

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



**Belfast
City Council**

14th September, 2022

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Council Chamber and via Microsoft Teams, the on Tuesday, 20th September, 2022 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

1. **Routine Matters**
 - (a) Apologies
 - (b) Minutes
 - (c) Declarations of Interest
2. **Notifications from Statutory Bodies** (Pages 1 - 22)
3. **Extinguishments**
 - (a) Ross Street (Pages 23 - 26)
 - (b) Roumania Rise (Pages 27 - 30)
4. **Planning Decisions Issued** (Pages 31 - 58)
5. **Appeals** (Pages 59 - 60)
6. **Planning Applications**

- (a) LA04/2022/0594/F 3-storey extension including bridge link to the existing school building, reconfiguration of existing parking with additional car parking areas, restoration of hard play areas, landscaping, retaining walls, and associated site, access and ancillary works at 700 Antrim Road (Pages 61 - 74)
- (b) LA04/2022/0917/F Renewal of temporary planning permission, Titanic Exhibition Centre, at 17 Queens Road (Pages 75 - 92)
- (c) LA04/2021/1985/F 15 storey building comprising 60 x apartments with ancillary facilities and all other associated site works (amendment to previous approval Z/2011/0472/F) at 35-41 Queen's Square (Pages 93 - 122)
- (d) LA04/2022/0209/F 31 social housing units comprising of 16 x apartments and 15 x townhouses, car parking, landscaping and all associated site and access works on lands at 176-184 and 202 Woodstock Road and 2-20 Beersbridge Road (Pages 123 - 144)
- (e) LA04/2021/2462/F 13 dwellings on lands 60m north west of Hazel View, Dunmurry (Pages 145 - 158)
- (f) LA04/2022/1236/F Art Sculpture on land located at roundabout junction approx. 100m south west of 385 Springfield Road (Pages 159 - 166)
- (g) LA04/2022/1018/F Retention of temporary car park at Ballymacarret Community Centre (Pages 167 - 176)
- (h) LA04/2022/1380/F Installation of three projector units to act as an interactive lighting installation along hoarding on Castle Street (temporary 2 years), 83-87 Castle Street (Pages 177 - 184)
- (i) LA04/2022/1079/F 1 additional ball stop netting structure along the boundary with Cregagh Presbyterian Church at Cregagh Sports Club, Gibson Park Avenue (Pages 185 - 194)

7. **Restricted Items**

- (a) Quarter 1 Finance Report (Pages 195 - 206)
- (b) Update on Planning Portal Replacement System - Verbal Report

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Subject:	Notifications from statutory bodies
Date:	Tuesday, 20 th September 2022
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Keith Sutherland, Ext 3578, Planning Manager (Plans & Policy) Dermot O'Kane, Ext 2293, Principal Planning Officer

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

1.0	Purpose of Report or Summary of main Issues
1.1	Members have requested that information be provided in relation to notifications referred to the Planning Committee with particular reference to the making of Abandonment Orders and the reasons for abandonment.
1.2	The report provides members with details of the various notifications received by the council and outlines the Abandonment Order process. It also proposes that an informal, internal review is carried out with regard to the consideration of, and subsequent responses, to the various notifications received.
2.0	Recommendations
2.1	Committee is requested to note: <ul style="list-style-type: none"> the outline of the consultations set out in the report; and the proposed review of the current process and procedures in respect of the various notifications and their reporting to committee.
3.0	Main report
3.1	The council receives various notifications from a range of sources such as DfI, DfC and NIHE. These include: <ul style="list-style-type: none"> Abandonment Orders; Vesting Orders; Extinguishments of Public Rights of Way; Waiting Restrictions; Provision of Accessible/Disabled Parking Bays; and Other Traffic Management Schemes e.g. one-way systems, bus lane extensions
3.2	Members will be aware that the first three types of notification regularly appear as agenda items for the Planning Committee. The remaining types of notification are normally referred

	to the City Growth and Regeneration Committee. Typically there will be a legislative basis for the council being notified and/or consulted on these provisions (see Appendix 1).
3.3	In the case of an Abandonment Order (AO) this is made by DfI (the Department) under Article 68 of the Roads (Northern Ireland) Order 1993 . 'Abandonment' is the removal of all, or part of, a road from the public road network when, in the opinion of the Department, the road is not necessary for road traffic. Abandonments will only usually happen where another 'road' that provides alternative facilities is available, or alternative facilities will be provided.
3.4	The effect when the Order is confirmed is that the road ceases to be maintained by the Department and any public right of way (PRoW) over the road is extinguished. Abandonment Orders are restricted to 'roads' e.g. carriageways and streets but it should be noted that the definition of 'road' can, and does, include verges, footways, footpaths, lay-bys and alleyways.
3.5	A request for an Abandonment Order can come from a range of sources including the landowner, private developers, housing associations, the council and other public bodies as well as the Department itself. The main reason(s) as to why abandonment orders are requested should be included within the notification document. According to the Department the most common reasons are, to: <ul style="list-style-type: none"> • facilitate the development/ redevelopment of an area, including environmental improvement schemes; or • formally remove from DfI records roads that no longer form part of the public road network.
3.6	The development of 14 social housing units by Apex Housing Association at Parkgate Avenue (LA04/2020/1377/F) is one recent example of where an AO has been requested in order to facilitate development. The updating of DfI records was the basis for the recent notifications of AOs relating to the Council car parks at Charlotte Street, Little Victoria Street and Shaw's Bridge.
3.7	On receipt of an application for abandonment, all branches within the Eastern Division of DfI Roads are consulted to determine whether or not it is necessary to retain the 'road' as part of the network. If any branch identifies a need for, or have future plans for the 'road', the abandonment will not proceed and the applicant will be notified accordingly.
3.8	Where this initial assessment suggests that the abandonment could be appropriate the Department, under Schedule 8 of the Roads (NI) Order 1993, is required to publish a notice in the Belfast Gazette and at least one newspaper circulating in the affected area stating the general effect of the proposed order. The Department is also required to serve a copy of the notice together with a draft of the order and any relevant map or plan to the council in whose area the order will be situated.
3.9	DfI's internal guidance suggests that the Department should receive a response from all parties notified of the proposed abandonment, but the Department acknowledges that this is not always possible. The absence of a response does not prevent the order from proceeding. In terms of the timeframe for providing a response the council has a period of 6 weeks from first notification and a further 6 weeks during the public consultation period for the Draft Abandonment Order. DfI has indicated that objections to a proposed order

	would usually relate to opposition to the proposed development of the area and/ or loss of amenity rather than loss of a PRow.
3.10	If an objection to the proposed abandonment is received within the specified timeframe the response of the Department will depend on the grounds for, and volume of, objections. In some cases the abandonment will simply not proceed. However, the Divisional Roads Manager (DRM) can take a decision to “set aside” objections if it is determined the objections have no sound basis.
3.11	In cases of public interest the DRM can recommend that a public inquiry is held. Public inquiries are not a regular occurrence and there is no record of an inquiry being held for an abandonment in Belfast in the past fifteen years. After assessing any objections which are not withdrawn or where a public inquiry is held the Department may, following conclusion of the consideration, continue to make the order, with or without modifications, as it sees fit.
3.12	The final Abandonment Order is a Statutory Rule having been laid before the Assembly. A copy of the final Abandonment Order confirming the date from which the abandonment takes effect can be accessed from the legislation.gov.uk website on the pages that details abandonments . The Statutory Rule is accompanied by an Explanatory Memorandum which sets out the purpose, background and consultation process associated with the Order. The map accompanying the order can be accessed under the ‘More Resources’ tab on the webpage.
3.13	When considering the necessity for a formal response to any of the notifications listed in paragraph 3.1 the assessment of the potential implications will often require input from a range of services within the council. This may include input from City & Neighbourhood Services in relation to PRow issues or Off-Street parking, City Regeneration and Development in terms of regeneration, accessibility, and connectivity issues as well as Planning with regards to land use implications.
3.14	<p>The range of potential considerations and the different approaches to the matters being brought to Committee(s) suggest that it would be appropriate to carry out a review of the process and procedures associated with these notifications. This would include consideration of whether it would be more appropriate for these matters to be brought before a single committee.</p> <p><u>Financial & Resource Implications</u> None</p> <p><u>Equality or Good Relations Implications</u> None</p>
4.0	Appendices – Document Attached
	Appendix 1: Examples of notifications received by the council

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Appendix 1: Examples of notifications received by the council

- **Abandonment Orders (DfI)**
Legislation: [Article 68](#) of the [Roads \(Northern Ireland\) Order 1993](#)
Final copy of Order available at: [Legislation.gov.uk](https://legislation.gov.uk)
Example: Proposed abandonment of land at Parkgate Avenue, Belfast requested by Apex Housing Association referred to Planning Committee on 17/05/2022 [Item 7a](#); Proposed abandonment at Charlotte Street, Belfast referred to Planning Committee on 14/06/2022 [Item 7](#)
- **Vesting Orders (NIHE)**
Legislation: [Article 31](#) of the [Housing \(Northern Ireland\) Order 1981](#)
Example: Notification that an application for a Vesting Order has been made on land at Corrib Avenue, Belfast referred to Planning Committee on 17/08/2021 [Item 8](#)
- **Extinguishments of Public Rights of Way (NIHE)**
Legislation: [Article 88D](#) of the [Housing \(Northern Ireland\) Order 1981](#)
Example: Proposed Extinguishment of PRoW at Westlink, Belfast referred to Planning Committee on 13/08/2019 [Item 5](#)
- **Waiting Restrictions (DfI)**
Legislation: [Road Traffic Regulation \(Northern Ireland\) Order 1997](#)
Final copy of Order available at: [Legislation.gov.uk](https://legislation.gov.uk)
Example: Proposed waiting restrictions at Collingwood Road, Belfast referred to Planning Committee on 14/12/2021 [Item 4](#)
- **Provision of Accessible/Disabled Parking Bays (DfI)**
Legislation: [Road Traffic Regulation \(Northern Ireland\) Order 1997](#)
Final copy of Order available at: [Legislation.gov.uk](https://legislation.gov.uk)
Example: Proposed removal and provision of accessible/disabled parking bays at St Jude's Parade, Belfast referred to City Growth & Regeneration Committee on 11/08/2021 [Item 8a](#)



Director of Health & Environmental Services
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
BELFAST
BT2 8BT

Annexe 7, Block 2
Castle Buildings
Stormont Estate
Upper Newtownards Road
BELFAST
BT4 3SQ

Telephone: 0300 200 7899

Textphone number: 028 9054 0022

Being Dealt With By: Sandra Connolly

Email: Sandra.connolly@infrastructure-ni.gov.uk

Direct Line: 02890 526162

Your Ref:

Our Ref: MD2/Z/03/1106

Date: 12 April 2022



Dear Sir/Madam

ROADS (NI) ORDER 1993

PROPOSED ABANDONMENT OF LAND AT PARKGATE AVENUE, BELFAST

DFI Roads has received an application from Apex Housing Association proposing to abandon the land as shown hatched/highlighted on the attached map.

The abandonment is necessary to facilitate re-development in the area. I have attached a plan which shows the proposed layout.

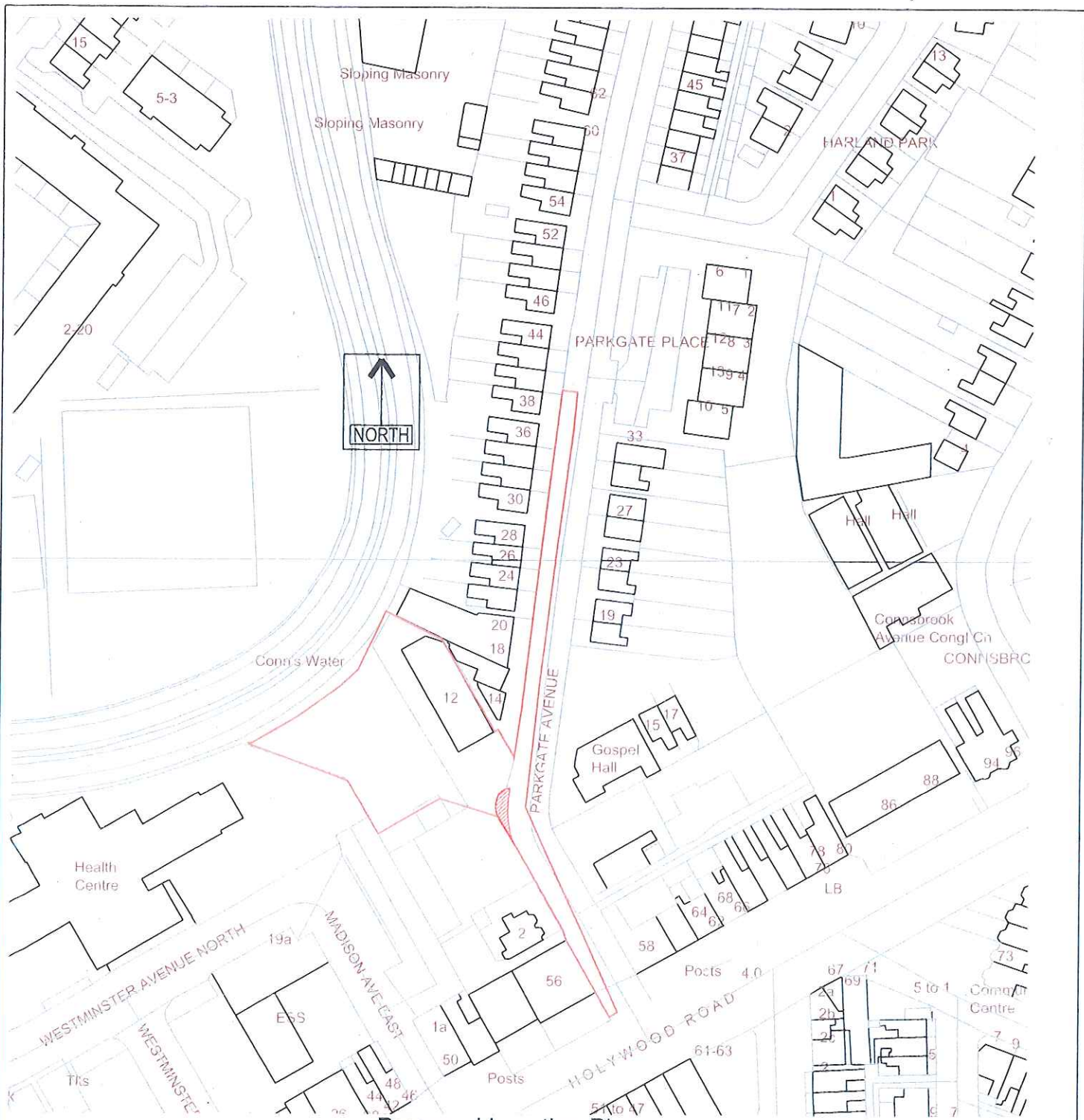
Please let me have your comments on the above proposal.

If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

Sandra Connolly
Lands Section

ENC



Proposed Location Plan
Scale 1:1250



Hatched area indicates proposed area of DfI Roads abandonment (12m linear length/ 23m²). Line of existing road edge to be amended upon completion of the proposed abandonment process and decision from DfI Roads (Eastern). When complete the hatched area will be landscaped.



contract

Proposed CAT 1 Residential Development at Parkgate Avenue, Belfast for Apex Housing Association

drawing

Proposed Location Map indicating Proposed Abandonment

T:
W:

Job No. Origin Zone Level Type Role Dwg No.

Page 7 AFA - XX - 01 - DR - C - 002

CONSTRUCTION DETAILS
 Construction details are shown on the drawings. Details are to be constructed in accordance with the relevant British Standards and the relevant parts of the Building Regulations. Details are to be constructed in accordance with the relevant parts of the Building Regulations. Details are to be constructed in accordance with the relevant parts of the Building Regulations.

DRAINAGE & GULLIES
 The drainage system is shown on the drawings. Details are to be constructed in accordance with the relevant British Standards and the relevant parts of the Building Regulations. Details are to be constructed in accordance with the relevant parts of the Building Regulations.

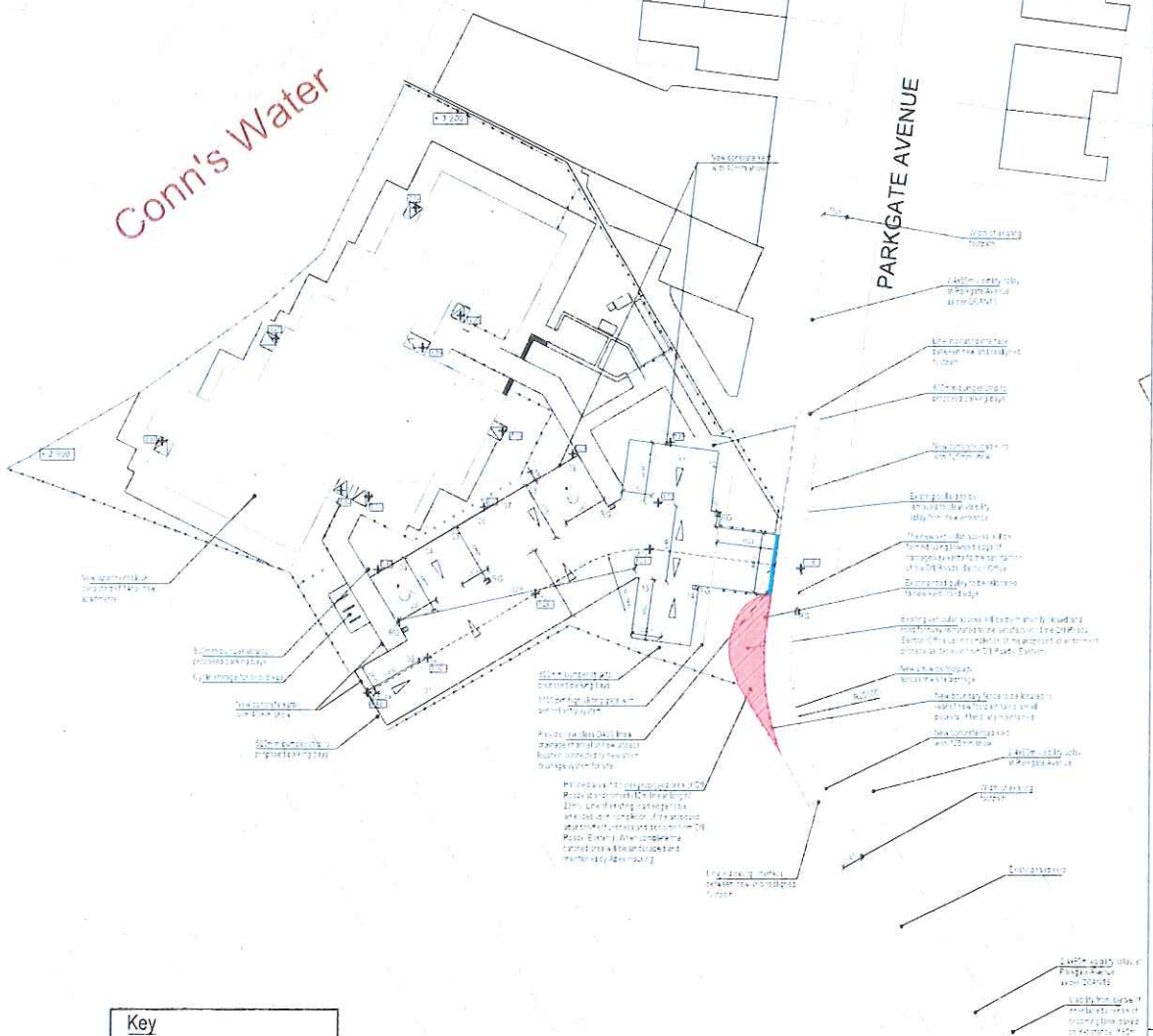
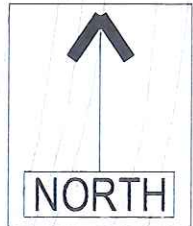
LAYOUTS AND GRADIENTS
 The layout and gradients are shown on the drawings. Details are to be constructed in accordance with the relevant British Standards and the relevant parts of the Building Regulations. Details are to be constructed in accordance with the relevant parts of the Building Regulations.

STREET LIGHTING
 The street lighting is shown on the drawings. Details are to be constructed in accordance with the relevant British Standards and the relevant parts of the Building Regulations. Details are to be constructed in accordance with the relevant parts of the Building Regulations.

STATION SERVICES
 The station services are shown on the drawings. Details are to be constructed in accordance with the relevant British Standards and the relevant parts of the Building Regulations. Details are to be constructed in accordance with the relevant parts of the Building Regulations.

TRAFFIC SIGNS / ROAD MARKINGS
 The traffic signs and road markings are shown on the drawings. Details are to be constructed in accordance with the relevant British Standards and the relevant parts of the Building Regulations. Details are to be constructed in accordance with the relevant parts of the Building Regulations.

NOTES
 The notes are shown on the drawings. Details are to be constructed in accordance with the relevant British Standards and the relevant parts of the Building Regulations. Details are to be constructed in accordance with the relevant parts of the Building Regulations.



1. Verify dimensions of the site and verify against the relevant parts of the Building Regulations.
2. Verify dimensions of the site and verify against the relevant parts of the Building Regulations.
3. Verify dimensions of the site and verify against the relevant parts of the Building Regulations.

