration due to the nature of the proposal.
	Planning History
9.11	There is a previous approval on the site for Z/2011/0486/F Demolition of existing 4 storey building and erection of new 7 storey building comprising 56No. small unit/studio apartments and 2no. retail units at ground floor (Amended plans). Approved 26.11.2013. Although expired, it is a material consideration in this case.
	Assessment
9.12	The primary policy considerations are set out in BH12 – new development in a Conservation Area, and BH11 – Development affecting the Setting of Listed Buildings. BH12 sets out 7 general criteria for proposals. Section 104 of the 2011 Act and the related policy direction of the SPPS take precedence over criterion (a) of PPS6 Policy BH12 New Development in a Conservation Area, which requires the development to preserve or enhance the character of the area. The remaining criteria of this policy however remain. (b) and (c) broadly seek

	development that is in sympathy with the characteristic built form, scale material and detailing of the area; (d) that proposal will not result in environmental problems such as noise, nuisance, and disturbance; (e) that important views within, into and out of the area are protected, and (f) that trees and other landscape features are protected. Criterion (g) seeks redevelopment that conforms to the guidance set out in conservation area documents. These considerations are essentially repeated within the SPPS. BH14 of PPS6 is also relevant as the proposal includes demolition works.
9.13	<p>Given the site context which consists entirely of non-residential uses including a similar hotel use adjacent to the site, the proposed tourist accommodation use is considered acceptable in principle and therefore compliant with tourism policy, subject to other key considerations including satisfactory design and character issues.</p> <p>Demolition</p>
9.14	21-23 Victoria Street is considered to make a positive contribution to the character and appearance of the conservation area by way of age, style, and materials. It is also of industrial heritage importance due to the former activities undertaken within the building. The move to retain and re-use/integrate the building within the overall redevelopment of the site is strongly welcomed. Demolition of internal elements and minor changes to existing window and door openings are proposed to enable the new scheme, but with the main façades remaining generally intact these would have no impact on the wider character or appearance of the conservation area. In principle therefore the proposal would not conflict with Policy BH14, subject to agreement of the redevelopment scheme under Policy BH12.
9.15	<p>41-51 Waring Street also makes a positive contribution to the street scene and wider area. The proposed scheme includes the removal of the setback addition above the main façade, which is welcomed given that it does not play any part in this contribution, rather it actively detracts from it. Again, demolition is proposed for several internal elements, with minor changes to window and door openings. As above the main façade and side elevation would generally remain intact and integrated into the proposed scheme, and thus the proposal would not conflict in principle with Policy BH14, subject to agreement of a suitable redevelopment under Policy BH12.</p> <p>Design, layout, and Amenity</p>
9.16	This is a prominent gateway site, visual prominence should remain with listed buildings in the vicinity, and their role as landmark buildings should be respected in terms of legibility. The principle of extending above a valued asset within a conservation area can be achieved successfully where it is of appropriate form, scale, massing, height, proportions, and detail. Policy BH12 requires that proposals preserve or enhance the character and appearance of the area by being sympathetic to the characteristic built form of the area, and of a scale and form that respects the characteristics of adjoining buildings. The Cathedral Conservation Area guide makes it clear that new development should 'seek to complement the existing in terms of scale, form, proportion, massing and elevational treatment'.
9.17	The scheme would introduce a three-storey extension above both 21-23 Victoria Street and 41-43 Waring Street, with internal demolition to enable the new floor layouts to be achieved across both buildings. The extension has been subject to detailed discussions through the PAD process with both the council and HED, and it has evolved significantly from the earlier iterations to address concerns noted previously. As now proposed, it is acceptable in scale, form, and massing. Whilst it would normally have been preferable to seek a lower height when extending above an existing building, weight must be afforded to both the value of retaining and re-using the original, currently vacated buildings, the previous permission that included demolition of both buildings, and the efforts made to ensure that the design and