Planning

Key

- denotes proposed road drainage and levels
- denotes road gully position
- denotes 1:40 crossfall to road & parking areas

Note
 All works to be carried out in accordance with the 'Private Streets Construction Regulation (1994)' & 'Private Streets (Construction) (Amendment) Regulations (N. Ireland) 2001'

Parking Schedule

Apt No.	Apt Type	total parking requirement	incurtillage parking provided	unassigned space available	total parking requirement provided
148	1 bed	1	1	0	1
149	2 bed	2	2	0	2
150	3 bed	3	3	0	3

See TAF form produced by Transport Engineer regarding parking requirements. The site will have expected lower ownership as it will be social housing. Access to public transport and local facilities is good.
 A Travel Plan will be produced and implemented prior to construction. Travel Plan to be included in the Social Housing Tenant Pack for each dwelling.

Proposed CAT 1 Residential Development at Parkgate Avenue, Belfast for Apex Housing Association

AFA
 CONSULTING STRUCTURAL & CIVIL ENGINEERS

1 Northland Road
 Belfast, Co. Antrim BT4 3NF
 Tel: 028 3021 1121
 Fax: 028 3021 1122

Rev	Date	By	Check	Drawn
1	15/01/21	15/01/21	15/01/21	15/01/21

7555 - AFA - XX - 01 - DR - C - 001



Belfast Planning Service
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
BELFAST
BT2 8BP

Annexe 7, Block 2
Castle Buildings
Stormont Estate
Upper Newtownards Road
BELFAST
BT4 3SQ

Telephone: 0300 200 7899

Textphone number: 028 9054 0022

Being Dealt With By: Patrick Keery

Email: patrick.keery@infrastructure-ni.gov.uk

Direct Line: 02890 522109

Your Ref:

Our Ref: MD2/Z/03/1079

Date: 17 May 2022

Dear Sir/ Madam,

**ROADS (NI) ORDER 1993
PROPOSED ABANDONMENT AT CHARLOTTE STREET, BELFAST.**

Department for Infrastructure Roads is proposing to abandon the land shown on the attached map.

The abandonment is necessary to remove public rights of way over land no longer owned by the Department.

Please let me have your comments on the above proposal.

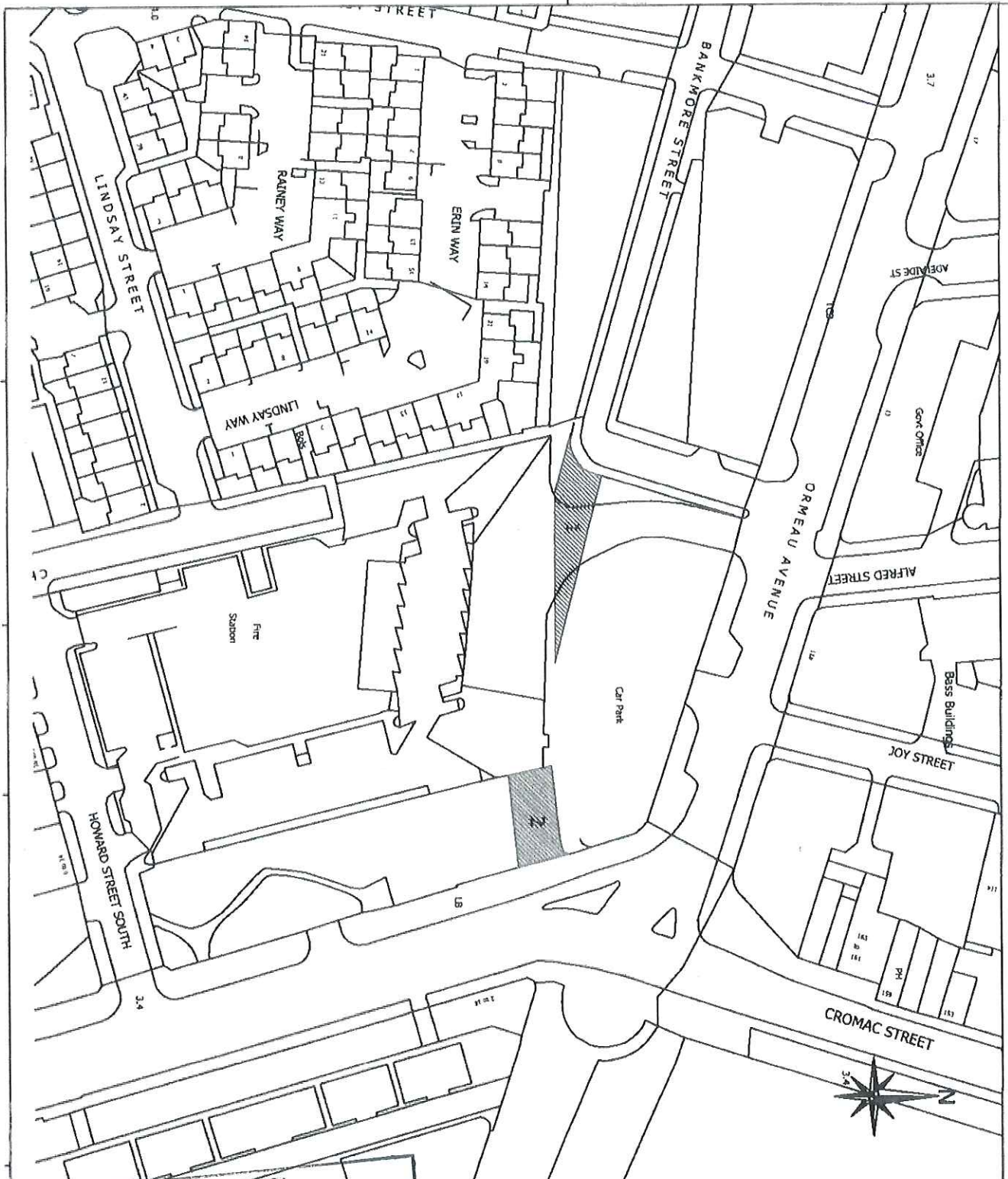
If I do not receive your reply I shall assume you have no objection and will proceed accordingly.

Yours faithfully

Patrick Keery
Lands Section

ENCS





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NOTES:



Area
 Plot 1 = 253.015 Sq.m.
 Plot 2 = 206.616 Sq.m.

Map Ref :- 14701NEZ

NO.	PERSON	DATE

Abandonment of Lands

Charlotte Street Car Park

FILE NO.	DESIGNED	SC	DATE
			06/02/2011
DRAWN	CHECKED	INIT	DATE
			00/00/00
TRACED	APPROVED	INIT	DATE
			00/00/00

DWG. No.	Revision
	0

Scale 1:1250

RECEIVED
 27 MAR 2011
 BELFAST PLANNING SERVICE
 Eastern Division
 Annex 7
 Castle Buildings
 Stormont Estate
 Belfast BT9 3JQ
 Telephone: 028 9025 3000

THE CHIEF EXECUTIVE
BELFAST CITY COUNCIL
4-10 LINENHALL STREET
BELFAST
BT2 8BP

Date; 23/July/2021

Dear Sir/Madam

Re: **34G Corrib Avenue, Belfast**



Enclosed for your information is a formal notice advising that the Northern Ireland Housing Executive has submitted an Application for a Vesting Order for the above area to the Department for Communities.

Objections to Vesting Application

The enclosed Notice gives details as to how objections to the vesting application should be lodged, together with the closing date for receipt. Reasons for objecting should be stated.

Objections relating solely to individual amounts of compensation are not normally within the scope of a vesting inquiry. A separate appeal process is available after vesting to those who feel the compensation offer is insufficient.

If objections are received and not resolved, the Department for Communities may decide to hold a Local Public Inquiry. At the Inquiry both the objectors and the Housing Executive will have the opportunity to present their case to an independent inspector who will report back to the Department.

Making of the Vesting Order

If no objections are received or if the Public Inquiry has been held, the Department for Communities will decide if the vesting order should be made with or without amendment.

The Housing Executive will write to you at this stage and the Vesting Order will become operative approximately one month after that.

THE CHIEF EXECUTIVE
BELFAST CITY COUNCIL
4-10 LINENHALL STREET
BELFAST
BT2 8BP

BCC
RECEIVED

27 JUL 2021

BELFAST PLANNING
SERVICE

LOCAL GOVERNMENT ACT (NORTHERN IRELAND) 1972
THE HOUSING (NORTHERN IRELAND) ORDER 1981
THE NORTHERN IRELAND HOUSING EXECUTIVE
NOTICE OF APPLICATION FOR A VESTING ORDER

TAKE NOTICE that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street in the City of Belfast (hereinafter called "the Executive") has applied to the Department for Communities for an Order vesting the lands described in the Schedule in the Executive in accordance with and subject to the provisions of the above Act and Order.

The Executive desires to acquire the said land otherwise than by agreement for the purposes of securing all or any of the objectives specified in Article 31(1A)(b)(i) of the above order.

AND FURTHER TAKE NOTICE that all objections to the said application from persons interested in the land specified in the application must be presented, in writing, to the Secretary, Department for Communities, Causeway Exchange, 1-7 Bedford St, Belfast BT2 7EG on or before 1st September 2021.

A copy of the application and map showing the land proposed to be acquired, together with a Schedule showing the several persons who appear to the Executive to have estates in the said lands, may be seen during usual office hours at the Belfast Land & Regeneration Office, 2 Adelaide Street, Belfast BT2 8PB.

Dated this 23rd day of July 2021.

Grainia Long

Grainia Long
Chief Executive

Schedule Hereinbefore Referred to

34G CORRIB AVENUE, BELFAST.

All that area of land more particularly delineated on the map 23rd July 2021 surrounded by a continuous red line situated at Block 34 Corrib Avenue, Belfast, and which is situate in the Parish Of Shankill, Barony Of Belfast Upper and townland of Town Parks in the City Of Belfast and County Borough of Antrim.



VESTING ORDER MAP: 23rd JULY 2021

ADDRESS: 34G CORRIB AVENUE
BELFAST
BT11 9JB

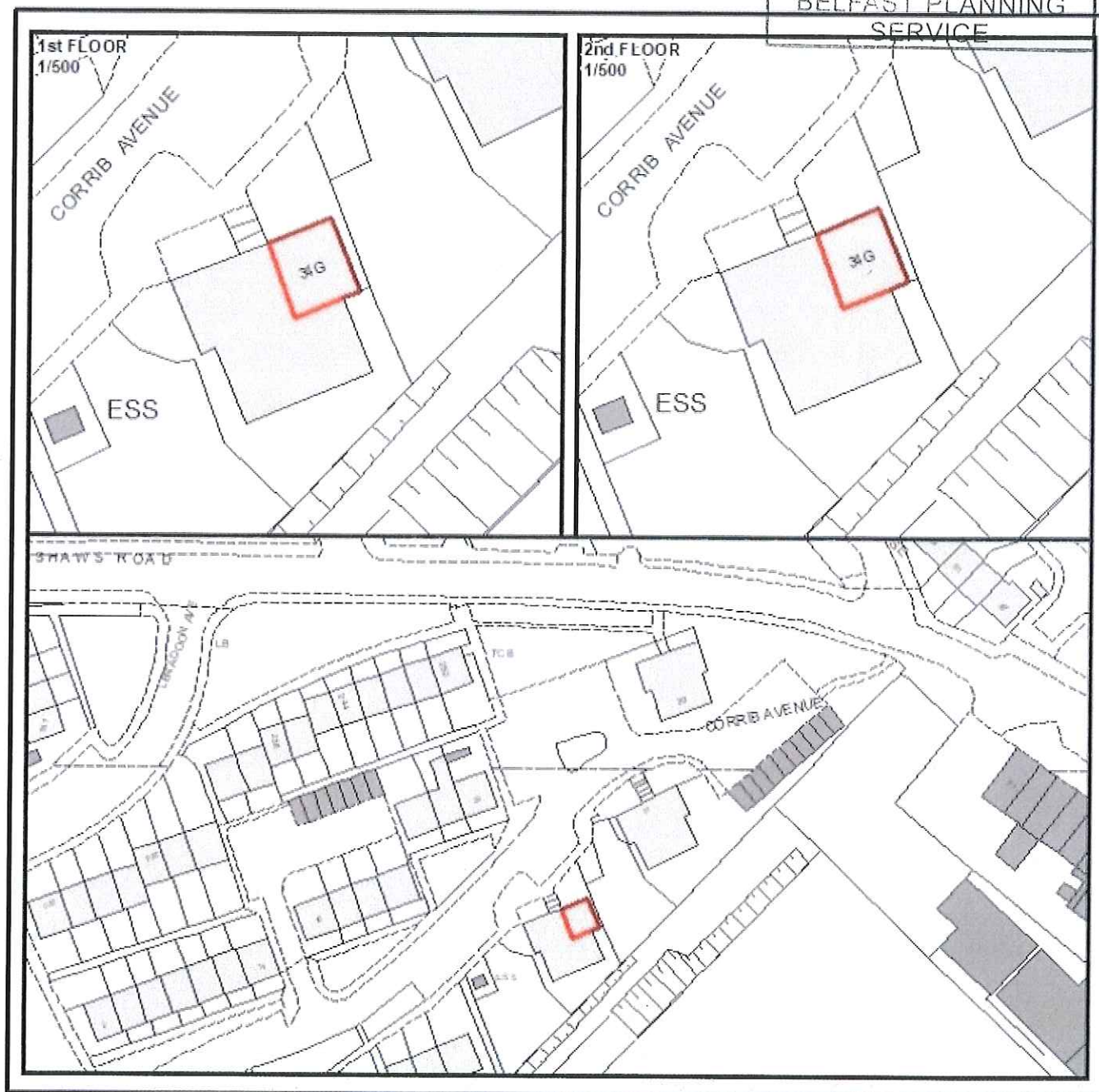
N.I.H.E.
THE HOUSING CENTRE
2 ADELAIDE STREET
BELFAST
BT2 8PB

BCC
RECEIVED

27 JUL 2021

REF. NO:

BELFAST PLANNING
SERVICE



ORDNANCE SURVEY MAP NO: I.G. 146-7NE

APPROXIMATE SCALE: 1/1250

PLEASE ENSURE THAT YOUR CLIENT(S) IS/ARE SATISFIED THAT THE BOUNDARY AS
OUTLINED IN RED ON THE MAPS ATTACHED IS CORRECT

Belfast City Council
Cecil Ward
4 /10 Linenhall Street
Belfast
BT2 8BP

Date: 5th July 2019

Dear Sir

Extinguishment of Public Rights of Way at Westlink Belfast

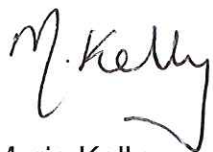
The Northern Ireland Housing Executive made an Order on 14th March 2019 that certain Public Rights-of-Way, within the above noted area, be extinguished. Approval for the extinguishment is at present being sought from the Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG.

The Extinguishment of the public rights of way is required as the Housing Executive proposes to transfer the land to the Belfast City Council in order that they can develop a sports/activity zone along with environmental improvements.

The Press Notices regarding the Making of the Order are enclosed together with a map showing the area affected. If you wish to make any comments please let me have them by the 5th August 2019.

I will write to you again to let you know the results of this submission.

Yours faithfully



Marie Kelly
Land and Regeneration Belfast

BELFAST BUILDING CONTROL SERVICE	
10 JUL 2019	
Number/Initial	Date
243	
SH	HH

NORTHERN IRELAND HOUSING EXECUTIVE

THE HOUSING (NORTHERN IRELAND) ORDER 1981

NOTICE is hereby given that the Northern Ireland Housing Executive, having its principal office at 2 Adelaide Street in the City of Belfast, in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981, on 14th March 2019 made an Order, which will be submitted to the Department for Communities for approval, ordering that the Public Rights-of-Way described in the Schedule hereunder be extinguished.

Copies of the said Order and of the map (dated 14th March 2019) referred to therein may be inspected at The Housing Centre, 2 Adelaide Street, Belfast, BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an Order shall not have effect until approved by the said Department and that an Order to which any objection is made and not withdrawn shall not be approved until a local public inquiry is held into the matter.

Objections to the Order must be made in writing stating the grounds for objection and addressed to The Secretary, Department for Communities, Housing Investment Branch, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 5th August 2019.

SCHEDULE

Extinguishment of Public Right-of-Way Order Westlink Pathway Order No1 2019

The pathway starting to the rear of 68 Cullingtree Road and 4 Quadrant Place and extending to the rear of 8 Quadrant Place along with a portion of pathway to the rear of 11 Quadrant Place Belfast

Dated this day 5th July 2019

Clark Bailie
Chief Executive



BELFAST, WESTLINK
Extinguishment of Public Right-of-Way
Order No. 1, 2019
Map Dated 14th March 2019

**NORTHERN IRELAND HOUSING EXECUTIVE,
 THE HOUSING CENTRE,
 2 ADELAIDE STREET, BELFAST, BT2 8PB**

OSNI Reference: I.G. 130-13SW2/4

Scale: 1:1,250

Your Reference:

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**Network Traffic, Street Lighting and
Transportation
Eastern Division**



Department for

Infrastructure

An Roinn

Bonneagair

www.infrastructure-ni.gov.uk

Mrs Suzanne Wylie
Chief Executive
Belfast City Council
24-26 Adelaide Street
BELFAST
BT2 8GB

OfficeoftheChiefExecutive@BelfastCity.gov.uk

Annex 7
Castle Buildings
Stormont Estate
Belfast
BT4 3SQ

Telephone: 0300 200 7893

Textphone: 028 9054 0022

Email: Traffic.Eastern@infrastructure-ni.gov.uk

Website: www.infrastructure-ni.gov.uk

Being Dealt With By: James Allen

Direct Line: 028 90 526186

Your Ref:

Our Ref:

Date: 2 December 2021

Dear Mrs Wylie,

COLLINGWOOD ROAD, BELFAST – PROPOSED WAITING RESTRICTIONS.

Following a recent request from the Holylands Strategic Partnership, we have been asked to consider introducing additional waiting restrictions (double yellow lines) on Collingwood Road, between Carmel Street & Damascus Street.

Recent site inspections have indicated that on occasions parking is causing traffic progression and road safety issues at the above location.

It is proposed to introduce the following restriction:

- In total approximately 77 metres of 'No waiting at any time' restriction.

Please can you confirm that the Council has had time to consider these and are content with the proposal. Subject to agreement, we will prepare the necessary legislation to implement these new waiting restrictions. Please see the attached plans for details.

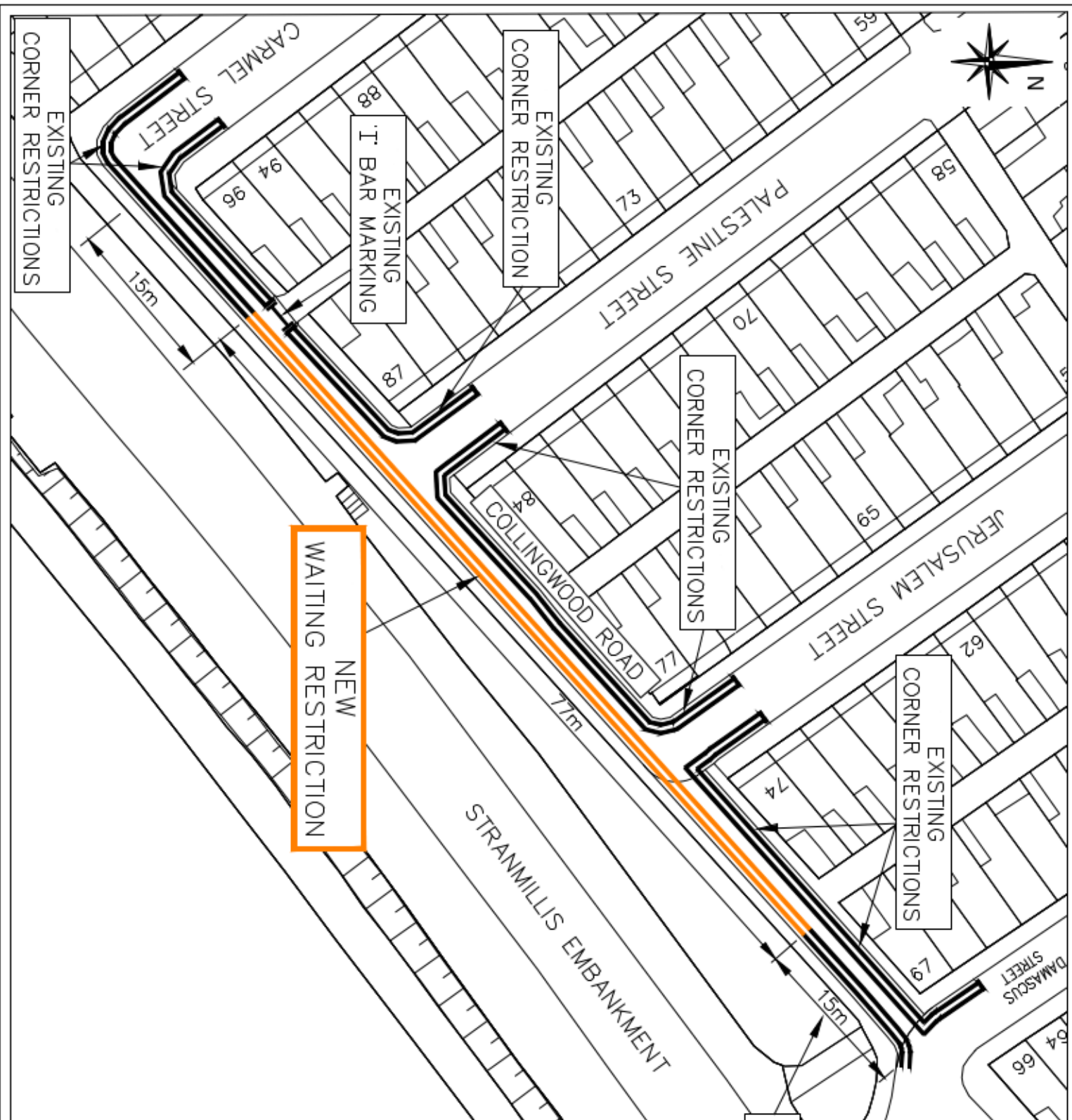
Yours sincerely,

Ricky Darrah

**Traffic Manager (Acting)
Traffic Management 1**

Enc.





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EXISTING
CORNER RESTRICTION

COLLINGWOOD ROAD
BELFAST

NEW
WAITING RESTRICTION

FILE NO.	DESIGNED	date
	CHECKED	date
TRACED	APPROVED	date
Dr. No.		Revision

Scale 1:500

Eastern Division

Annex 7
Castle Buildings
Stormont Estate
Belfast
BT4 3SD

Telephone: 0300 200 7893
Textphone: 028 90540022



**Network Traffic, Street Lighting and
Transportation**

Eastern Division

Mrs Suzanne Wylie
Chief Executive
Belfast City Council
City Hall
BELFAST
BT1 5GS



www.infrastructure-ni.gov.uk

Annexe 7
Castle Building
Stormont Estate
Upper Newtownards Road
Belfast
BT4 3SQ

Telephone: 0300 200 7899
Email: Traffic.Eastern@infrastructure-ni.gov.uk
www.infrastructure-ni.gov.uk

Being Dealt With By: Mr Alfie O'Hare
Direct Line: 028 9052 6241

Your Ref:
Our Ref: MT 118387-21

Date: 14 June 2021

Dear Mrs Wylie

**PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 24 ST JUDE'S PARADE,
BELFAST**

I am writing to advise you that we propose to provide an accessible/disabled parking bay at the above location. (see attached plan)

We would welcome your comments on this proposal.

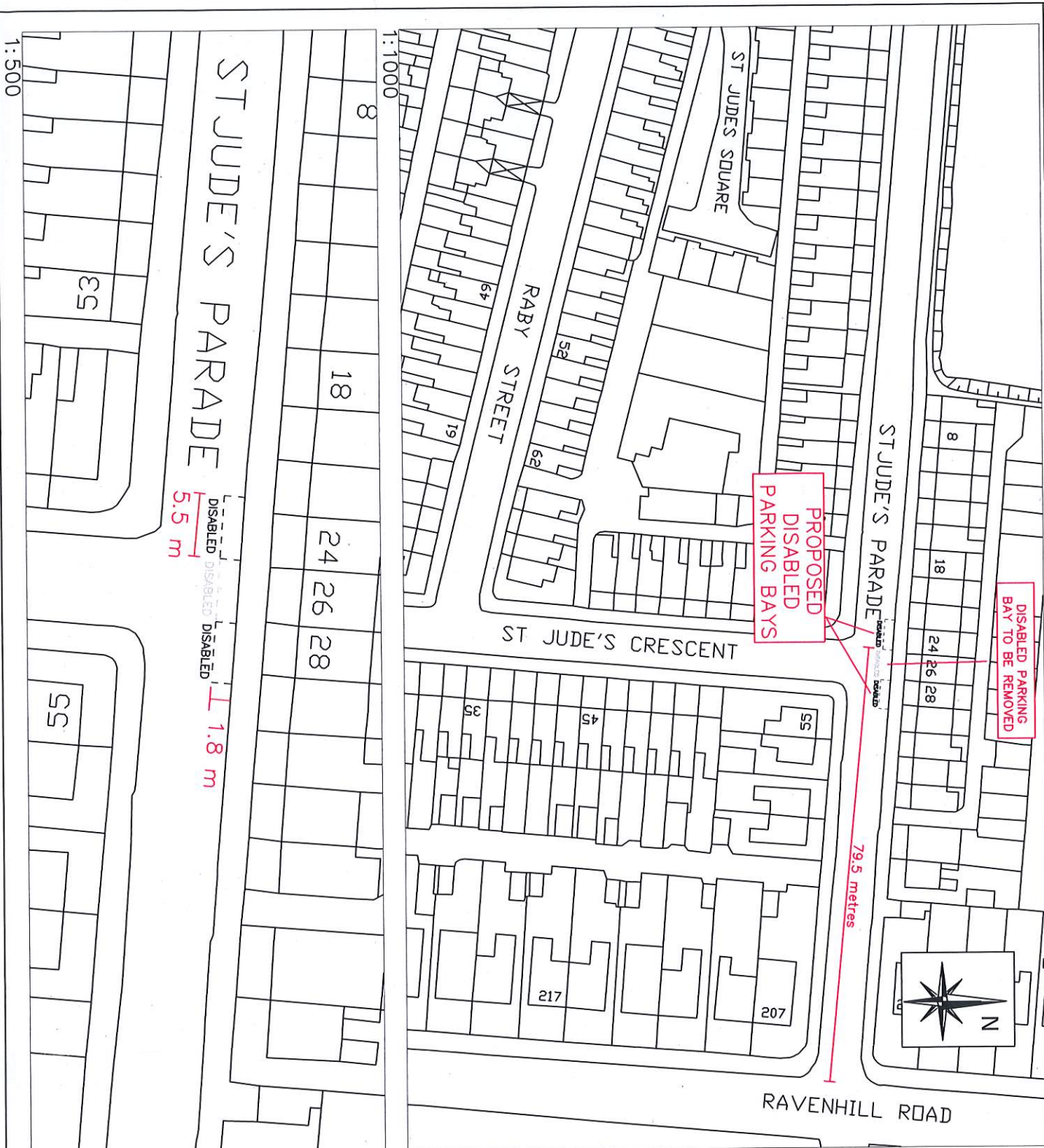
Yours sincerely


GRAEME SALMON
Traffic Manager

ENC

Chief Executive's Office	
Date:	17-6-21
Noted by CX:	Y/N
Ref:	SW 10/b
Referred to:	
Copy sent	Original sent
MB updated	Invite reg

St Jude's Parade, Belfast, (north side) – from a point 79.5 metres west of its junction with Ravenhill Road, for a distance of 5.5 metres.



NO.

REVISION

DATE

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Project

AN ACCESSIBLE/
 DISABLED PARKING BAY

Title

24 ST JUDE'S PARADE
 BELFAST

FILE NO.

DESIGNED

AO'H

date JUN '21

DRAWN

CHECKED

date

TRACED

APPROVED

date

Dwg. No.

Revision

TM2/BEL/JUN/21/11/A

Scale

AS SHOWN

Eastern Division

Annex 7
 Castle Buildings
 Stormont Estate
 Belfast
 BT4 3SQ

Telephone: 0300 200 7893
 Textphone: 028 90540022



Department for

Infrastructure

An Roinn

Bonneagair

www.infrastructure-ni.gov.uk

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Belfast Planning Department
The Cecil Ward Building
4-10 Linenhall Street,
Belfast
BT2 8BP

Date: 30 August 2022

Our Ref: Ross Street Extinguishment

Dear Sirs,


Re: Extinguishment of Public Right of Way – Ross Street Extinguishment order

The Northern Ireland Housing Executive made an Order No 2 on 23rd of June 2022 that certain Public Rights of Way is extinguished. Approval for the extinguishment is presently being sought from the NIHE Sponsor Team (Housing Division), Department for Communities, Housing Investment Branch, 1-7 Bedford Street, Belfast, BT2 7EG. The press notice regarding the making of this order is enclosed together with a map showing the area affected and a copy of the order.

If you wish to make comments, could you please let me have them by 4th October 2022.

I shall write to you again when the result of the submission is known.

Yours faithfully,


Aaron Maguire
Place Shaping
Belfast Area



EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

FORM OF ENGROSSMENTS OF ORDER

THE HOUSING (NORTHERN IRELAND) ORDER 1981

Whereas the Northern Ireland Housing Executive whose principal office is at 2 Adelaide Street, Belfast, BT2 8PB (hereinafter called "the Housing Executive") having acquired certain lands in connection with the Ross Street, Belfast has by a resolution passed on 23rd of June 2022 made an order (an "extinguishment order") to extinguish the public rights of way hereinafter referred to over the said lands shown marked on the map Ross Street, Belfast Order No.2 2022 and sealed with the common seal of the Northern Ireland Housing Executive and deposited at the West Belfast Local Offices at the Public counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB .

NOW THEREFORE the Housing Executive in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 and all other powers so enabling HEREBY orders as follows:

1. This extinguishment order may be cited as the Ross Street, Belfast Order No.2 2022.
2. The public rights of way described in the schedule and shown coloured red and outlined black on the said map shall cease and be extinguished as from the date of operation of the extinguishment order subject to the retention of all existing cables wires, mains pipes or other apparatus placed by an electricity undertaker along, across, over or under the lands hereby transferred shall be retained. All existing rights of the electricity undertaker as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

SCHEDULE

Ross Street Belfast- Extinguishment of Public Rights of Way Order No2 2022

7.5m wide x 79m long strip of adopted car parking laybys in hard-core/asphalt bordering the Ross Street access road to the north.

7.5m X 79m strip is broken down into 4 separate areas moving west to east as follows:- 7.5m X 41m, 7.5m X 16m, 7.5m X 15m, 7.5m X 7m. Flat blocks previously served by the parking laybys have been demolished and adjacent cleared lands to the south are flat and gravel stoned.

Additional 115m length of straight adopted footpath that is majority 3.5m wide (narrows to 3m for 60m run) finished in hard-core/asphalt, that runs on southern boundary of demolished flat blocks, and to north of Maureen Sheehan Centre health facility

FORM OF NOTICE OF MAKING OF ORDER
THE HOUSING (NORTHERN IRELAND) ORDER 1981
EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 23rd of June 2022 made an Order ("an extinguishment order"), which will be submitted to the Department for Communities for approval, to extinguish the public rights of way over land described in the schedule hereto.

A copy of the extinguishment order and associated map dated 23rd of June 2022 referred to therein may be inspected at the West Belfast Local Office with offices at the Public Counter, The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an extinguishment order shall not have effect until approved by the Department and that an extinguishment order to which any objection is made and not withdrawn shall not be approved in circumstances where the Department exercises its discretion to cause a public local inquiry to be held to hear objections to the extinguishment order.

Objections to the extinguishment order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 4th October 2022.

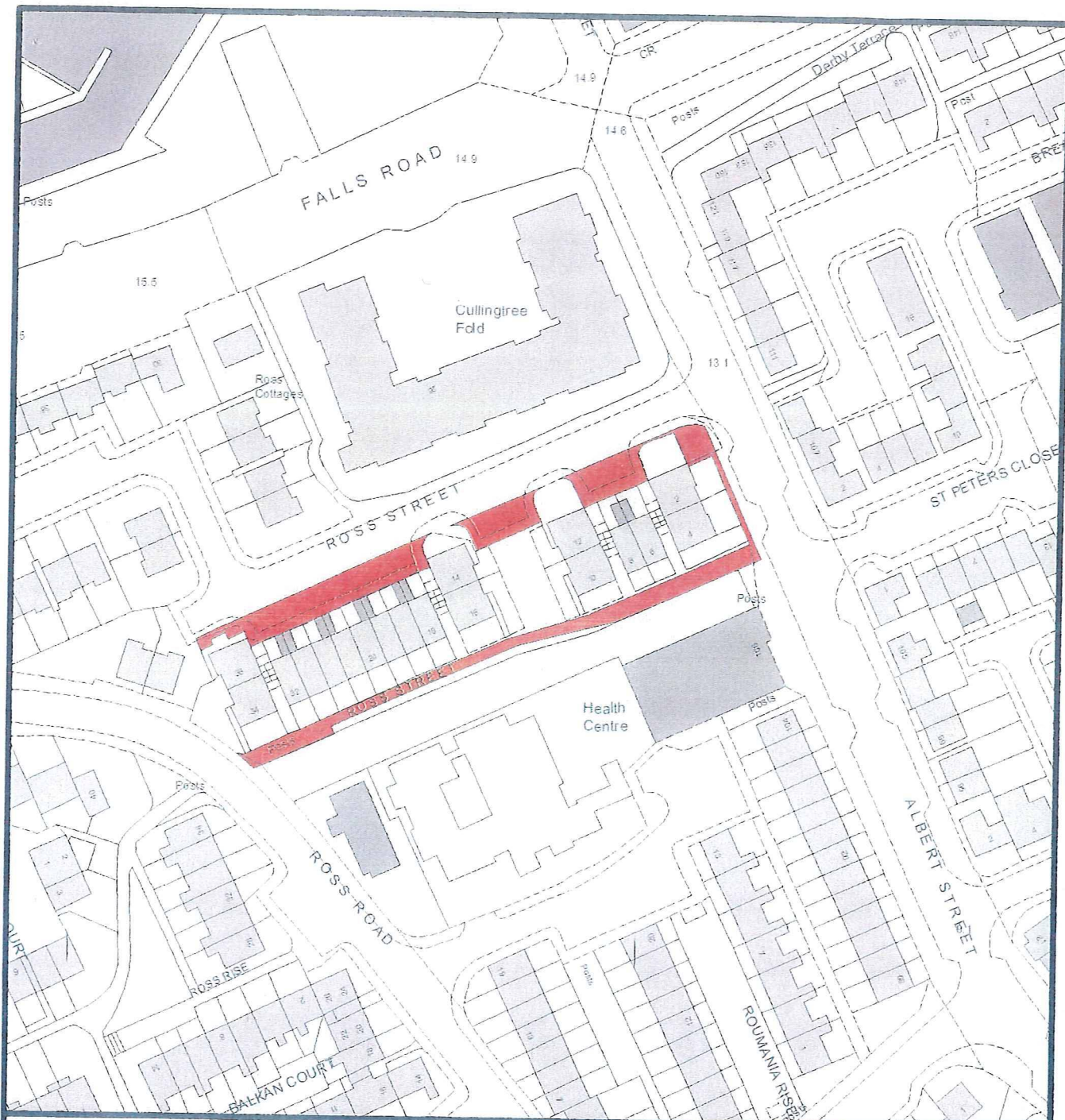
SCHEDULE

Ross Street Belfast- Extinguishment of Public Rights of Way Order No2 2022

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7.5m X 79m strip is broken down into 4 separate areas moving west to east as follows:- 7.5m X 41m, 7.5m X 16m, 7.5m X 15m, 7.5m X 7m. Flat blocks previously served by the parking laybys have been demolished and adjacent cleared lands to the south are flat and gravel stoned.

Additional 115m length of straight adopted footpath that is majority 3.5m wide (narrows to 3m for 60m run) finished in hard-core/asphalt, that runs on southern boundary of demolished flat blocks, and to north of Maureen Sheehan Centre health facility



BELFAST, ROSS STREET
Extinguishment of Public Right-of-Way
Order No. 2, 2022
Map Dated 23rd June 2022

**NORTHERN IRELAND HOUSING EXECUTIVE,
 THE HOUSING CENTRE,
 2 ADELAIDE STREET, BELFAST, BT2 8PB**

[Signature]
 AUTHORISED OFFICER

OSNI Reference: I.G. 114-13SE4

Scale: 1:1,250

Your Reference:

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[Signature]
[Signature]
**OFFICIALS OF THE NORTHERN
 IRELAND HOUSING EXECUTIVE**



Belfast Planning Department
The Cecil Ward Building
4-10 Linenhall Street,
Belfast
BT2 8BP

Date: 30 August 2022

Our Ref: Roumania Rise Street Extinguishment

Dear Sirs,

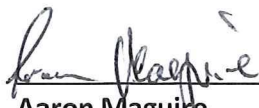
Re: Extinguishment of Public Right of Way –Roumania Rise Extinguishment order

The Northern Ireland Housing Executive made an Order No 2 on 29th of July 2022 that certain Public Rights of Way is extinguished. Approval for the extinguishment is presently being sought from the NIHE Sponsor Team (Housing Division), Department for Communities, Housing Investment Branch, 1-7 Bedford Street, Belfast, BT2 7EG. The press notice regarding the making of this order is enclosed together with a map showing the area affected and a copy of the order.

If you wish to make comments, could you please let me have them by 4th October 2022.

I shall write to you again when the result of the submission is known.

Yours faithfully,


Aaron Maguire
Place Shaping
Belfast Area



EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

FORM OF ENGROSSMENTS OF ORDER

THE HOUSING (NORTHERN IRELAND) ORDER 1981

Whereas the Northern Ireland Housing Executive whose principal office is at 2 Adelaide Street, Belfast, BT2 8PB (hereinafter called "the Housing Executive") having acquired certain lands in connection with the Roumania Rise, Belfast has by a resolution passed on 29th of July 2022 made an order (an "extinguishment order") to extinguish the public rights of way hereinafter referred to over the said lands shown marked on the map Roumania Rise, Belfast Order No.1 2022 and sealed with the common seal of the Northern Ireland Housing Executive and deposited at the West Belfast Local Office with offices at the Public counter, the Housing Centre 2 Adelaide Street, Belfast BT2 8PB .

NOW THEREFORE the Housing Executive in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 and all other powers so enabling HEREBY orders as follows:

1. This extinguishment order may be cited as the Roumania Rise, Belfast Order No.1 2022.
2. The public rights of way described in the schedule and shown coloured red and outlined black on the said map shall cease and be extinguished as from the date of operation of the extinguishment order subject to the retention of all existing cables wires, mains pipes or other apparatus placed by an electricity undertaker along, across, over or under the lands hereby transferred shall be retained. All existing rights of the electricity undertaker as to the use or maintenance of such cables, wires, mains, pipes or other apparatus shall be preserved.

SCHEDULE

Roumania Rise Belfast- Extinguishment of Public Rights of Way Order No1 2022

80m long x average 10m wide adopted roadway/parking area in hard-core/asphalt; at its widest point the road way/pathway is 31m, tapering to 21m to the eastern boundary where there is a roughly square area of hard-core measuring 21m X 21m.

On the southern boundary there is a parking bay arrangement measuring 33m X 8m in hard-core/ asphalt adjacent to existing housing at Roumania Rise.

Adopted staggered 80m X average 3m footpath runs to the northern boundary adjacent to the Maureen Sheehan Centre/ demolished Credit Union site, and similarly 80m X average 3m to the southern boundary adjacent to Roumania Rise; additional 28m X 3m portion of pathway on radius of access from Ross Road.

FORM OF NOTICE OF MAKING OF ORDER
THE HOUSING (NORTHERN IRELAND) ORDER 1981
EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY

Notice is hereby given that the Northern Ireland Housing Executive having its principal office at 2 Adelaide Street, Belfast, BT2 8PB in pursuance of its powers under Article 88D of the Housing (Northern Ireland) Order 1981 on 29th of July 2022 made an Order ("an extinguishment order"), which will be submitted to the Department for Communities for approval, to extinguish the public rights of way over land described in the schedule hereto.

A copy of the extinguishment order and associated map dated 29th of July 2022 referred to therein may be inspected at the West Belfast Local Office with offices at Public counter, Housing centre, 2 Adelaide Street, Belfast BT2 8PB.

The Housing (Northern Ireland) Order 1981 provides that an extinguishment order shall not have effect until approved by the Department and that an extinguishment order to which any objection is made and not withdrawn shall not be approved in circumstances where the Department exercises its discretion to cause a public local inquiry to be held to hear objections to the extinguishment order.

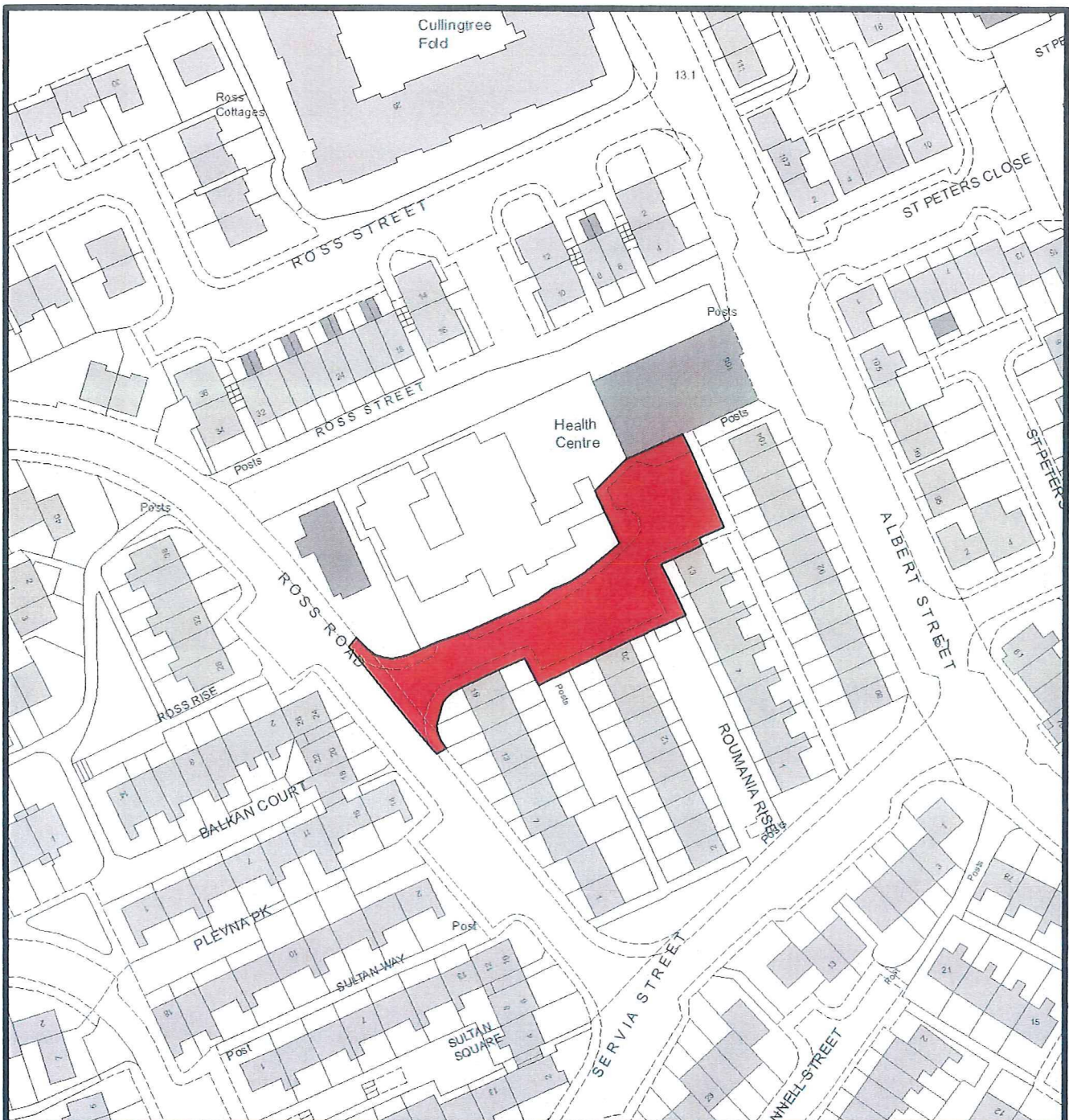
Objections to the extinguishment order must be made in writing stating the grounds for objection and addressed to NIHE Sponsor Team (Housing Division), Department for Communities, Causeway Exchange, 1-7 Bedford Street, Belfast BT2 7EG on or before 4th October 2022.