	<p>elevational treatment are of suitable quality to complement and respect the surrounding buildings.</p> <p>Impact on Conservation Area and Listed Buildings</p>
9.18	<p>HED, Listed Buildings and the BCC Conservation Officer have no objections to the proposal and thus the proposal is deemed acceptable in terms of these aspects of PPS6. Some internal demolition works are proposed, however given the positive response from HED and the Conservation Officer the extent and nature of demolition is considered acceptable. A method statement detailing the methodology and 'making good' of all demolition works is required by condition to ensure protection of historic features. The Urban Design Officer also considers the design solution to be acceptable and would not adversely impact on the local townscape. Taking these responses into account, the proposal is considered acceptable in relation to heritage issues as set out in the SPPS and PPS6.</p>
9.19	<p>Access, Parking and Transport</p> <p>In relation to traffic, access, and parking issues, Transport NI was consulted and is satisfied with the traffic, parking, and access arrangements. Accordingly, the proposal is considered compliant with requirements in PPS3 and associated guidance.</p>
9.20	<p>Flooding and Drainage</p> <p>Rivers Agency have been consulted and have no objections to the submitted flood and drainage reports and mitigation measures. The proposal will not therefore result in or exacerbate flooding and drainage issues. Rivers have advised that the emergency procedures should be review by the emergency response team within the Council, however this is a civil matter for the developer.</p>
9.21	<p>Impacts on Natural Heritage</p> <p>DEARA and SES have no objections to the proposal in terms of impacts on protected species or habitats as set out in the Habitats Regulations. The proposal is therefore considered acceptable in relation to these issues and PPS2.</p>
9.22	<p>Amenity and Contamination issues</p> <p>Environmental Health has no objection subject to conditions and/or informatives, and the proposal will not result in an unacceptable impact in terms of air quality, contamination, or related issues. At the time of writing there are several queries in relation to noise issues including appropriate mitigation measures. These issues are not considered fundamental to the proposal subject to negative planning conditions to resolve and agree these matters prior to commencement of development. Condition for other related issues are also necessary.</p> <p>DEARA also have no objections in relation to contamination. Therefore, the application is considered acceptable in relation to these issues.</p>
9.23	<p>Employability and Skills</p> <p>BCC EDU have undertaken an employability and skills assessment on the impacts of the development and advised that Employability and Skills plans are necessary for both the construction and operational phases of the development to mitigate the impacts of the development. It will be necessary to secure these plans through a planning agreement under Section 76 of the Planning Act.</p>

9.24	<p>Pre-Community Consultation</p> <p>For applications that fall within the category of Major development as prescribed in the Development Management Regulations, Section 27 of the Planning Act (Northern Ireland) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.</p> <p>Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted.</p> <p>Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a Pre-application Community Consultation Report to accompany the planning application.</p> <p>It is considered that the Pre-application Community Consultation Report (PACC) submitted with the application has demonstrated that the applicant has carried out their duty under Section 27 of the Act to consult the community in advance of submitting an application.</p>
9.25	<p>Developer Contributions</p> <p>Contributions to mitigate the impacts of the development are necessary in this case due to the scale and nature of the proposal. Contributions should include:</p> <ul style="list-style-type: none"> a. Public realm improvements to the public footways around the site. These shall be secured by planning condition; b. Employability and Skills Plan (Planning Agreement under S.76); c. Travel plan arrangements for employees and customers of the proposal (planning condition).
9.26	<p>Objections</p> <p>One objection has been received querying if the tiled 'heritage' street sign is to be retained as part of the proposals. The objector also states that they "have no objection to any other part of the design proposed above, only to preserve a piece of our heritage."</p> <p>It is understood that the sign will be retained as part of the proposals.</p> <p>Given the positive response in relation to the design and other aspects of the proposal and following the above assessment it is considered that the proposal is acceptable.</p>
10.0	<p>Summary of Recommendation: Approval</p>
10.1.	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and compliant with relevant policies.</p> <p>It is recommended that planning permission and demolition consent is granted subject to conditions and delegated authority is given to the Director of Planning and Building Control to grant planning permission subject to conditions and enter into a S76 Planning Agreement with the applicant to secure employability and skills provisions.</p>
Neighbour Notification Checked	
Yes	

Conditions/Reasons for Refusal:

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted, have been submitted to and approved, in writing, by the Council. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to allow the Council to control the external appearance.