SCHEDULE

Roumania Rise, Belfast Extinguishment of Public Right of Way Order No.1 2022.

80m long x average 10m wide adopted roadway/parking area in hard-core/asphalt; at its widest point the road way/pathway is 31m, tapering to 21m to the eastern boundary where there is a roughly square area of hard-core measuring 21m X 21m.

On the southern boundary there is a parking bay arrangement measuring 33m X 8m in hard-core/ asphalt adjacent to existing housing at Roumania Rise. Adopted staggered 80m X average 3m footpath runs to the northern boundary adjacent to the Maureen Sheehan Centre/ demolished Credit Union site, and similarly 80m X average 3m to the southern boundary adjacent to Roumania Rise; additional 28m X 3m portion of pathway on radius of access from Ross Road



BELFAST, ROUMANIA RISE
Extinguishment of Public Right-of-Way
Order No. 1,2022
Map Dated 28th July 2022

**NORTHERN IRELAND HOUSING EXECUTIVE,
 THE HOUSING CENTRE,
 2 ADELAIDE STREET, BELFAST, BT2 8PB**

[Signature]

AUTHORISED OFFICER

OSNI Reference: I.G. 130-13SW2

Scale: 1:1,250

Your Reference:

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[Signature]
[Signature]
 OFFICER OF THE NORTHERN
 IRELAND HOUSING EXECUTIVE



Decisions issued between 10 August and 7 September 2022 - No. 190

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2018/0842/NMC	LOCDEV	93-95 Ann Street Belfast BT1 3HH	Non material change to LA04/2017/0779/F	NON MATERIAL CHANGE GRANTED
LA04/2020/0426/F	LOCDEV	228-232 Stewartstown Road Belfast	Proposed re-construction of petrol station and ancillary retail until including the replacement of fuel tanks, pumps and canopy alterations. Alteration to roof of hot food take away, compactor and provision of an EV charging facility (Amended drawings)	PERMISSION GRANTED
LA04/2020/1646/F	LOCDEV	Adjacent to 56 & Opposite 123-129 Old Westland Road Belfast.	4 No Terrace dwellings including associated site works (amended plans).	PERMISSION GRANTED
LA04/2020/1658/F	LOCDEV	On Footpath opposite 153 Cromac Street Belfast BT7 1DX	Proposed telecommunications installation: Proposed Phase 8 15m Monopole C/W wrapround Cabinet at base and associated ancillary works.	PERMISSION REFUSED
LA04/2020/2042/F	LOCDEV	Lands to the north of Alloa Street and south & east of 152-162 Manor Street Belfast.	Proposed erection of 10 no. general needs and 2 no. complex needs (social housing) dwellings with associated car parking, amenity space, hard and soft landscaping and access arrangements from Alloa Street (12 units in total).	PERMISSION GRANTED
LA04/2020/2421/F	LOCDEV	Lands 39M South of 33 Kings Road Belfast BT5 6JG	Proposed new dwelling with hard and soft landscaping	PERMISSION REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/1335/F	LOCDEV	88 Malone Road Belfast BT9 5HP	Single storey rear extension with associated site works and terrace and new electric access gates	PERMISSION GRANTED
LA04/2021/1337/DCA	LOCDEV	88 Malone Road Belfast BT9 5HP.	Demolition of single storey detached garage and single storey rear return.	PERMISSION GRANTED
LA04/2021/1435/LDP	LOCDEV	112 Serpentine Road Belfast BT36.	Residential Development of 16 No. dwellings as approved under Z/2000/1483/F and Z/2005/1879/F. (Amended Description)	APPLICATION REQUIRED
LA04/2021/1728/LDE	LOCDEV	5 Edinburgh Street Belfast BT9 7DS.	A house in multiple occupation	PERMITTED DEVELOPMENT
LA04/2021/2032/DC	LOCDEV	Brook Activity Centre 25 Summerhill Road Belfast BT17 0RL.	Discharge of condition 17 LA04/2016/2561/F.	CONDITION DISCHARGED
LA04/2021/2144/F	MAJDEV	150 Knock Road Belfast BT5 6QD	Residential (social housing) development comprising of 2no. Apartment buildings containing 52no. apartments (housing mix of 5no. 3p/2b Wheelchair & 47no. 3p/2b CAT 1 apartments) with associated incurtilage parking and landscaping (change of design to extant planning permission ref: Z/2011/0426/F).	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2280/F	MAJDEV	Lands adjacent to and south east of the river Lagan west of Olympic Way of Queen's road Queen's Island Belfast BT2 9EQ	Mixed use, mixed tenure residential-led development of 778 apartments in three buildings with internal and external amenity space; flexible commercial/community floorspace (convenience store with hot food counter/A1/A2/D1 uses/cafe/bar/restaurant); public realm including public square and waterfront promenade; cycle and car parking and associated landscaping, access roads, plant and site works including to existing river revetmet (further environmental information received)	PERMISSION GRANTED
LA04/2021/2323/F	LOCDEV	Unit 1 & 2 Ground floor Forsythe House Cromac Street Belfast BT2 8LA	Retrospective change of use from hair salon and retail to fitness centre (gym) (Amended Description)	PERMISSION GRANTED
LA04/2021/2348/F	LOCDEV	Campus Montgomery Rd Castlereagh Belfast BT6 9JD	Full application for a new pavilion for the existing sports pitches within the Belfast Met College area on the existing carpark site with a small change of its footprint. The new pavillion will provide new changing rooms, shower areas and toilets for the users.	PERMISSION GRANTED
LA04/2021/2367/F	LOCDEV	1 Malone Meadows Belfast BT9 5BG.	Proposed single storey side extension to southern elevation of dwelling and first floor extension over garage to northern elevation.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2445/NMC	LOCDEV	1108 Crumlin Road Belfast BT14 8SA	NMC for LA04/2016/1746/F	NON MATERIAL CHANGE REFUSED
LA04/2021/2452/A	LOCDEV	Bus Shelter at 17 metres south of 34-38 Grosvenor Road Belfast BT12 4GN.	Conversion of existing six sheet display unit incorporated into an existing Adshel Bus Shelter to a six sheet digital display screen.	PERMISSION GRANTED
LA04/2021/2467/A	LOCDEV	1 Glebe Road Dunmurry Belfast BT17 OPN.	Shop front signage to include main illuminated sign above shop front and window signage.	PERMISSION GRANTED
LA04/2021/2519/F	LOCDEV	Lands at Nos 348-350 Ormeau Road Belfast BT7 2FZ.	Variation of condition no.11 of planning approval LA04/2018/0059/F (variation of restricted opening hours from 11pm to 01.00am) (additional noise report & comments)	PERMISSION REFUSED
LA04/2021/2545/F	LOCDEV	14 The Green Dunmurry BT17 0EH	Replacement Dwelling with flat roof balcony and a new shed to the corner of the rear garden	PERMISSION GRANTED
LA04/2021/2602/F	LOCDEV	Central Steps Belfast City Cemetery Falls Road Belfast BT12 6DE.	Removal of Existing 3m High Palisade Perimeter Fence. New Metal Railings and Gates with associated Lighting.	PERMISSION GRANTED
LA04/2021/2611/LBC	LOCDEV	Central Steps Belfast City Council Falls Road Belfast BT12 6DE.	Removal of Existing 3m High Palisade Fence. New Metal Railings and Gates with associated Lighting Proposals.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2674/F	LOCDEV	Lands immediately east of Thornemount Nos. 742 Antrim Road Belfast BT36 7PQ.	Retention of 8No. detached two storey dwellings, associated car parking, and all other ancillary site works (Amendments and change of house types to scheme previously approved under LA04/2019/0064/F).	PERMISSION GRANTED
LA04/2021/2678/F	LOCDEV	Lands opposite Ruby Cottages and St Ellens Terrace Edenderry Road Edenderry Village BT8 8JN	Proposed construction of 3 No. dwellings - change of house types C and D to that previously approved under LA04/2017/1439/F.	PERMISSION GRANTED
LA04/2021/2722/F	LOCDEV	133 Ballylesson Road Belfast BT8 8JU.	External ground works only. Conversion of temporary hard standing to permanent hard standing and a proposed tennis court.	PERMISSION GRANTED
LA04/2021/2826/F	LOCDEV	Plot1 170 Upper Malone Road Belfast BT17 9EH.	Demolition of existing buildings and erection of 2 storey detached dwelling (revision of site layout and change of house type in respect of house approved on plot 1 of permission LA04/2019/1802/F) (Amended proposal description and drawings)	PERMISSION GRANTED
LA04/2021/2827/F	LOCDEV	Plot 2 170 Upper Malone Road Belfast BT17 9EH.	Demolition of existing buildings and erection of 2 storey detached dwelling and ancillary garage (revision of site layout and change of house type in respect of house approved on plot 2 of permission LA04/2019/1802/F) (Amended proposal description and drawings)	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2021/2881/A	LOCDEV	Footpath outside Pizza On The Square Donegall Square West Belfast BT1 6JA	Two digital 75 inch LCD display screen, one on each side of the Street Hub unit	PERMISSION GRANTED
LA04/2021/2882/F	LOCDEV	Footpath outside Pizza On The Square Donegall Square West Belfast BT1 6JA	Removal of existing BT phone box and installation of a proposed replacement BT Street Hub and associated display of advertisement to both sides of the unit.	PERMISSION GRANTED
LA04/2021/2893/F	MAJDEV	Site bounded by Little York Street Great George's Street and Nelson Street Belfast	Amended Description: Erection of 12 no. storey Purpose Built Managed Student Accommodation (PBMSA), with additional use of accommodation by further or higher education institutions outside term time, comprising 774 beds with shared sports and recreation facilities (amendment to previous permission LA04/2016/1252/F `Purpose built managed student accommodation (774 beds). Maximum height of 12 storeys and varied by LA04/2017/2112/F `Variation of condition 7 of LA04/2016/1252/F)	PERMISSION GRANTED
LA04/2022/0030/O	LOCDEV	9 Summerhill Gardens Belfast BT17 0RB	Proposed dwelling in side garden.	PERMISSION REFUSED
LA04/2022/0031/F	LOCDEV	14 Marlborough Park Cross Avenue Belfast BT9 6HQ	Two storey extension to rear and part side, patio to rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0032/DCA	LOCDEV	14 Marlborough Park Cross Avenue Belfast BT9 6HQ	Demolition of existing rear garage and minor demolition of rear elevations on ground and first floor to facilitate extensions.	PERMISSION GRANTED
LA04/2022/0067/F	LOCDEV	2A Fruithill Park Belfast BT11 9AH	Replacement dwelling	PERMISSION GRANTED
LA04/2022/0093/DC	LOCDEV	Lands situated at the junction of North Queen Street and Castleton Avenue and adjacent and west of No. 80 York Street.	Discharge Condition no.2 - LA04/2021/0531/F	CONDITION DISCHARGED
LA04/2022/0094/DC	LOCDEV	Lands at the junction of North Queen Street and Alexandra Park Avenue and Adjacent and west of no 2b Alexandra Park Avenue Belfast	Discharge of condition no.3 - LA04/2019/0950/F	CONDITION DISCHARGED
LA04/2022/0095/DC	LOCDEV	Lands situated at Gainsborough Drive south of Alexandra Park Avenue and west of North Queen Street Belfast.	Discharge of condition no.9 - LA04/2019/1104/F	CONDITION DISCHARGED
LA04/2022/0126/LBC	LOCDEV	Telecommunications site at Owen O Cork Mill 288 Beersbridge Road Belfast BT5 5DX.	Installation of 3No. antennas and all ancillary development.	PERMISSION GRANTED
LA04/2022/0137/F	LOCDEV	16 Wynchurch Terrace Belfast BT6 0HP.	Change of roof profile from hipped to pitched roof to facilitate attic conversion with rear dormer and rooflights.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0155/F	LOCDEV	Ground floor print hall 122-144 Royal Avenue Belfast BT1 1DN.	Extension of time for temporary change of use of and alterations of former printing hall to event space for a period of 18 months.	PERMISSION GRANTED
LA04/2022/0168/LDE	LOCDEV	48 Sandymount Street Belfast BT9 5DP.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/0295/F	LOCDEV	54 York Street Belfast BT15 1AS.	Change of use from offices to hot food take away sandwich bar and storage.	PERMISSION GRANTED
LA04/2022/0332/F	LOCDEV	2 Geary Road Belfast BT5 7QS	Retrospective application for new access to west of the dwelling from Geary Road to facilitate off street parking (amended description)	PERMISSION GRANTED
LA04/2022/0354/F	LOCDEV	The Rectory 2 St Judes Avenue Belfast BT7 2GZ.	Proposed change of use of ground floor offices to funeral directors with consultation rooms, reception area and associated display area. Demolition of existing rear extension and yard to accommodate proposed extension and erection of chapel of rest with external vehicle canopy, provision of new front steps/ramp, additional car parking (Good Shepherd Church), landscaping and all associated site works.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0355/LBC	LOCDEV	The Rectory 2 St Judes Avenue Belfast BT7 2GZ.	Proposed change of use of ground floor offices to funeral directors with consultation rooms, reception area and associated display area. Demolition of existing rear extension and yard to accommodate proposed extension and erection of chapel of rest with external vehicle canopy, provision of new front steps/ramp, additional car parking (Good Shepherd Church), landscaping and all associated site works.	PERMISSION GRANTED
LA04/2022/0374/NMC	LOCDEV	16-24 Cornmarket Belfast BT1 4DD.	NMC to planning approval LA04/2019/2110/F.	NON MATERIAL CHANGE GRANTED
LA04/2022/0387/DCA	LOCDEV	31 Knockdene Park Belfast BT5 7AD	Demolition of existing single storey outbuilding and detached timber garage	PERMISSION GRANTED
LA04/2022/0388/F	LOCDEV	31 Knockdene Park Belfast BT5 7AD	Demolition of single storey outbuilding and existing timber garage. Construction of new single storey extension and detached single garage	PERMISSION GRANTED
LA04/2022/0393/DCA	LOCDEV	8 Wellington Park Avenue Belfast BT9 6DT	Removal of external fire escape to rear of building. Demolitions to rear of building to facilitate new extension, fenestration alterations to rear of building.	PERMISSION GRANTED
LA04/2022/0394/F	LOCDEV	8 Wellington Park Avenue Belfast BT9 6DT	Single storey extension to rear of existing ground floor apartment.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0410/DC	LOCDEV	Lands on McClure Street to include land south of Railway and north of Powerscourt Place between 10 Cameron Street and 85 Ormeau Road.	Discharge of condition LA04/2018/2659/F.	CONDITION DISCHARGED
LA04/2022/0412/F	LOCDEV	37 Ligoniel Road Ballysillan Lower Belfast BT14 8BU.	Change of use from dwelling house to a house in multiple occupation.	PERMISSION GRANTED
LA04/2022/0422/F	LOCDEV	430 Lisburn Road Belfast BT9 6GN	Change of use from assisted living accommodation (use class C3) to HMO (suis generis use).	PERMISSION GRANTED
LA04/2022/0450/F	LOCDEV	68 Willowvale Avenue Belfast BT11 9JY	Proposed rear and side single storey extension to existing semi detached dwelling. (AMENDED PLANS)	PERMISSION GRANTED
LA04/2022/0451/F	LOCDEV	Apartment 33 (Third Floor) Citygate 2 Sussex Place Belfast BT2 8LN.	Change of use from residential apartment to short term holiday let accommodation.	PERMISSION REFUSED
LA04/2022/0453/F	LOCDEV	Apartment 52 (5th Floor) Citygate 2 Sussex Place Belfast BT2 8LN.	Change of use from residential apartment to short term holiday let accommodation.	PERMISSION REFUSED
LA04/2022/0454/F	LOCDEV	Apartment 56 (6th Floor) Citygate 2 Sussex Place Belfast BT2 8LN.	Change of use from residential apartment to short term holiday let accommodation.	PERMISSION REFUSED
LA04/2022/0476/LDE	LOCDEV	79 Edinburgh Street Belfast BT9 7DT.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0529/F	LOCDEV	33 Adelaide Park Belfast BT9 6FY.	Proposed New Detached Garden Room / Home Office in Rear Garden.	PERMISSION GRANTED
LA04/2022/0561/DC	LOCDEV	Lands adjacent to 14 College Square North and south of 62-76 Hamill Street Belfast.	Discharge of condition 18 LA04/2018/1719/F relating to Construction Environmental Management Plan	CONDITION NOT DISCHARGED
LA04/2022/0562/LDE	LOCDEV	Flat 2 32 Lawrence Street Belfast BT7 1LF.	4 Bedroom Flat of Multiple Occupation.	PERMITTED DEVELOPMENT
LA04/2022/0576/F	LOCDEV	8 Galwally Avenue Belfast BT8 7AJ.	Demolition of existing garage and proposed single storey rear and side extension.	PERMISSION GRANTED
LA04/2022/0592/A	LOCDEV	Units E-F Westwood Retail Park Belfast BT11 9BQ.	Illuminated high level signs to front and rear elevations and non-illuminated loading bay sign to rear elevation together with transom signage above doorway to front elevation.	PERMISSION GRANTED
LA04/2022/0642/F	LOCDEV	40 Circular Road Belfast BT5 2GA	Proposed two storey side extension to form new living area and basement storage area.	PERMISSION GRANTED
LA04/2022/0649/F	LOCDEV	168 Sicily Park Belfast BT10 0AQ.	(AMENDED - new description - 2 storey extension to the rear of the property)	PERMISSION GRANTED
LA04/2022/0661/F	LOCDEV	66 Priory Park Belfast BT10 0AG	Two storey extension to side and rear of dwelling and new single storey detached store to replace existing garage/store. Patio area to rear.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0700/F	LOCDEV	13 Sunbury Avenue Belfast BT5 5NU.	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/0706/F	LOCDEV	48 Woodland Grange Belfast BT11 9QT.	Proposed garage conversion to habitable room involving replacing garage door with window. Proposed porch extension and removal of chimney.	PERMISSION GRANTED
LA04/2022/0714/F	LOCDEV	137 Lagmore Meadows Belfast BT17 0TE.	Single storey extension to side of dwelling.	PERMISSION GRANTED
LA04/2022/0721/F	LOCDEV	2 Loughview Meadows Belfast BT14 8QD.	Single storey extension to rear of dwelling and extension to existing porch on side elevation.	PERMISSION GRANTED
LA04/2022/0730/NMC	LOCDEV	10-16 Hill Street Belfast BT1 2LA.	Non Material change LA04/2019/0265/F.	NON MATERIAL CHANGE REFUSED
LA04/2022/0757/F	LOCDEV	Units E-F Westwood Retail Park Belfast BT11 9BQ	Construction of a Plant / Cage Compound and Installation of Air Conditioning / Refrigeration Plant to the Rear of Unit. The Creation of 2 No. Openings for Pipe / Duct Work for Ancillary Use.	PERMISSION GRANTED
LA04/2022/0759/F	LOCDEV	7 Haypark Gardens Belfast BT7 3FL.	Two storey extension to side and rear. (AMENDED PLANS)	PERMISSION GRANTED
LA04/2022/0767/DC	LOCDEV	Land adjacent to former Ford Visteon Plant Finaghy Road North Belfast BT11.	Discharge of condition 4 Z/2013/0120/F.	CONDITION NOT DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0772/F	LOCDEV	18 Floral Park Newtownabbey BT36 7RU.	Single storey rear and side extension and rear patio (amended description)	PERMISSION GRANTED
LA04/2022/0782/F	LOCDEV	Existing telecommunications rooftop base station installation at River House 48-60 High Street Belfast.	Removal of Existing Antennas and the Installation of 12No. Antennas, 1No. GPS Module, Yoke Brackets and Steelwork and the Re-Use of Existing Equipment Cabin for Upgrades and all other Ancillary Development.	PERMISSION GRANTED
LA04/2022/0787/F	LOCDEV	1 Glenmachan Place Belfast BT12 6QH.	Removal of existing storage container extension and replacement with 2No. prefabricated cabins.	PERMISSION GRANTED
LA04/2022/0814/LBC	LOCDEV	9 Eblana Street Belfast BT7 1LD.	Replacement sliding sash timber windows to front facade.	PERMISSION GRANTED
LA04/2022/0820/LBC	LOCDEV	4 6 & 10 Joy Street Town Parks Belfast Co. Antrim BT2 8LE.	The installation of internal secondary glazing to the rear elevation windows;repair or new installation of window moulding surrounds to the front elevation windows/ doors;repairs to the timber framed, 6/6, single glazed, sliding sash windows in various location;repairs to the front elevation doors;external redecoration.	PERMISSION GRANTED
LA04/2022/0832/DC	LOCDEV	Land at Kings Hall and RUAS site south of Upper Lisburn Road/Balmoral Avenue West of Harberton Park and North East of Balmoral Golf Club Belfast BT9 6GW	Discharge of condition 16 - LA04/2020/0845/O	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0854/F	LOCDEV	38 Belvedere Park Belfast BT9 5GT	Single and two storey extension to the side and rear of dwelling.	PERMISSION GRANTED
LA04/2022/0871/F	LOCDEV	69 Donovan Parade Belfast BT6 9GE	Roofspace conversion with a rear dormer and rooflight to front. (Amended Plans)	PERMISSION GRANTED
LA04/2022/0889/F	LOCDEV	20 Adelaide Street Belfast BT2 8FE	Change of use from office to Safe Deposit facility (sui-generis use) (Amended description)	PERMISSION GRANTED
LA04/2022/0905/F	LOCDEV	94 Ashley Avenue Belfast BT9 7BU	Demolition of kitchen and store, erection of single storey rear extension with first floor balcony, screen walls and elevational changes. (Updated Description)	PERMISSION GRANTED
LA04/2022/0913/F	LOCDEV	42 and 42A Strathmore Park South Belfast BT 15 5HL	Removal of condition 7 regarding occupancy of dwelling no.42a of LA04/2015/1102/F	PERMISSION REFUSED
LA04/2022/0921/LDE	LOCDEV	255 Donegall Road Belfast BT12 5NB	House in multiple occupancy - HMO	PERMITTED DEVELOPMENT
LA04/2022/0944/LDP	LOCDEV	98 Orangefield Road Belfast BT5 6DD	Proposed Single Storey Rear Extension with the Addition of a Roof Light at the Rear of the Dwelling	PERMITTED DEVELOPMENT
LA04/2022/0946/F	LOCDEV	24 Cleaver Park Belfast BT9 5HY	Single storey rear extensions, elevational changes.	PERMISSION GRANTED
LA04/2022/0955/F	LOCDEV	Adjacent to 112 Velsheda Park Belfast BT14 7LW	Two storey dwelling with new access.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/0970/DC	LOCDEV	8 Notting Hill Belfast BT9 5NS	Discharge of condition 2 - LA04/2021/2421/LBC	CONDITION DISCHARGED
LA04/2022/0976/F	LOCDEV	19 Deramore Park Belfast	Single storey garage with outside seating area and fire pit. Landscaping works including outside swimming pool and security gate.	PERMISSION GRANTED
LA04/2022/0977/LBC	LOCDEV	19 Deramore Park Belfast	Single storey garage with outside seating area and fire pit. Landscaping works including outside swimming pool and security gate.	PERMISSION GRANTED
LA04/2022/0991/NMC	LOCDEV	5 Clonard Place Belfast BT12	Non-Material Change - LA04/2018/1989/F	NON MATERIAL CHANGE REFUSED
LA04/2022/0993/F	LOCDEV	28 Broadway Belfast BT12 6AS	Change of use from dwelling to House in Multiple Occupancy (HMO)	PERMISSION GRANTED
LA04/2022/1003/F	LOCDEV	Land East of Queen's Road North of Public Records Office of NI and South of Belfast Metropolitan College Titanic Quarter Belfast	Retention of basement associated with office development	PERMISSION GRANTED
LA04/2022/1004/F	LOCDEV	6 Green Crescent Belfast BT5 6JE	Single storey extension to rear. Part conversion of garage. New window to ground floor north elevation.	PERMISSION GRANTED
LA04/2022/1010/NMC	LOCDEV	31 Castle Gardens Belfast BT15 4GB	Non material change re LA04/2015/1071/F	NON MATERIAL CHANGE REFUSED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1017/F	LOCDEV	Danske Bank 10 Donegall Square West Belfast BT1 6JS	External cladding	PERMISSION GRANTED
LA04/2022/1023/F	LOCDEV	13 Wellington Park (including lands to the rear of no.s 13 & 15 Wellington Park between no.s 16B & 18 Wellesley Avenue Belfast.	Section 55 application to vary conditions 2 and 5 of approval LA04/2016/2511/F to allow the vehicular accesses and hard surfaced areas to be provided prior to the occupation of apartment block 2 only.	PERMISSION GRANTED
LA04/2022/1024/LBC	LOCDEV	Danske Bank 10 Donegall Square West Belfast.	Repair works, including new external cladding to the Wellington Court elevation.	PERMISSION GRANTED
LA04/2022/1044/F	LOCDEV	204 Hollywood Road Belfast BT4 1PD	Creation of a vehicular access and driveway.	PERMISSION GRANTED
LA04/2022/1061/F	LOCDEV	389 Donegall Road Belfast BT12 6FR.	Change of use to House in Multiple Occupancy (HMO)	PERMISSION GRANTED
LA04/2022/1066/F	LOCDEV	8 Clonlee Drive Belfast BT2 3DA.	Amendment to previous approval LA04/2021/0550/F for a change of roof from pitched to flat, a new ensuite obscured window to side elevation and removal of windows to front elevation. (Retrospective)	PERMISSION GRANTED
LA04/2022/1069/F	LOCDEV	12 Glendale Dunmurry Belfast BT10 0NX.	Single storey rear extension, new ground floor gable window.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1081/F	LOCDEV	48 Norfolk Drive Belfast. BT11 8AF.	Proposed new single storey kitchen/dining room extension to rear of existing dwelling. Including new raised patio and concrete steps.	PERMISSION GRANTED
LA04/2022/1084/LDE	LOCDEV	Flat 2 72 Fitzroy Avenue Belfast BT7 1HX	House in Multiple Occupation	PERMITTED DEVELOPMENT
LA04/2022/1085/F	LOCDEV	348-350 Ormeau Road Belfast BT7 3GB	Temporary retention of boundary fence along the front of the site and boundary of 346 Ormeau Road, Belfast.	PERMISSION GRANTED
LA04/2022/1086/LBC	LOCDEV	348-350 Ormeau Road Belfast BT7 3GB	Temporary retention of boundary fence for 1 year along the front of site and boundary of 346 Ormeau Road, Belfast.	PERMISSION GRANTED
LA04/2022/1104/F	LOCDEV	41 Lismoyne Park Ballyaghagan Belfast BT15 5HE	Two storey rear extension with Juliet balcony to first floor rear. Patio area to rear.	PERMISSION GRANTED
LA04/2022/1106/LDE	LOCDEV	142 Dunluce Avenue Belfast BT9 7AZ	House of multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1118/F	LOCDEV	1 Newforge Dale Belfast BT9 5QD	Replacement glass roof with pitched roof to front of existing dwelling and fenestration changes to front and side elevations.(amended description)	PERMISSION GRANTED
LA04/2022/1131/LDE	LOCDEV	Flat 2 11 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1133/F	LOCDEV	19 Cairnburn Gardens Belfast BT4 2HY	First floor rear and side extension	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1140/F	LOCDEV	13 Kings Vale Belfast BT5 6HR.	Proposed replacement conservatory.	PERMISSION GRANTED
LA04/2022/1141/F	LOCDEV	54 Somerton Park Belfast BT15 4DP.	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1145/F	LOCDEV	69 Orchardville Avenue Belfast BT10 0JH.	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1159/F	LOCDEV	97 Alexandra Park Avenue Belfast BT15 3ES	Change of use from residential unit to HMO	PERMISSION GRANTED
LA04/2022/1164/LDE	LOCDEV	25 Strandview Street Belfast BT9 5FF.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1175/F	LOCDEV	8 Castlehill Park Castlehill Road Belfast BT4 3GU.	Proposed alterations including first floor extension to rear and elevational changes.	PERMISSION GRANTED
LA04/2022/1183/DCA	LOCDEV	24 Cleaver Park Belfast BT9 SHY.	Demolition of existing single story bay window, P C glazed rear lobby and lean-to corrugated shed/outhouse for new single story rear extension LA04/2022/0946/F (demolished elements in dashed line on proposed elevations)	PERMISSION GRANTED
LA04/2022/1187/LDE	LOCDEV	Flat 2 2 Canterbury Street Belfast BT7 1LB	Change of use from residential property to HMO.	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1189/LDE	LOCDEV	Flat 2,18 Lawrence Street Belfast BT7 1LF.	Change of use from residential property to HMO.	PERMITTED DEVELOPMENT
LA04/2022/1193/F	LOCDEV	196 Kings Road Belfast BT5 7EN	Single storey rear extension and elevation changes.	PERMISSION GRANTED
LA04/2022/1194/DC	LOCDEV	10-16 Hill Street Belfast BT1 2LA	Discharge of condition 8 - LA04/2019/0265/F	CONDITION DISCHARGED
LA04/2022/1196/F	LOCDEV	4 Clonallon Park Belfast BT4 2BZ.	Single storey building in rear garden incorporating a snooker room, store and wc.	PERMISSION GRANTED
LA04/2022/1197/LDE	LOCDEV	Flat 2 12 Lawrence Street Belfast BT7 1LF	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1199/F	LOCDEV	17 Dargan Crescent Belfast BT3 9RP	Subdivision of industrial unit to 2 industrial units, elevation alterations and landscaping	PERMISSION GRANTED
LA04/2022/1215/LDE	LOCDEV	10 Stranmillis Street Belfast BT9 5FE	House in Multiple Occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1222/F	LOCDEV	26 Wynchurch Park Belfast BT6 0JN	Single storey extension to side and rear	PERMISSION GRANTED
LA04/2022/1227/DC	LOCDEV	10-16 Hill Street Belfast BT1 2LA	Discharge of condition 10 - LA04/2019/0265/F	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1237/F	LOCDEV	3 McQuillan Street Belfast BT13 2RD.	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1251/DC	LOCDEV	35 Langley Street Town Parks Belfast BT13 3GG.	Discharge of condition 3 LA04/2020/2634/F.	CONDITION DISCHARGED
LA04/2022/1252/F	LOCDEV	36 Pommern Parade Belfast BT6 9FY.	Single storey rear extension and attic conversion with new rear dormer.	PERMISSION GRANTED
LA04/2022/1256/F	LOCDEV	14 Belmont Avenue Belfast BT4 3DD.	Conversion of existing residential property into a house of multiple occupation, with a minor single storey extension to the rear of the property.	PERMISSION REFUSED
LA04/2022/1260/F	LOCDEV	15 Church Avenue Dunmurry Belfast BT17 9RT.	Two storey extension to side and rear, single storey extension and patio to side and associated alterations to dwelling garage, including part demolition of rear returns and small outbuilding.	PERMISSION GRANTED
LA04/2022/1267/F	LOCDEV	1 Colinmill Dunmurry Belfast BT17 0AP	Proposed loft conversion with associated dormer facilitating 2no. bedrooms	PERMISSION GRANTED
LA04/2022/1268/F	LOCDEV	84 Ladybrook Park Belfast BT11 9EN	Proposed front extension creating porch and bay window, two first floor dormers to front, two storey rear extension with Juliet style balcony and single storey extension to side and rear. All other associated enhancement works including new access steps to lower garden area.	PERMISSION GRANTED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1273/DC	LOCDEV	Site at 6 Suffolk Road Belfast BT11 9PE Vacant land bounded by the Colin River Suffolk Road 6-15 Riverside Mews and 2-30 Larkspur Rise.	Discharge of condition 12 LA04/2016/1856/F (Construction Management Plan)	CONDITION NOT DISCHARGED
LA04/2022/1275/F	LOCDEV	34 Arlington Drive Belfast BT10 0NQ.	Single storey rear extension.	PERMISSION GRANTED
LA04/2022/1283/F	LOCDEV	7 Orchardville Avenue Belfast BT10.	Single storey rear/side extension with loft conversion and rear dormer.	PERMISSION GRANTED
LA04/2022/1296/F	LOCDEV	5 Newforge Grange Belfast BT9 5QB.	Conversion of attached garage to kitchen with associated elevation changes.	PERMISSION GRANTED
LA04/2022/1297/F	LOCDEV	96 Castlehill Road Belfast BT4 3GQ.	Single storey extension to rear, demolition of existing detached garage and two storey extension to side.	PERMISSION GRANTED
LA04/2022/1300/F	LOCDEV	12 Castlehill Park West Belfast BT4 3GT.	Installation of a single air source heat pump on side elevation of existing house	PERMISSION GRANTED
LA04/2022/1310/DCA	LOCDEV	13 Kings Vale Belfast BT5 6HR.	Removal of existing conservatory at first floor level at rear of property.	PERMISSION GRANTED
LA04/2022/1317/LDE	LOCDEV	Flat 2 86 Fitzroy Avenue Belfast BT7 1HX.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1318/LDE	LOCDEV	Flat 2 138 Agincourt Avenue Belfast BT7 1QD.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1319/LDE	LOCDEV	Flat 3 29 Eglantine Avenue Belfast BT9 6DW.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1328/LDE	LOCDEV	41 Rugby Avenue Belfast BT7 1RD.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1329/LDE	LOCDEV	41B Dunluce Avenue Belfast BT9 7AW.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1330/DC	LOCDEV	Albertbridge Road from Lord Street to junction with Newtownards Road and Newtownards Road from Ribble Street to Conswater Street.	Discharge of condition 2 LA04/2021/1860/F.	CONDITION DISCHARGED
LA04/2022/1335/F	LOCDEV	57 Norwood Drive Belfast BT4 2EB	First floor rear extension with covered area to ground floor rear. Additional first floor window to both side elevations. (amended description)	PERMISSION GRANTED
LA04/2022/1340/LDE	LOCDEV	39C Dunluce Avenue Belfast BT9 7AW.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1341/LDE	LOCDEV	41C Dunluce Avenue Belfast BT9 7AW.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1342/LDE	LOCDEV	29 Burmah Street Belfast BT7 3AN	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1343/LDE	LOCDEV	54 Lower Windsor Avenue Belfast BT9 7DX.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1346/DC	LOCDEV	Lands at "The Bullring" located parallel to the Westlink motorway and adjacent Denmark Street/California Close between Peters Hill and Regent Street Belfast.	Discharge of condition 11 LA04/2020/0673/F.	CONDITION DISCHARGED
LA04/2022/1367/LDE	LOCDEV	Flat 1 (Ground floor) 23 Camden Street Belfast BT9 6AT.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1370/F	LOCDEV	133C Andersonstown Road Belfast BT11 9BU	Proposed front and side facade alterations.	PERMISSION GRANTED
LA04/2022/1373/LDE	LOCDEV	Flat 1 25 Camden Street Belfast BT9 6AT	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1374/LDE	LOCDEV	Flat 2 (first floor) 23 Camden Street Belfast BT9 6AT	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1375/LDE	LOCDEV	Flat 3 (second floor) 23 Camden Street Belfast BT9 6AT	House in multiple occupation (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1376/LDE	LOCDEV	Flat 3 25 Camden Street Belfast BT9 6AT	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1378/F	LOCDEV	35 Riverdale Park North Belfast BT11 9DL	Proposed single storey extension to rear of dwelling.	PERMISSION GRANTED
LA04/2022/1389/F	LOCDEV	8 Northern Road Belfast BT3 9AL	Proposed 1No. replacement boiler including a new additional flue pipe	PERMISSION GRANTED
LA04/2022/1393/CONTPO	LOCDEV	13 Maryville Park Belfast BT9 6LN.	Works to 4 trees.	WORKS TO TREES IN CA - AGREED
LA04/2022/1399/LDE	LOCDEV	Flat 1 15 Ulsterville Avenue Belfast BT9 7AS.	House in multiple occupancy.	PERMITTED DEVELOPMENT
LA04/2022/1400/LDE	LOCDEV	Flat 2 15 Ulsterville Avenue Belfast BT9 7AS.	House in multiple occupancy	PERMITTED DEVELOPMENT
LA04/2022/1401/LDE	LOCDEV	Flat 7 122 Eglantine Avenue Belfast BT9 6EU.	House in multiple occupancy.	PERMITTED DEVELOPMENT
LA04/2022/1410/NMC	LOCDEV	Royal Victoria Hospital Grosvenor Road Belfast BT12 6BA.	Non material change LA04/2018/2669/F (Amended Description)	NON MATERIAL CHANGE GRANTED
LA04/2022/1413/LDP	LOCDEV	Ballyowen Health Centre 179 Andersonstown Road Belfast BT11 9EA	The proposal consists of a single storey extension to the existing GP surgeries & Health Centre building. The proposed extension will be used for healthcare in association with the existing GP surgeries Health Centre.	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1414/LDE	LOCDEV	61 Wellesley Avenue Belfast BT9 6DG	House in multiple occupancy (HMO)	PERMITTED DEVELOPMENT
LA04/2022/1415/DC	LOCDEV	East Pitch Downey House Pirrie Park Gardens Belfast.	Discharge of condition 3 of LA04/2018/1411/F.	CONDITION DISCHARGED
LA04/2022/1416/DC	LOCDEV	West Pitch Downey House Pirrie Park Gardens Belfast BT6 0AG.	Discharge of condition 3 of LA04/2020/0757/F.	CONDITION DISCHARGED
LA04/2022/1418/DC	LOCDEV	Former Belvoir Park Hospital Site Hospital Road Belfast BT8 8JP.	Discharge of condition 7 (Tree Protection) LA04/2019/1515/F.	CONDITION DISCHARGED
LA04/2022/1419/F	LOCDEV	25M south of 1A Cherry Road Upper Dunmurry Lane BT17 0RW	Proposed relocation of existing Insignia Bus Shelter from Upper Dunmurry Lane to new location positioned 25 metres South of 1A Cherry Road	PERMISSION GRANTED
LA04/2022/1428/DC	LOCDEV	Henry Garrett Building Stranmillis University Stranmillis Road Belfast BT9 5DY.	Discharge of condition 5 LA04/2022/0349/LBC.(asbestos removal)	CONDITION DISCHARGED
LA04/2022/1430/LDE	LOCDEV	Flat 2 20 Canterbury Street Belfast BT7 1LB.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1431/LDE	LOCDEV	Flat 1 (ground floor) 27 India Street Belfast BT7 1LJ.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1432/LDE	LOCDEV	Flat 1 (ground floor) 72 Fitzroy Avenue Belfast BT7 1HX.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1434/F	LOCDEV	8 Edgecumbe Drive Belfast BT4 2EN.	Single storey extension to side of dwelling, new window to rear elevation.	PERMISSION GRANTED
LA04/2022/1436/CONTPO	LOCDEV	7 Eglinton Avenue Belfast BT9 6EU.	Works to 2 trees.	WORKS TO TREES IN CA - AGREED
LA04/2022/1485/LDE	LOCDEV	Flat 2. (First Floor) 112 Fitzroy Avenue Belfast BT7 1HX.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1491/LDE	LOCDEV	60 Agincourt Avenue Belfast BT7 1QB.	House in Multiple Occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1494/DC	LOCDEV	52-58 Shankill Road and adjacent vacant site to West of 52-58 Shankill Road Belfast BT13 2BB.	Discharge of condition 18 LA04/2020/2198/F.	CONDITION DISCHARGED
LA04/2022/1498/LDE	LOCDEV	72 Palestine Street Belfast BT7 1QL.	House in multiple occupation (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1524/DC	LOCDEV	Lands East of No. 8 West of 90 and North of Nos 9-31 (Odds) Glenbryn Park Belfast BT14 7JH.	Discharge of condition 10 LA04/2019/2446/F.	CONDITION DISCHARGED

Reference Number	Hierarchy	Location	Proposal	Application Status
LA04/2022/1551/CONTPO	LOCDEV	17 Cadogan Park Belfast BT9 6HG.	Tree is planted in middle of lawn, roots are damaging drainage system and it is prohibiting growth at rear of garden.	WORKS TO TREES IN CA - AGREED
LA04/2022/1552/LDE	LOCDEV	70 Sandhurst Gardens Belfast BT9 5AX.	House in multiple occupancy (HMO).	PERMITTED DEVELOPMENT
LA04/2022/1580/LDE	LOCDEV	8 Stranmillis Road Belfast BT9 5AA.	House in multiple occupancy.	PERMITTED DEVELOPMENT

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Agenda Item 5

PLANNING COMMITTEE – 20 SEPTEMBER 2022

APPEALS NOTIFIED

COUNCIL: BELFAST

NONE

APPEAL DECISIONS NOTIFIED

NONE

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Development Management Report Committee Application

Summary	
Committee Meeting Date: Tuesday 20 th September 2022	
Application ID: LA04/2022/0594/F	
Proposal: Three-storey extension including bridge link to the existing school building, reconfiguration of existing parking with additional car parking areas, restoration of hard play areas, landscaping, retaining walls, and associated site, access and ancillary works.	Location: 700 Antrim Road Belfast Co. Antrim BT15 5GQ.
Referral Route: Major Development	
Recommendation:	APPROVAL
Applicant Name and Address: The Trustees of Our Lady of Lourdes PS 700 Antrim Road Belfast BT15 5GQ	Agent Name and Address: AECOM 10th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
Executive Summary: <p>The application seeks full planning permission for a three-storey extension including bridge link to the existing school building, reconfiguration of existing parking with additional car parking areas, restoration of hard play areas, landscaping, retaining walls, and associated site, access, and ancillary works.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of redevelopment - Visual impacts - Impact on neighbouring amenity - Impact on Built Heritage - Traffic and Parking - Impact on trees and Natural Heritage - Contaminated Land - Drainage and Flooding - Pre-application Community Consultation <p>The existing school building has a ridge/parapet height of 10.3m. The proposed extension is 12.15m in height and is therefore approximately 2m higher than the existing building. Whilst the proposal would not therefore be subservient to the existing building, the height differential of 2m is considered acceptable on balance given the restricted public views of this part of the site, the requirement for fit for purpose educational facilities, and the constrained physical characteristics of the site due to topography and safeguarding of mature trees. The design and fenestration is modern</p>	

in approach and is considered sympathetic to the design of the existing building. Materials proposed include render with coloured spandrel panels and aluminium rainwater goods. These are considered acceptable given the finishes of the existing building. The extension is located approximately 30m from the nearest residential building to the south. It is considered that the proposal will not adversely impact on adjacent properties in terms of overshadowing/loss of light or privacy due to the separation distances available and the proposed orientation of the extension to the northeast/southwest.