3. Materials to Nambarrie Building and rooftop extension shall comprise:

- a. Corteen steel framed walling system;
- b. Aluminium windows to extension;
- c. Aluminium windows with bronze finish to existing building;
- d. Frameless glazed balustrade to existing parapet;
- e. Cast iron or heavy duty cast aluminium rainwater goods.

Materials to No.41-43 Waring Street and rooftop extension shall comprise:

- a. 4th floor: White porcelain framed structure and inset/ panels;
- b. 5th & 6th floors: Aluminium framed glazed curtain wall system;
- c. Timber panelled external doors;
- d. Timber sliding sash windows;

Reason: In the interests of visual amenity and ensure that the development respects the character of the setting of listed buildings.

4. Prior to commencement of development, details of replacement timber sliding sash windows, including a plan, jamb, detail sections to show the thickness of frames required to facilitate glazing requirements shall be submitted to and agreed with the Council in writing. The development shall be carried out in accordance with the agreed details prior to any part of the development hereby permitted becoming operational.

Reason: In the interests of visual amenity and ensure that the development respects the character of the setting of listed buildings.

5. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been submitted to and agreed in writing by the Council in consultation with Historic Environment Division prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved and retained as such thereafter.

Reason: In the interests of visual amenity and ensure the development respects the character of the setting of listed buildings.

6. Prior to the commencement of any of the approved development on site, a final drainage assessment, compliant with FLD 3 & Annex D of PPS 15, and Sewers for Adoption

Northern Ireland 1st Edition, including a detailed drainage network design, suitable maintenance and management procedures and a demonstration of how out of sewer flooding due to exceedance of the drainage network will be managed, must be submitted to and agreed with the Council. The development shall be carried in in accordance with the agreed arrangements.

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

7. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Council prior to any part of the development hereby permitted becoming operational.

REASON: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

8. Pedestrian crossing points including tactile paving shall be provided at all road junctions in accordance with the DETR / Scottish Office publication "Guidance on the use of Tactile Paving Surfaces" prior to any part of the development hereby permitted becoming operational and retained thereafter.

REASON: In the interests of pedestrian safety.

9. The development shall operate in accordance with the Servicing Plan.

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

10. The development shall operate in accordance with the Travel Plan.

REASON: To encourage alternative modes of transport to the private car.

11. Once a contractor has been appointed, a Method of Works Statement (MOS) shall be submitted to the Council, at least 8 weeks prior to the commencement of construction to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment. The development shall be carried out in accordance with the approved arrangements.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

12. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the 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.

13. After completing the remediation works under Condition 12; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the 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.

14. Prior to the commencement of operation of the restaurant within the hereby approved hotel an odour risk assessment report with details of the proposed scheme to control cooking odours emanating from the premises shall be submitted to the Planning Authority and agreed in writing before installation. Externally located air extraction flue(s) and termination point(s) shall be depicted on elevation drawings and details of any proposed odour abatement technology shall be provided. The report shall demonstrate that the proposed scheme for the control of odours has been designed in accordance with industry guidance EMAQ+ 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' issued September 2018. The approved scheme for the control of odours associated with the commercial kitchen shall be installed in line with the approved details and retained thereafter and shall be cleaned and maintained in accordance with the manufacturer's instructions to ensure compliance with the above condition.

Reason: Protection of amenity of neighbouring properties.

15. No part of the development hereby permitted shall become operational until the noise mitigation measure as set out in the supporting Noise report have been installed in accordance with the approved arrangements and a report verifying installation has been submitted to and approved in writing by the Council. These measures shall be retained thereafter.

Reason: In the interests of amenity.