An additional parking/hardstanding area is proposed to the rear of the main building at the northwestern corner of the site, extending existing facilities in this location. Retaining structures are also required to facilitate the extended parking areas. It is considered that these improved facilities will not adversely impact on visual amenity due to restricted public views of these areas. Additional playspace areas will be provided in the southwestern corner of the site, replacing the modular buildings currently in that location. This will result in net gain of playspace areas of the site compared to existing arrangements.

The proposal will not adversely impact on trees and natural heritage features. DEARA, BCC Landscape, and BCC Tree Officer have no objections in relation to these issues.

No objections have been received from any consultees subject to conditions and/or informatives or from the public.

Having regard to the development plan, policy context and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.

Case Officer Report

Site Location Plan

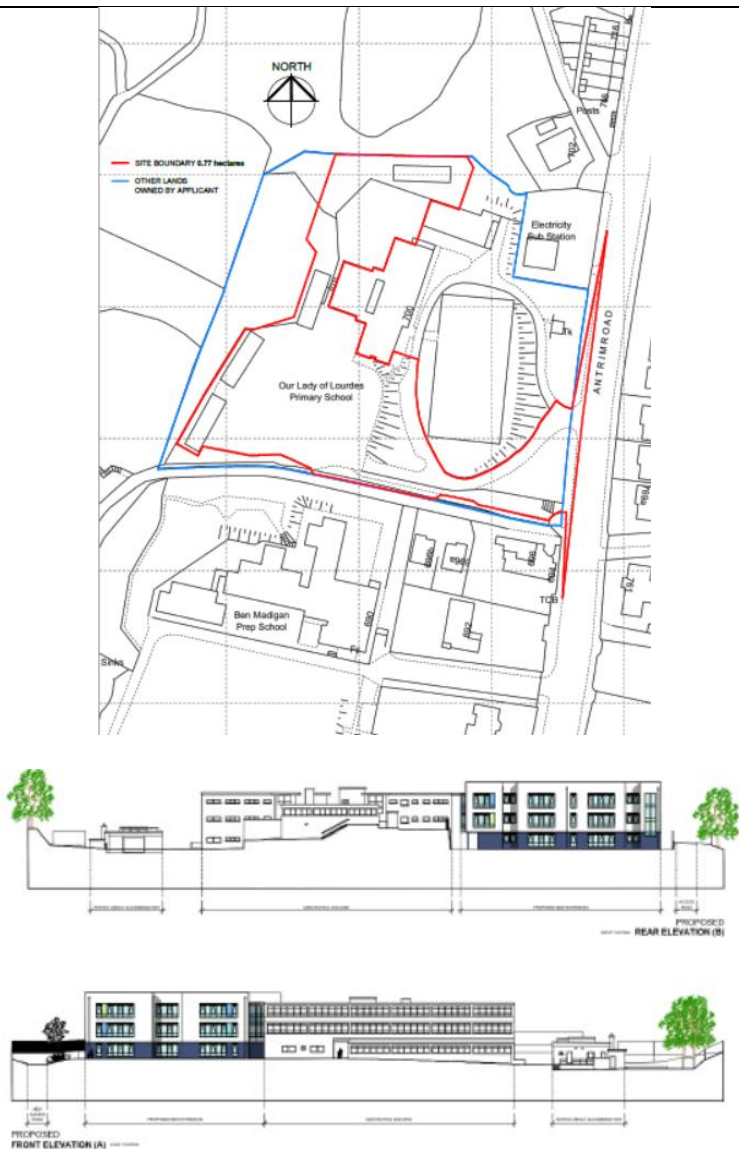


Figure 5: Visual from Antrim Road



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
Representations from Elected Representatives	None received

1.0	Description of proposal
1.1	The proposal seeks full planning permission for a three-storey extension including bridge link to the existing school building, reconfiguration of existing parking with additional car parking areas, restoration of hard play areas, landscaping, retaining walls, and associated site, access, and ancillary works
2.0	Description of Site
2.1	<p>The 0.77 ha (approx.) site is located at a school facility. It comprises a large three storey building located roughly centrally in the site finished in concrete with a flat roof of modern design. There are a further 6 freestanding single storey buildings located along the northern and western boundaries and to the rear of the site. 5 of these building are typical modular type classrooms. There are hardstanding 'play' areas located between the front of the main building and the site access on the Antrim Road, with additional areas to the rear between the main building and modular classroom buildings. Boundary treatment comprises a mix of hedging and fencing of various heights. The topography of the site slopes from the road-side boundary to the rear and further rises beyond the rear boundary. There are a number of mature trees located within the site, largely sited around the site boundaries and adjacent to the site entrance.</p> <p>There are dwellings and a primary school to the south of the site, and a single dwelling to the north east. To the west is the Cavehill park and the Antrim Road is adjacent to the eastern boundary. Further dwellings are located opposite the site to the east.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	No relevant history
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001 (BUAP)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2004)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Belfast Local Development Plan Draft Plan Strategy 2035</p>
4.2	<p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Planning Policy Statement 2 – Planning and Natural Heritage</p> <p>Planning Policy Statement 3 - Access, Movement and Parking</p> <p>Planning Policy Statement 6 – Planning, Archaeology, and the Built Heritage</p> <p>Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation</p> <p>Planning Policy Statement 15 - (Revised) Planning and Flood Risk</p>
5.0	Statutory Consultees
	Transport NI – No objections subject to conditions;

	<p>NIWater – No objections; DAERA – No objections subject to conditions; Rivers Agency – No objections; Historic Environment Division – No objection;</p>
6.0	<p>Non-Statutory Consultees Environmental Health BCC – no objections subject to conditions; BCC Parks & Leisure (Landscape) – no objections; BCC Tree Officer – no objections;</p>
7.0	<p>Representations</p> <p>No objections were received.</p> <p>No representations from Elected representatives have been received.</p>
8.0	<p>Other Material Considerations NA</p>
9.0	<p>Assessment The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - Principle of redevelopment - Visual impacts - Impact on neighbouring amenity - Impact on Built Heritage - Traffic and Parking - Impact on trees and Natural Heritage - Contaminated Land - Drainage and Flooding - Pre-application Community Consultation
9.1	<p>Principle of redevelopment 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. Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. 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.</p>
9.2	<p>The site is located within the development limits of Belfast within the BUAP and both versions of draft BMAP. In Draft BMAP (v2014) the site is unzoned (whiteland). There is a Local Landscape Policy Area (BT 090), Historic Gardens (BT064), and Landscape Wedge (BT080) designated by BMAP adjacent to the site.</p>
9.3	<p>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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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</p>

	limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.
9.4	<p>Acceptability of proposal at this location</p> <p>The proposal includes an extension and ancillary works to improve the built form and infrastructure at an existing school facility. Given the existing use at the site, the proposal is considered acceptable in principle subject to no adverse impacts on amenity, landscape features of the site, landscape designations adjacent to the site as outlined above, and technical considerations on advice from the various consultees.</p>
9.5	<p>Design and Amenity Considerations</p> <p>The proposal seeks to provide a three-storey extension adjacent to/south of the main school building with a corridor link, on an area currently used largely for parking. The existing building has a ridge/parapet height of 10.3m. The proposed extension is 12.15m in height and is therefore approximately 2m higher than the existing building. Whilst the proposal would not therefore be subservient to the existing building, the height differential of 2m is considered acceptable on balance given the restricted public views of this part of the site, the requirement for fit-for-purpose educational facilities and the constrained physical characteristics of the site due to topography and safeguarding of mature trees. The design and fenestration is modern in approach and is considered sympathetic to the design of the existing building. Materials proposed include render with coloured spandrel panels and aluminium rainwater goods. These are considered acceptable given the finishes of the existing building. The extension is located approximately 30m from the nearest residential building to the south. It is considered that the proposal will not adversely impact on adjacent properties in terms of overshadowing/loss of light or privacy due to the separation distances available and the proposed orientation of the extension to the northeast/southwest.</p>
9.6	<p>An additional parking/hardstanding area is proposed to the rear of the main building at the northwestern corner of the site, extending existing facilities in this location. Retaining structures are also required to facilitate the extended parking areas. It is considered that these improved facilities will not adversely impact on visual amenity due to restricted public views of these areas. Conditions are necessary to demonstrate that the retaining structures are designed by a suitably qualified person and implemented prior to the adjacent parking area becoming operational for site and public safety reasons. Additional playspace areas will be provided in the southwestern corner of the site, replacing the modular buildings currently in that location. This will result in net gain of playspace areas of the site compared to existing arrangements. Noise implications of these elements and impact on trees/natural heritage assets are considered below.</p>
9.7	<p>Impact on Built Heritage</p> <p>The proposal has been assessed against PPS6 as the development site is adjacent to Belfast Castle and associated gardens and setting impacts/considerations are therefore necessary.</p>
9.8	<p>Historic Environment Division (HED) are content that development works for this scheme will not adversely impact on the heritage assets given the separation distances available and have responded with no objections. The proposal is therefore compliant with PPS6 considerations.</p>
9.9	<p>Traffic and Parking</p> <p>DFI Roads have no objections to the access arrangements or level of parking provision subject to conditions (repeated from extant permission). The proposal is therefore compliant with PPS3 and supplementary policy guidance considerations.</p>
9.10	<p>Impact on trees and Natural Heritage</p>

	The proposal has been assessed against PPS 2. NED considered an ecological assessment submitted in support of the application. NED have no objections to the application subject to conditions to safeguard any impact to protected species. The proposal is therefore considered compliant with PPS2 in this regard.
9.11	The site includes a number of mature trees throughout the site and tree health and condition information has been provided in support of the application. Some of the trees are showing signs of poor health or dead, these trees are recommended for removal due to proximity to a number of target areas within the site. The proposal will retain the large majority of trees within the site and proposals will be outside root protection areas of trees to be retained. 2 trees and soft landscaping areas are proposed as part of the scheme.
9.12	BCC Landscape and Tree Officer have no objections to the landscaping details and are therefore considered acceptable. The proposal will therefore not adversely impact on existing trees and appropriate conditions are necessary to ensure tree protection measures during the development and delivery of the proposals. BCC Landscape team have also advised that the proposal will not adversely impact on the draft LLPA.
9.13	Contaminated Land, Noise, odour, and nuisance Considerations Environmental Health have also confirmed that the proposal will not adversely impact on amenity in terms of noise, odour, or other nuisance considerations subject to conditions also detailed below. The proposal therefore is acceptable in terms of these issues.
9.14	DAERA Land and Groundwater Team had no objections to the approved development subject to conditions. Some of these are therefore recommended for repetition for this application.
9.15	Drainage and Flooding DfI Rivers has no objection to the application and conditions securing the drainage mitigation measures are necessary.
9.16	NIWater have not raised any objections to the proposals. The proposal will not adversely impact on drainage or sewage infrastructure and is therefore acceptable in relation to these issues.
9.17	Pre-application Community Consultation For applications that fall within the major category as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on applicant for planning permission to consult the community in advance of submitting an application.
9.18	Section 27 also requires that a prospective applicant, prior to submitting a major applications must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN was submitted in advance of the application ref: LA04/2021/2385/PAN.
9.19	A Pre-Application Community Consultation Report has been submitted in support of this application. It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
9.20	Developer Contributions Due to the nature of the proposal, it is considered that contributions are not necessary in this case.

10.0	Summary of Recommendation: Approval subject to conditions
10.1	Having regard to the development plan, policy context and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
10.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.
11.0	<p>Draft Conditions (delegated authority to the Director of Planning and Building Control to finalise conditions requested):</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. All external facing and roofing materials shall be carried out as specified on the approved plans.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>3. All hard and soft landscape works shall be completed in accordance with the approved details, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS before the expiration of the first planting season following occupation of any part of the development hereby approved.</p> <p>All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.</p> <p>Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>4. No part of the development hereby permitted shall commence until full design and maintenance details of all proposed retaining walls to be constructed within development hereby permitted have been submitted to and approved by the Council. The details shall include endorsement by a suitably qualified structural or geotechnical engineer.</p> <p>No part of the development hereby permitted shall be occupied or become operational until a report has been submitted to and approved by the Council verifying, with documentary evidence, that the retaining structures have been constructed in accordance with the design and structural details to be agreed above.</p>

All retaining structures shall be constructed and maintained in accordance with the approved details and permanently retained thereafter. No variation to the approved details shall be implemented without the prior consent of the Council.

REASON: In the interests of public safety and residential amenity.

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

Protective fencing shall be at least 2.3 metres high, comprising of a scaffolding framework, verticals positioned no more than 3.0 metres apart driven into the ground approximately 0.6 metres, braced to resist impacts, supporting weldmesh panels, fixed in a manner to avoid easy removal as shown in BS 5837 2005, Figure 2.

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

Reason: To ensure that adequate protection measures are put in place around trees.

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

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

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

Reason: To respect the topography of the site and to ensure the protection of existing landscape features.

8. Prior to the commencement of any of the approved development on site, a final drainage assessment, compliant with Annex D of PPS 15 and Sewers for Adoption Northern Ireland 1st Edition, and containing a detailed drainage network design including a demonstration of how out of sewer flooding will be safely managed must be submitted to the Planning Authority for its consideration and approval.

Reason: In order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere.

9. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:

<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>.

In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. prior to the development hereby permitted being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

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

10. After completing all remediation works under Condition 9 and prior to occupation of the development, a verification report shall be submitted in writing and agreed with the Planning Authority. This report shall be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:

<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>.

The verification report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

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

11. There shall be no direct discharge of untreated surface water run-off during the construction or operational phases of the development into the culverted Mount Vernon River.

Reason: To protect Northern Ireland priority habitats and Inner Belfast Lough ASSI and Belfast Lough SPA and Ramsar Site.

12. A suitable buffer of at least 10m must be maintained between the location any refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc. and any watercourses or surface drains present onsite or adjacent to the site.

Reason: To protect Northern Ireland priority habitats and Inner Belfast Lough ASSI and Belfast Lough SPA and Ramsar Site.

13. No development activity, including ground preparation or vegetation clearance, shall commence until an Invasive Species Management Plan has been submitted to and approved in writing by the Planning Authority. The approved Plan shall be implemented in accordance with the approved details, unless otherwise approved in writing by the Planning Authority. The Plan shall include the following:

- a. Updated survey for invasive species to identify all locations on site where they occur;
- b. Details of the removal/eradication and/or treatment of identified invasive species;
- c. Details of any necessary mitigation measures to be implemented during the construction phase or thereafter to prevent the spread of invasive species;
- d. Details of any follow-up management or monitoring of invasive species on the site.

	<p>Reason: To prevent the spread of invasive plant species listed on Schedule 9 of the Wildlife (Northern Ireland) Order 1985 (as amended) and to minimise the impact of the proposal on the biodiversity of the site.</p> <p>14. Prior to arboricultural works being completed on any tree with low roosting potential, as identified in the PEA (AECOM Limited, January 2022), such trees must be subject to a check for bat presence and mitigation provided if necessary by a suitably qualified ecologist.</p> <p>Reason: To minimise potential impacts on roosting bats.</p> <p>15. Trees with low roosting potential and proposed for felling, as identified in the PEA (AECOM Limited, January 2022), must be felled using soft-felling techniques, with any limbs or cuttings left in situ overnight before offsite disposal.</p> <p>Reason: To minimise potential impacts on roosting bats.</p> <p>16. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root Protection Areas of trees within the site and adjacent lands during the construction period.</p> <p>Reason: To avoid compaction within the RPA of existing trees to be retained.</p>
12.0	Notification to Department (if relevant) N/A
	Neighbour Notification Checked Yes
<p>Signature(s)</p> <p>Date:</p>	

ANNEX	
Date Valid	13th April 2022
Date First Advertised	29th April 2022
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 694 Antrim Road,Belfast,Antrim,BT15 5GQ The Owner/Occupier, 696 Antrim Road,Belfast,Antrim,BT15 5GQ The Owner/Occupier, 696a ,Antrim Road,Belfast,Antrim,BT15 5GQ The Owner/Occupier, 696a ,Antrim Road,Belfast,Antrim,BT15 5GQ The Owner/Occupier, 696b ,Antrim Road,Belfast,Antrim,BT15 5GQ The Owner/Occupier, 698 Antrim Road,Belfast,Antrim,BT15 5GA The Owner/Occupier, 702 Antrim Road,Belfast,Antrim,BT15 5GQ The Owner/Occupier, 761 Antrim Road,Belfast,Antrim, The Owner/Occupier, 761 Antrim Road,Belfast,Antrim,BT15 4EN The Owner/Occupier, 767a ,Antrim Road,Belfast,Antrim,BT15 4EP The Owner/Occupier, 769a ,Antrim Road,Belfast,Antrim,BT15 4EP The Owner/Occupier, 769b ,Antrim Road,Belfast,Antrim,BT15 4EP The Owner/Occupier, 769c ,Antrim Road,Belfast,Antrim,BT15 4EP The Owner/Occupier, 769d ,Antrim Road,Belfast,Antrim,BT15 4EP The Owner/Occupier, Belfast Royal Academy Kindergarten,Downview Park West,Belfast,Antrim,BT15 5HZ The Owner/Occupier, Ben Madigan Preparatory School,690 Antrim Road,Belfast,Antrim,BT15 5GP The Owner/Occupier, Flat A (1st Floor),Ben Madigan Preparatory School,690 Antrim Road,Belfast,Antrim,BT15 5GP The Owner/Occupier, Flat A,761 Antrim Road,Belfast,Antrim,BT15 4EN The Owner/Occupier, Flat B,761 Antrim Road,Belfast,Antrim,BT15 4EN The Owner/Occupier, Our Lady Of Lourdes Primary School,700 Antrim Road,Belfast,Antrim,BT15 5GQ	
Date of Last Neighbour Notification	25th April 2022
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: LA04/2021/2385/PAN Proposal: The proposed development constitutes a three-storey extension to the existing Our Lady of Lourdes Primary School including a bridge link to the existing school building, car parking areas and reconfiguration of existing, restoration of hard play areas and all associated site and access works. Address: Our Lady of Lourdes Primary School, 700 Antrim Rd, Belfast, BT15 5GQ., Decision: PANACC Decision Date: Ref ID: Z/2008/0452/F	

Proposal: Construction of 2 no. detached dwellings (previously approved under Z/2007/0022/F.
Address: To the rear of 694-696 Antrim Road, Green Castle, Belfast, BT15 5GQ
Decision:
Decision Date: 15.05.2008

Ref ID: Z/1995/3027
Proposal: Alteration to existing vehicular access and provision of
car parking area.
Address: 700 ANTRIM ROAD, BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/2009/1315/F
Proposal: Erection of a mobile classroom.
Address: Our Lady of Lourdes Primary School, 700 Antrim Road, Belfast. BT15 5GQ.
Decision:
Decision Date: 02.11.2009

Ref ID: Z/2006/2409/F
Proposal: New lift installation to accommodate a disabled access within the school and the
creation of a lobby at Mezzanine level within the courtyard of the school.
Address: Trustees of Our Lady of Lourdes Primary School, Parklodge, 700 Antrim Road, Green
Castle, Belfast, Northern Ireland, BT15 5GQ
Decision:
Decision Date: 13.12.2006

Ref ID: Z/1998/2993
Proposal: Erection of a new mobile classroom.
Address: OUR LADY OF LOURDES PRIMARY SCHOOL, 700 ANTRIM ROAD, BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/1991/2193
Proposal: Erection of 2 No. mobile classrooms
Address: OUR LADY OF LOURDES PRIMARY SCHOOL 700 ANTRIM ROAD BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/1990/2400
Proposal: Erection of 2 mobile classrooms
Address: OUR LADY OF LOURDES PRIMARY SCHOOL 698 ANTRIM ROAD, BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/1992/2554
Proposal: Erection of temporary classroom
Address: OUR LADY OF LOURDES PRIMARY SCHOOL 700 ANTRIM ROAD, BELFAST BT15
Decision:
Decision Date:

Ref ID: Z/1996/2441
Proposal: Temporary double mobile classroom
Address: OUR LADY OF LOURDES PRIMARY SCHOOL PARK LODGE, ANTRIM ROAD,
BELFAST BT15
Decision:

Decision Date:

Ref ID: Z/1994/2476

Proposal: Erection of 1 double temporary mobile classroom

Address: PARK LODGE, 700 ANTRIM ROAD BELFAST BT15

Decision:

Decision Date:

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department:

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Tuesday 20 th September 2022
Application ID:	LA04/2022/0917/F
Proposal: Renewal of temporary planning permission for an Exhibition Centre.	Location: Titanic Exhibition Centre 17 Queen's Road Belfast BT3 9DU
Referral Route:	Major Development
Recommendation:	Approval
Applicant Name and Address: Titanic Belfast Ltd Titanic House 6 Queens Road Belfast BT3 9DT	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary: The application seeks a renewal of temporary planning permission (further 5 years) for a Temporary Exhibition Centre, access arrangements, service and surface car parking and associated works. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The Principle of a Temporary Exhibition Centre at this location • Transport including network capacity, parking provision and highway safety • The Impact on Built Heritage and Archaeological interests • The Impact on Amenity • Environmental Protection and Human Health • Ecology and Natural Heritage • Drainage and Flood Risk • Planning Agreement and Developer Contributions • Pre-Application Community Consultation <p>The site is located within the development limits of Belfast as designated in the Belfast Urban Area Plan 2001 and in both versions of Draft Belfast Metropolitan Area Plan 2015 (dBMAP v2004 and v2014). In dBMAP the site is within an area zoned as a mixed-use site. The principle of the proposed development has already been established on the site through the granting of an almost identical proposal for a three year period on 30th June 2015. Two entrance lobbies have been added, the purpose of which is to better manage the flow of people into and out of the exhibition centre. Given the temporary nature of the proposal it will not conflict with the zoning or prejudice the future redevelopment of the site in line with the planned development of Titanic Quarter. The principle of an exhibition centre is considered acceptable in this case for a further temporary 5-year period.</p>	

As the site is within the development limit and considering the site context, the relevant zonings and site history, the principle of the use as an Exhibition Centre is already established and is acceptable. As the structure is temporary, it is appropriate to limit the permission to 5 years.