16. No sound-amplifying equipment, loudspeaker, public address system shall be installed/operated or music played within the rooftop bar as shown on the approved plans.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

Signature(s)

Date:

ANNEX	
Date Valid	30th March 2021
Date First Advertised	25th February 2022
Date Last Advertised	4th March 2022
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1,48a ,Waring Street,Belfast,Antrim,BT1 2ED The Owner/Occupier, 10-14 Headline Building,Victoria Street,Belfast,Antrim,BT1 3GG The Owner/Occupier, 102 High Street,Belfast,Antrim,BT1 2BG The Owner/Occupier, 102 High Street,Belfast,Antrim,BT1 2JZ The Owner/Occupier, 16 Victoria Street,Belfast,Antrim,BT1 3GG The Owner/Occupier, 2 Victoria Street,Belfast,Antrim,BT1 3GE The Owner/Occupier, 21 Victoria Street,Belfast,Antrim,BT1 3GD The Owner/Occupier, 30 Waring Street,Belfast,Antrim,BT1 2ED The Owner/Occupier, 32-36 ,Waring Street,Belfast,Antrim,BT1 2ED The Owner/Occupier, 40 Waring Street,Belfast,Antrim,BT1 2ED The Owner/Occupier, 41 Waring Street,Belfast,Antrim,BT1 2DY The Owner/Occupier, 43 Waring Street,Belfast,Antrim,BT1 2DY The Owner/Occupier, 44-46 ,Waring Street,Belfast,Antrim,BT1 2ED The Owner/Occupier, 48 Waring Street,Belfast,Antrim,BT1 2ED 5 Kirkliston Park Belfast Down The Owner/Occupier, 51 Waring Street,Belfast,Antrim,BT1 2DY The Owner/Occupier, 53 Waring Street,Belfast,Antrim,BT1 3EN The Owner/Occupier, 98 High Street,Belfast,Antrim,BT1 2BE The Owner/Occupier, Bar,35-39 ,Waring Street,Belfast,Antrim,BT1 2DY The Owner/Occupier, Ground Floor,41-43 ,Waring Street,Belfast,Antrim,BT1 2DY The Owner/Occupier, Hotel,35-39 ,Waring Street,Belfast,Antrim,BT1 2DY The Owner/Occupier, Unit 2,42 Waring Street,Belfast,Antrim,BT1 2ED	
Date of Last Neighbour Notification	1st March 2022
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: LA04/2019/0259/LBC Proposal: Creation of a gap in the wall to create a doorway linking the building at the rear of Waring Street into 96-98 High Street. Address: The Merchant Hotel, 35-39 Waring Street, 16 Skipper Street an, 90 High Street, Belfast., Decision: CG Decision Date: 01.05.2019	

Ref ID: LA04/2019/2784/PAN

Proposal: Demolition of 21-23 Victoria Street and 41-51 Waring Street with retention of front facade of 41-43 Waring Street and erection of 7 storey, 151 bedroom hotel building to be occupied by Moxy Hotel (part of the Marriott Hotel Group).

Address: 21-23 Victoria Street & 41-51 Waring Street, Belfast, BT1 3DG,

Decision: PANACC

Decision Date:

Ref ID: Z/2007/1783/F

Proposal: Demolition of 26-28 Skipper Street and 78-90 High Street and construction of extension to existing hotel building to provide new elevation to Skipper Street and High Street.

Address: 35-39 Waring Street, 26-28, Skipper Street, and 78-90 High Street, Belfast, BT01 2DZ

Decision:

Decision Date: 27.05.2008

Ref ID: Z/2004/2001/LB

Proposal: Former Ulster Bank, Waring Street and Ulster Buildings in Waring Street/Skipper Street, restored and refurbished and converted to a high quality 5 star hotel, with 26 bedrooms, private restaurant and delicatessen located at ground floor, Skipper Street. NIE substation relocated within existing site.

Address: 33-39 Waring Street, Belfast BT1 2DY / 10-14 Skipper Street, Belfast BT1 2DZ.

Decision:

Decision Date: 14.04.2005

Ref ID: Z/1995/2873

Proposal: Alterations including extension and new fire escape.
(Listed Building Consent)

Address: 35 WARING STREET, BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/2007/1430/F

Proposal: Extension to existing office building.

Address: Transport House, 102 High Street, Town Parks, Belfast, BT01 2BG

Decision:

Decision Date: 04.04.2008

Ref ID: Z/2007/1439/LB

Proposal: Extension to existing office building - No change of use.