Statutory consultees including DfI Roads, DfC HED, DAERA NIEA, NI Water and DfI Rivers have no objection to the proposal subject to conditions where appropriate. BCC Environmental Health, a non-statutory consultee, also has no objections.

The proposal has been assessed against the following Policies – Strategic Planning Policy Statement for Northern Ireland, Planning Policy Statement 2: Natural Heritage, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 4: Planning and Economic Development and Planning Policy Statement 15: Planning and Flood Risk.

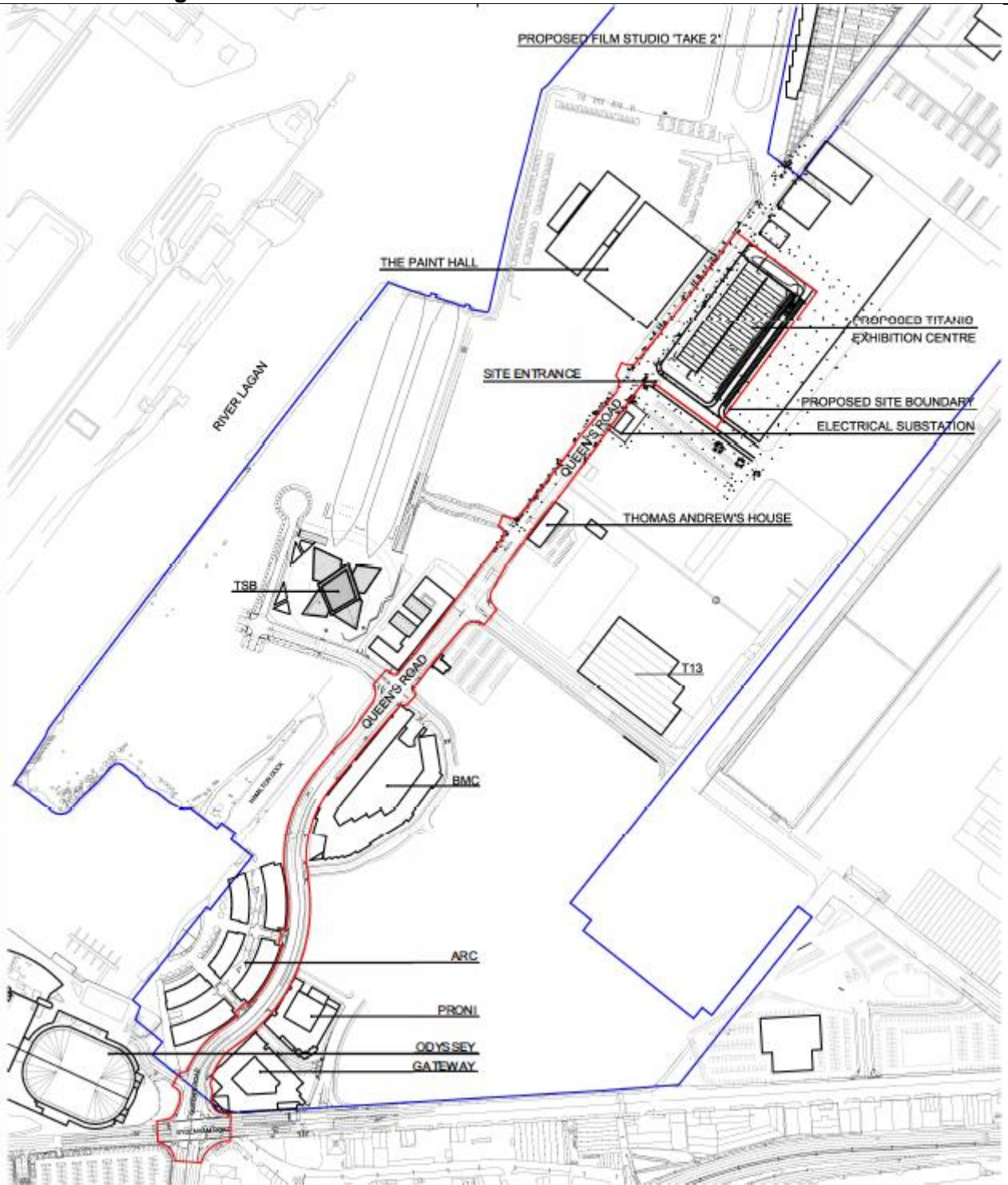
No objections have been received.

Having regard to the Development Plan and relevant material considerations, the proposed development is considered acceptable.

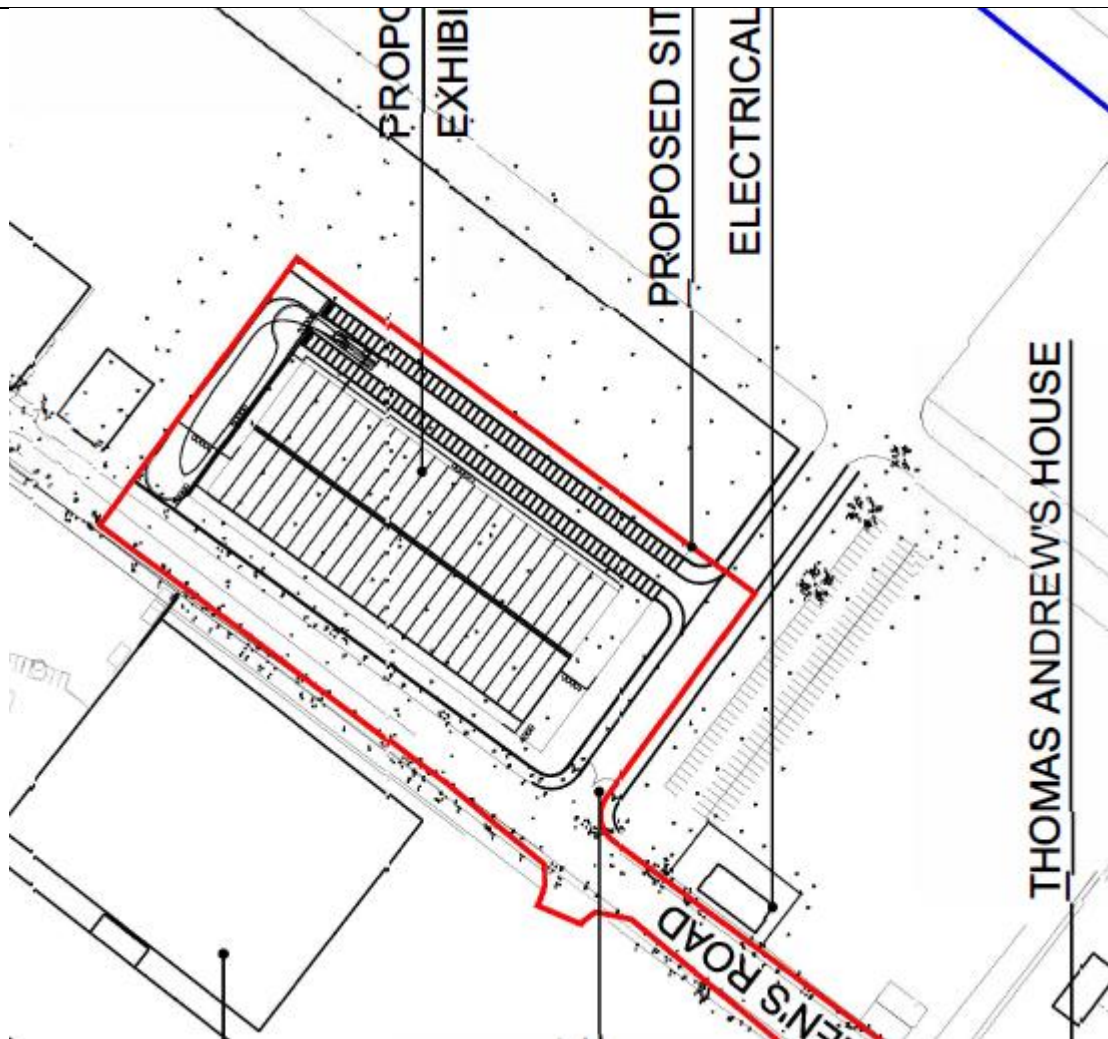
It is recommended that temporary planning permission is granted for a period of 5 years subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

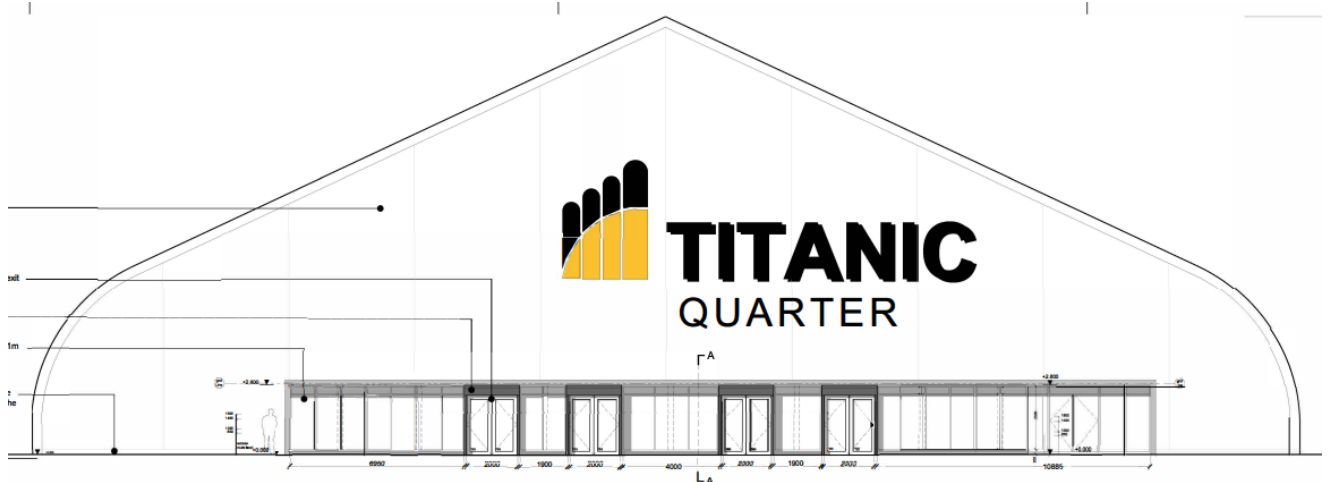
Plans and Drawings



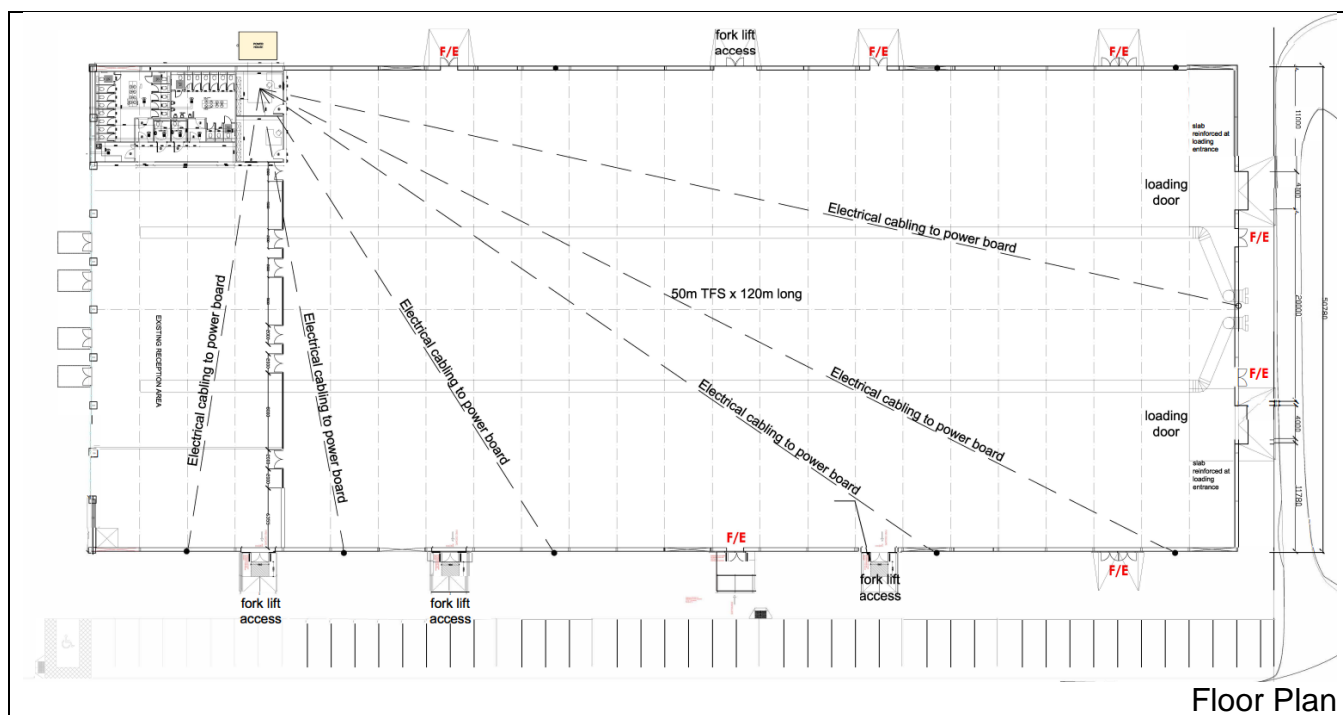
Site Location Plan



Block Plan



Front Elevation



Characteristics of the Site and Area

1.0 Description of Proposed Development

- 1.1 The application seeks full planning permission for the following:
'Renewal of temporary planning permission for an Exhibition Centre.'
- 1.2 This is the third application for the Titanic Exhibition Centre, with the preceding applications being approved in 2015 and 2017.
- 1.3 The building consists of a temporary marquee-type structure comprising an aluminium frame and PVC coated polyester fabric.
- 1.4 The structure measures 130m by 50m (6500 sq m) and a height of 15.9m at its highest point.
- 1.5 The vehicular access is from Queen's Road and there are 900 car parking spaces on site with an overflow facility for bus parking and/or up to 100 cars also.

2.0 Description of Site and Area

- 2.1 Existing Exhibition Centre on site, surrounded by hard standing with an area of parking immediately south-east of the building. The site is located on level ground with no real boundary definition. 2m high steel railings define the roadside boundary.
- 2.2 The building has been in operation since September 2015

Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	Full details of the planning history are provided at Annex A. Applications specific to the site are detailed below:
3.2	Ref ID: LA04/2017/1607/F Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works. Address: Titanic Exhibition Centre, 17 Queen's Road, Belfast, BT3 9DU, Decision: Permission Granted Decision Date: 24.10.2017
3.3	Ref ID: LA04/2015/0057/F Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works Address: Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road, Belfast. Decision: Permission Granted Decision Date: 08.07.2015
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (dBMAP 2015 v2004) Draft Belfast Metropolitan Plan 2015 (dBMAP 2015 v2014) Belfast Local Development Plan Draft Plan Strategy 2035
4.2	Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 – Access, Movement and Parking Planning Policy Statement 4 – Planning and Economic Development Planning Policy Statement 6 – Planning, Archaeology and the Built Environment Planning Policy Statement 15 – Planning and Flood Risk
5.0	<u>Statutory Consultees</u> DfI Roads – no objections subject to conditions DfI Rivers – no objections NIEA Marine and Fisheries – no objections NIEA Land, Soil, and Air – no objections NI Water – No objections DfC Historic Environment Division – no objections
6.0	<u>Non-Statutory Consultees</u> BCC Environmental Health – no objections Northern Ireland Electricity – no objections
7.0	<u>Representations</u>
7.1	None received.

8.0	<u>ASSESSMENT</u>
8.1	<u>Development Plan</u>
8.1.1	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) 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.
8.1.2	Following the Court of Appeal decision on Belfast Metropolitan Area Plan in May 2017, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 had reached pre-adoption through a period of independent examination, the policies within it 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. Given the advanced stage that draft BMAP 2015 reached (i.e. pre-adoption following a period of independent examination), and that the main areas of contention were policies relating to Sprucefield Shopping Centre, dBMAP 2015 is considered to hold significant weight.
8.1.3	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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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 this transitional period existing policies will be applied including the SPPS and relevant PPSs.
8.2	<u>Main Issues</u>
8.2.1	<p>The main issues relevant to consideration of the application are summarised below.</p> <ul style="list-style-type: none"> • The Principle of a Temporary Exhibition Centre at this location • Transport including network capacity, parking provision and highway safety • The Impact on Built Heritage and Archaeological interests • The Impact on Amenity • Environmental Protection and Human Health • Ecology and Natural Heritage • Drainage and Flood Risk • Planning Agreement and Developer Contributions • Pre-Application Community Consultation
8.2.2	<p><u>Principle of a temporary exhibition centre on the Site</u></p> <p>In the BUAP, dBMAP 2015 v2004 and v2014 the site is located within the development limits of Belfast. It is un-zoned, white land in the BUAP 2001 whilst under both versions of dBMAP 2015, Zoning BHA 01 allocates the site and wider lands at Titanic Quarter for mixed-use development.</p>

8.2.3	A number of key site requirements are set out for development in the zoning BHA01. One of these requirements is that development of the site shall only be permitted in accordance with an overall development framework.
8.2.4	A development framework was prepared for the entire Titanic Quarter in 2003 and agreed by the Department of the Environment in 2008 and later amended in 2010. This provided an overall planning context for the phased development of the area. This framework is supported by a Transport Masterplan which stipulates infrastructure required at each phase of the development. The site is located within Phase 4 of the framework. Each development must be consistent however with the overarching framework. This approach has already been applied in the approval of the Financial Service Campus, the Public Records Office of Northern Ireland and Titanic Film Studios.
8.2.5	A number of uses are identified in dBMAP as being acceptable in the Titanic quarter. These include cultural/ heritage and recreation/ leisure uses. An exhibition hall falls within Use Class DI Community and Cultural Uses. The proposed use is therefore acceptable.
8.2.6	<p>In considering the implication of the proposed use, Policy PED 9 applies which requires that the proposal meets the following criteria:</p> <ul style="list-style-type: none"> a) it is compatible with surrounding land uses; The proposal is within an established industrial/ office area within the Titanic Quarter. Historic Environment Division was previously satisfied that the building would not adversely affect the setting of the nearby listed Pump House and Harland and Wolf Drawing offices. The structure is now on the site. b) it does not harm the amenities of nearby residents; There are no residential properties within the vicinity of the site. c) it does not adversely affect features of the natural or built heritage; Historic Environment Division is satisfied that the proposal will not be detrimental to the setting of the nearby listed Pump House and Harland and Wolf Drawing offices. The structure is currently present on the site and has been since 2015.. d) it is not located in an area at flood risk and will not cause or exacerbate flooding; The area is not within a designated flood plain or an area that has been identified as being prone to flooding. e) it does not create a noise nuisance; The proposed use is not likely to cause significant noise levels that would impact on amenity of nearby properties. f) it is capable of dealing satisfactorily with any emission or effluent; No emissions would be associated with the proposed use. g) the existing road network can safely handle any extra vehicular traffic the proposal will generate or suitable developer led improvements are proposed to overcome any road problems identified; DFI Roads have offered no objections to the proposal. The proposal has been previously approved and is present on the site. h) adequate access arrangements, parking and manoeuvring areas are provided; Parking is currently present on the site as previously approved. DfI Roads have no objections

	<p>i) a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport; The proposed access road and parking tie in with the existing access point and road infrastructure. Parking provided as previously approved. no additional parking required</p> <p>j) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity; The building is constructed on site as previously approved. The additional entrance lobbies are relatively minor in scale in relation to the main building and will not be in any way detrimental to visual amenity.</p> <p>k) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view; No boundary treatment is proposed however given the character of the area and the fact the proposal is for a temporary structure landscaping is not essential.</p> <p>l) is designed to deter crime and promote personal safety; and The site is gated with high steel railing along the roadside boundary.</p>
8.2.7	Two previous applications for this use have been approved previously both in 2015 and 2017. Normally, concurrent temporary applications are not considered appropriate as more than two permissions is tantamount to a permanent permission. In this particular circumstance however, given the temporary nature of the building and the impact of covid on the previous 5-year permission, it is considered acceptable to permit a third temporary approval. The applicant has been informed that beyond this current application, it is unlikely another would be approved. The building would not be appropriate on a permanent basis and therefore a long-term, appropriate use and form of development should be explored and secured in the forthcoming years.
8.3	<u>Transport including network capacity, parking provision and highway safety</u>
8.3.1	The proposal has been assessed against PPS3, TRAN 1 and policy CC025 of draft BMAP and is considered acceptable. Existing car parking is provided adjacent to the existing exhibition centre and car parking for the proposed building will be accommodated within the existing surrounding car parking.
8.3.2	In assessing the previous applications, DfI Roads noted that the proposal is not expected to generate significant vehicular trips during weekday network peaks and that this was supported by observations of the operation of the site under the 2015 approval.
8.3.3	It is stated in the event management plan submitted with the application that as exhibitions occur over a long period of the day and visitors come and go at their leisure it is unlikely that a mass exodus of visitors will occur at any one time that may result in queues along Queens Road.
8.3.4	DfI Roads were consulted and had no objection subject to conditions.
8.4	<u>The Impact on Built Heritage and Archaeological interests</u>
8.4.1	The application site is in close proximity to / impacts upon a number of listed buildings which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011 including:

	<ul style="list-style-type: none"> • HB26 07 009 Harland and Wolf Drawing Office, Belfast Grade B+ • HB26 07 010 Pump House, Queen's Road, Belfast Grade B1
8.4.2	DfC Historic Buildings were consulted and advised that they are content with the proposal.
8.4.3	DfC Historic Monuments were consulted and advised that they were previously consulted and recommended archaeological conditions which were not attached to the decision. Given that the exhibition centre is in situ however, they state that they are ' <i>content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements due to its temporary nature</i> '.
8.5	<u>The Impact on Amenity</u>
8.5.1	There are no residential properties within the vicinity of the site. The proposal is almost identical to the structure approved and built on site. No objection has been offered from Environmental Health in relation to noise/ disturbance.
8.6	<u>Environmental Protection and Human Health</u>
8.6.1	Relevant contaminated land conditions were applied to LA04/2015/0057/F requiring emplacement of 100-125mm of rebar reinforced concrete on top of the existing concrete hardstanding with all joints sealed, and also requiring special measures in the event that unexpected contamination was encountered during development. RPS have noted that the required concrete was emplaced and that no previously unidentified contamination was encountered during placement of the TEC.
8.6.2	An updated Preliminary Risk Assessment for the existing development was provided which concludes that the risk to human health is minimal. The structure is already constructed and operating under the previous planning permission, and therefore that no further action or remediation with regard to ground contamination is required.
8.6.3	Environmental Health were consulted and had no objections on this basis. DAERA: Regulation Unit and Groundwater Team were also consulted. They noted that ' <i>no groundwater monitoring or assessment has been completed for the site. RU have concerns that the investigations have not fully explained the contamination detected in the ground beneath the site, and has not investigated the groundwater beneath the site. This information would inform a detailed conceptual understanding of the ground and groundwater situation beneath the site to produce a detailed conceptual site model (CSM)</i> ' but go on to say that as ' <i>the application is for renewal of planning permission for a temporary building located on a concrete slab. RU would have no objection to the application but advise that the concerns relating to potential environmental impact are noted</i> '. DAERA: RU offers no objections.
8.7	<u>Ecology and Natural Heritage</u>
8.7.1	The proposal has been assessed against Policy NH 3 - Sites of Nature Conservation Importance – National. The nearest National, European and International sites to this proposal are: <ul style="list-style-type: none"> • Inner (~2.2km) and Outer (~5.3km) Belfast Lough ASSI, which are declared under the Environment Order (Northern Ireland) 2002; • Belfast Lough Ramsar site (~2.8km), which is designated under the Ramsar Convention; • Belfast Lough SPA (~2.9km), Belfast Lough Open Water SPA (~3.8km), East Coast Marine pSPA (~2.9km) and North Channel SAC (~20km), which are designated

	<p>under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended);</p> <ul style="list-style-type: none"> Outer Belfast Lough MCZ (~23km) which is designated under the Marine Act (Northern Ireland) 2013.
8.7.2	DAERA: Marine and Fisheries Division (M&FD) has considered the impacts of the proposal and on the basis of the information supplied is content that there should be no adverse impacts on marine conservation, provided standing advice for development that may have an effect on the water environment (including groundwater and fisheries) is adhered to and flooding is considered.
8.8	<u>Drainage and Flood Risk</u>
8.8.1	There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. The site may be affected by undesigned watercourses of which we have no record.
8.8.2	The proposal has been assessed against Policy <i>FLD1 - Development in Fluvial and coastal Flood Plains</i> . DfI Rivers has reviewed the Flood Risk Assessment (FRA) by RPS, dated April 2022, and stated that ' <i>while not being responsible for the preparation of the FRA accepts its logic and has no reason to disagree with its conclusions</i> '.
8.8.3	NI Water was consulted and states that ' <i>although Belfast Waste Water Treatment Works (WWTW) is operating at capacity this proposal can be approved on the basis of extant planning</i> '.
8.9	<u>Pre-Community Consultation</u>
8.9.1	For applications that fall within the Major category of development as prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.
8.9.2	Section 27 also requires that a prospective applicant, prior to submitting an application for Major development must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2022/0142/PAN) was submitted to the Council on 12 January 2022 and was deemed acceptable on 14 February 2022.
8.10.3	The Planning (Development Management) (Temporary Modifications) (Coronavirus) Regulations (Northern Ireland) 2020 provided the ability for applicants to avoid in-person consultation events during Covid restrictions and to instead conduct consultation via other methods.
8.11.2	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 (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which details a consultation website, drop in webinars, letters, leaflets, social media campaign, consultation phone number/email address and the public advertisement.
8.11.3	According to the PACC report, although physical packs were available, none were requested. No phone calls were received to the dedicated phone line. No live chat requests were received. 2 no emails and 5 no feedback forms however were received.

8.11.4	Of the 5 feedback forms, 80% strongly agreed with supporting the renewal of the TEC. 67% agreed that the TEC is another reason to visit Belfast and will contribute to growth and recovery.
8.11.5	Other comments included a desire to see a permanent structure on the site, concerns regarding traffic and travel, accessibility and finally, noting that there is nothing elsewhere in the city with a similar function.
8.11.6	It is considered that the PACC Report has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
8.12	<u>Planning Agreement and Developer Contributions</u>
8.12.1	Para 5.69 of the SPPS states that ' <i>Planning authorities can require developers to bear the costs of work required to facilitate their development proposals.</i> ' Relevant further guidance is provided by the Council's Developer Contribution Framework, adopted in 2020.
8.12.2	Given the temporary nature of the proposal, it is not considered necessary to require developer contributions in this case.
10.0	Summary of Recommendation:
10.1	Having regard to the Development Plan, and other material considerations, the proposed development is considered acceptable.
10.2	It is recommended that planning permission is granted subject to conditions. Delegated authority is requested for the Director of Planning and Building Control to finalise the wording of conditions.
11.0	DRAFT CONDITIONS:
1.	The structure shall be removed and the use hereby permitted shall be discontinued and the land restored to its former condition within 5 years from the date of this permission. Reason: In the interests of visual amenity.
2.	The proposed building shall be used only as a temporary exhibition centre (Class D1(h) and for no other purpose in Use Class D1 of the Schedule to the Planning (Use Classes) Order (Northern Ireland) 2015. Reason: To ensure there is no impact on amenity and to ensure compliance with the Traffic and Event Management Plan.
3	The development / exhibition shall operate under the Event Management Plan published by the Council on 20 th May 2022. Reason: In the interests of road safety and traffic progression.
4.	The development / exhibition shall operate utilising hard surfaced areas constructed and permanently marked to provide approximately 106 incurtilage car parking spaces for use by exhibitors, persons with a disability and to provide a suitable drop off point. Provision of car parking for general visitors shall utilise available TQ car parks / lands in the surrounding

5	<p>area, identified and managed as part of the approved Event Management Plan deemed necessary for each exhibition.</p> <p>Reason: To ensure that adequate provision has been made for car parking and traffic circulation in the interests of road safety and the convenience of road users.</p> <p>One space per 25 spaces of the total parking provision shall be provided close to the entrance and permanently retained for people with a disability and shall be adequately marked for that purpose.</p> <p>Reason: To ensure the provision of adequate parking facilities to meet the needs of people with disabilities.</p>
12.0	<p>Representations from Elected Representatives (if relevant) N/A</p>
13.0	<p>Referral to DfI (if relevant) N/A</p>

ANNEX

Date Valid	4th May 2022
Date First Advertised	27th May 2022
Date Last Advertised	27th May 2022
Date of Last Neighbour Notification	8th June 2022
Date of EIA Determination	19th May 2022
ES Requested	No

Planning History

Ref ID: LA04/2017/1607/F

Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works.

Address: Titanic Exhibition Centre, 17 Queen's Road, Belfast, BT3 9DU,

Decision: Permission Granted

Decision Date: 24.10.2017

Ref ID: LA04/2015/0057/F

Proposal: Temporary exhibition centre, access arrangements, service and surface car parking and associated works

Address: Land Opposite Titanic Studios (The 'Paint Hall') and East of Queens Road, Belfast,

Decision: Permission Granted

Decision Date: 08.07.2015

Ref ID: Z/2009/1260/F

Proposal: Erection of hotel comprising 244 bedrooms, ancillary restaurant and conference facilities, hotel offices, landscaped public realm, basement car park and associated site and road works

Address: Lands adjacent to the north of Hamilton Dock, north of Abercorn Crescent/Queen's Road, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 19.07.2010

Ref ID: LA04/2016/0096/F

Proposal: Amended Proposal to include additional internal ground floor dining and plant areas.

Amendment to permission Z/2014/1555/F for refurbishment, part restoration, change of use and extension to listed former Harland & Wolff Headquarters Building and to provide 36no. additional bedrooms (120No. in total) in a new annex, including service area, covered terrace, ancillary uses and associated access and site works.

Address: Former Harland And Wolff Headquarters Building and Drawing Offices, Queens Road, Belfast, BT3 9DU,

Decision: Permission Granted

Decision Date: 17.05.2017

Ref ID: LA04/2016/0097/LBC

Proposal: Amendment to listed building consent application Z/2014/1580/LBC for refurbishment, part restoration, change of use and extension to the listed former Harland & Wolff Headquarters to provide

36no. additional bedrooms (120No. in total) in a new annex. including service area, covered terrace, ancillary uses and site works, and including the retention and repair of historic decorative features, upgrade of windows, external structural works and cleaning, removal of internal partitioning, installation of new heritage roof lights, external and internal works including re-use of materials and installation of new materials (brickwork, cladding and joinery works).

Address: Former Harland and Wolff Headquarters and Drawing Offices, Queens Road, Belfast, BT3 9DU,

Decision: Consent Granted

Decision Date: 25.05.2017

Ref ID: LA04/2016/1482/F

Proposal: Temporary inflatable exhibition structure with associated surface car parking.

Address: Site adjacent to, 7 Queens Road, Belfast BT3 9DT (Opposite 2 Queens Road Belfast),

Decision: Permission Granted

Decision Date: 20.06.2017

Ref ID: LA04/2021/1778/F

Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities.

Address: Thompson Dock Pump House and Car Park of Northern Ireland Science Park (Innovation Centre), Queens Road, Belfast, BT3 9DT.,

Decision: Permission Granted

Decision Date: 29.12.2021

Ref ID: LA04/2021/1779/LBC

Proposal: Change of use from pump house and cafe/restaurant to distillery with associated ancillary visitor tour facilities. This includes works to the listed building that comprise relocation and reconfiguration of platform lift and stair, construction of internal walls, reconfiguration of toilet area at mezzanine level, provision of accessible toilet at ground floor, alterations and extension to the existing mezzanine floor, new openings in existing external and internal walls for access and services, installation of meeting / viewing room pod with associated internal bridge structure, installation of distillery equipment and platform, provision of penthouse ridge vents and various localised minor alterations and repairs.

Address: Thompson Dock Pump House, Queens Road, Belfast, BT3 9DT.,

Decision: Consent Granted

Decision Date: 29.12.2021

Ref ID: LA04/2019/1636/F

Proposal: Erection of hotel comprising 276 beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), landscaped public realm, car parking and associated site and road works.

Address: Lands directly south of Titanic Belfast and North-West of Hamilton Dock located off Queens Road, Belfast.,

Decision: Permission Granted

Decision Date: 27.02.2020

Ref ID: LA04/2020/0010/F

Proposal: Proposed aquarium, car parking and associated infrastructure.

Address: Lands to the South East of Titanic Hotel, North East of Bell's Theorem Crescent and South West of Hamilton Road, Belfast,

Decision: Permission Granted

Decision Date: 24.09.2020

Ref ID: LA04/2021/2280/F

Proposal: Mixed use, mixed tenure residential-led development of 778 apartments in three buildings with internal and external amenity space; flexible commercial/community floorspace (convenience store

with hot food counter/A1/A2/D1 uses/cafe/bar/restaurant); public realm including public square and waterfront promenade; cycle and car parking and associated landscaping, access roads, plant and site works including to existing river revetment (further environmental information received)

Address: Lands adjacent to and south east of the river Lagan, west of Olympic Way of Queen's road, Queen's Island, Belfast, BT2 9EQ,

Decision: Permission Granted

Decision Date:

Ref ID: LA04/2022/0293/F

Proposal: Erection of hotel/aparthotel comprising 162 hotel beds and 94 aparthotel beds, conference facilities, restaurant /cafe/bar uses (including roof top bar), gym, landscaped public realm, car parking, cycle parking and associated site and road works.

Address: Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road, Belfast.,

Decision: Permission Granted

Decision Date: 09.09.2022

Ref ID: Z/2014/0409/F

Proposal: Temporary outdoor sports complex including support facilities, use of existing car parking spaces and other ancillary site works

Address: Land east of Queen's Road, north east of Belfast Metropolitan College and south of Hamilton Road, Queen's Island, Belfast,

Decision: Permission Granted

Decision Date: 06.11.2014

Ref ID: Z/2013/1509/F

Proposal: Film studios (2no), film production workshops, ancillary film production uses, installation of photovoltaic array, provision of car parking and access and undertake ancillary site works including re-location of sub-station

Address: Land East of Queen's Road and Northern Ireland Science Park, south of channel commercial park and west of Musgrave Channel Road, Queens Road, Queen's Island, Belfast,

Decision: Permission Granted

Decision Date: 12.08.2014

Ref ID: Z/2014/1555/F

Proposal: Conversion refurbishment, restoration, extension and minor demolition of the former Harland And Wolf Headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities, and other ancillary accommodation including plant and storage areas, communal areas together with associated access and site works. Tourist facilities to include guided tours.

Address: Former Harland and Wolf Headquarters Building and Drawing Offices, Queens Road, Queens Island, Belfast, BT3 9DU,

Decision: Permission Granted

Decision Date: 08.07.2015

Ref ID: Z/2014/1580/LBC

Proposal: Conversion, refurbishment, restoration, extension and minor demolition of the former Harland and Wolff headquarters building and drawing offices for use as 84 bedroom boutique hotel with heritage related tourist/event facilities including the retention and repair of historic decorative features, upgrade of windows, external structural works and cleaning, removal of internal partitioning, installation of new heritage roof lights, external and internal works including the re-use of materials and installation of use of new materials (Brickwork, cladding, roof, coverings, joinery works)

Address: Former Harland And Wolff Headquarters Building and drawing Offices, Queens Road, Belfast, BT3 9DU,

Decision: Consent Granted

Decision Date: 23.07.2015

Ref ID: Z/2013/1511/F

Proposal: Existing building to be extended to the south-east and south to create additional 2330 sq metres of lettable work space and 98 car parking spaces remotely located 300 metres north east of the NISP building.

Address: Northern Ireland Science Park, Queen's Road, Queen's Island, Belfast, BT3 9DT,

Decision: Permission Granted

Decision Date: 08.12.2015

to vary Condition 23 attached to Planning Permission Z/2006/2864/O

Address: Titanic Quarter Phase II - Land bounded to the south by Abercorn Basin, to the east by Queen's Road, to the west & north by River Lagan and including the listed former Harland & Wolff HQ, Belfast

Decision:

Decision Date: 28.03.2012

Ref ID: Z/2006/2864/O

Proposal: Residential led mixed use development including Titanic Experience Building, public realm areas and associated infrastructural works.

Address: Titanic Quarter Phase II-Land bounded to the south by Abercorn Basin, to the east by Queen's Road, to the west & north by River Lagan and including the listed former Harland & Wolff HQ, Belfast.

Decision: Permission Granted

Decision Date: 26.06.2008

Ref ID: Z/2008/1428/RM

Proposal: Erection of Titanic Signature Building comprising cultural, assembly/leisure (Classes D1/D2), cafe/restaurant and ancillary retail uses (Class A1), a basement carpark, creation of Memorial Place public Realm and associated landscaping and site works.

Address: Lands adjacent to listed former Harland & Wolff Headquarters and Drawing Offices and (including) west of Queen's Road, Queen's Island, Belfast.

Decision: Permission Granted

Decision Date: 05.12.2008

Ref ID: Z/2008/1548/RM

Proposal: Proposed mixed use development comprising 380 no apartments, 6 no cafe/bar/restaurant units, 8 no live work units, 1 no doctor's surgery, 1 no dentist, 1 no pharmacy, landscaped private amenity space, landscaped public realm, basement car park and associated site works and road works.

Address: Lands adjacent Abercorn Basin, north of Abercorn Crescent/Queens Road, Queens Island, Belfast.

Decision: Permission Granted

Decision Date: 18.08.2009

Ref ID: Z/2009/0530/F

Proposal: Proposed mixed use development comprising 152 no apartments, 2 no hotels, 1846 sq m of business (Class B1), retail (Class A1), 2164 sq m of restaurants, bars and cafes (sui generis), 332 sq m of health spa (sui generis), 196 sq m of financial, professional and other services (Class A2), basement car parking, landscaping and ancillary infrastructural works.

Address: Lands east of Victoria Channel and 120m west of the former Harland & Wolff Drawing Offices, Queen's Road, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 19.07.2011

Ref ID: Z/2007/0298/F

Proposal: College campus and ancillary uses including beauty salon, hairdressing salon, bar & restaurant together with access road, basement (& perimeter) car parking of 329 spaces, provision of new junction, upgrading of Queen's Road & associated site works.

Address: Land east of Queen's Road and Hamilton Graving Dock, Queen's Island, Belfast

Decision: Permission Granted

Decision Date: 15.02.2008

Ref ID: Z/2011/0118/F

Proposal: Erection of 2 no. film studios with associated ancillary accommodation and car-parking.

Address: site to north-east of existing 'Paint Hall' structure, Queen's Road, Titanic Quarter, Belfast.

Decision: Permission Granted

Decision Date: 21.11.2011

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 September 2022	
Application ID: LA04/2021/1985/F	
Proposal: Proposed erection of 15no. storey building comprising 60no. apartments with ancillary facilities and all other associated site works (amendment to previous approval Z/2011/0472/F).	Location: 35-41 Queen's Square, Belfast, BT1 3FG
Referral Route: Major Development	
Recommendation:	Approve subject to conditions and a Section 76 Agreement
Applicant Name and Address: Duncairn Ltd PO Box 145 Level6 10a Prospect Hill Douglas Isle of Man IM99 1FY	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
<p>Executive Summary:</p> <p>This application seeks full planning permission for the erection of 15no. storey building comprising 60no. apartments with ancillary facilities and all other associated site works (amendment to previous approval Z/2011/0472/F).</p> <p>The main issues to be considered in the determination of this application are:-</p> <ul style="list-style-type: none"> • The principle of development at this location; • The acceptability of the design; • Impact on character of the area and the setting of listed buildings; • Access, parking and servicing arrangements; and • Environmental Considerations - Drainage, Contamination, Noise <p>The site is located within Belfast City Centre and within Victoria Street/ Oxford Street Draft Area of Townscape Character in draft BMAP. The site is also within the City Centre and the main office area in the BUAP. There is an extant planning permission on the site (Z/2011/0472/F) which is an important material consideration and a fall-back position for the applicant which could be implemented.</p> <p>A number of listed buildings/features are within the vicinity of the site including McHugh's (adjacent), Custom House, 4 Queen's Square, Albert Clock and the Calder Fountain. HED consider that the proposed development fails to satisfy the policy requirements of SPPS 6.12 and BH11 (Development affecting the setting of a listed building) of PPS 6. BCC Conservation Officer considers the proposal would have an adverse impact on the character of the area. However, given the existing permission, the principle of a 16 storey building has been established on the site and it is considered that there would be no greater harm to the setting of the listed buildings</p>	

or the proposed Area of Townscape Character with the proposed development. Furthermore, during the processing of this application Officers have worked