Address: Transport House, 102 High Street, Town Parks, Belfast, BT01 2BG

Decision:

Decision Date: 09.04.2008

Ref ID: Z/1999/2257

Proposal: Development comprising minor alterations to existing front facade and alterations to building to facilitate extension.

Address: 41-43 WARING STREET, BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1998/2722

Proposal: Four storey development comprising ground floor public house, night club on upper floors and basement storage area.

Address: 41-43 WARING STREET, BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1999/2080

Proposal: Demolition of side and rear elevations of existing building (Front elevation to be retained with minor amendments)

Address: 41-43 WARING STREET BELFAST BT1

Decision:

Decision Date: 24.09.1999

Ref ID: Z/1998/2788

Proposal: Demolition of building within Conservation Area.

Address: 41-43 WARING STREET, BELFAST BT1

Decision:

Decision Date: 11.02.1999

Ref ID: Z/1981/1207

Proposal: CHANGE OF USE TO OFFICE AND CLUB FACILITIES

Address: 41 WARING STREET

Decision:

Decision Date:

Ref ID: Z/1996/2918

Proposal: Alterations and minor extension of existing building to be used for office use

Address: 41-43 WARING STREET, BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1999/2079

Proposal: Development comprising retention of existing front facade and construction of 4 storey building, including basement store, ground floor public house and night-club on upper floors.

Address: 41-43 WARING STREET, BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/2000/0986/F

Proposal: Demolition of existing building. Construction of office building with ground floor parking at rear.

Address: 41-43 Waring Street, Belfast.

Decision:

Decision Date: 07.06.2001

Ref ID: Z/1981/0723

Proposal: CHANGE OF USE FROM OFFICES AND CARETAKER'S FLAT TO OFFICES AND CLUB ROOM

Address: 41/43 WARING STREET

Decision:

Decision Date:

Ref ID: Z/1999/2256

Proposal: Demolition of building/retention of front facade

Address: 41-43 WARING STREET, BELFAST

Decision:

Decision Date: 24.09.1999

Ref ID: Z/2000/0944/CA

Proposal: Demolition of building in a Conservation Area

Address: 41-43 Waring Street, Belfast, BT1 2DY

Decision:

Decision Date: 07.06.2001

Ref ID: Z/2011/0486/F

Proposal: Demolition of existing 4 storey building and erection of new 7 storey building comprising 56No. small unit/studio apartments and 2no. retail units at ground floor (Amended plans).

Address: 21-23 Victoria Street, 45-51 Waring Street, Belfast, BT1 3GD,

Decision: PG

Decision Date: 26.11.2013

Ref ID: Z/2011/0547/DCA

Proposal: Demolition of existing 4 storey commercial building

Address: 21-23 Victoria Street, 45-51 Waring Street, Belfast, BT1 3GD,

Decision: CG

Decision Date: 28.11.2013

Ref ID: Z/2007/1789/LB

Proposal: Demolition of existing buildings to allow for construction of extension to existing listed hotel building.

Address: The Merchant Hotel , 35-39 Waring Street, 26-28 Skipper Street and 78-90 High Street, Belfast.

Decision:

Decision Date: 29.05.2008

Ref ID: Z/2004/1998/F

Proposal: Conversion of Waring Street bank and Ulster Buildings to high quality 5 star hotel, private restaurant located at grd floor, Skipper Street. Relocation of NIE substation.

Address: 33-39 Waring Street, Belfast BT1 2DY / 10-14 Skipper Street, Belfast BT1 2DZ.

Decision:

Decision Date: 18.05.2005

Ref ID: Z/2002/2746/F

Proposal: Environmental improvements - Amendment to previously approved scheme. Removal of table crossing on Waring Street at the junction of Hill Street and Skipper Street.

Address: Waring Street, Belfast, BT1

Decision:

Decision Date: 14.10.2003

Ref ID: Z/2002/2747/F

Proposal: Creation of an area of public realm including environmental improvements.

Address: Area bounded by Donegall Quay, Queens Square, Victoria Street, Waring Street, Albert Square including Custom House Square, Ulster Street and part of Princes Street, Belfast, BT1

Decision:

Decision Date: 10.12.2003

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: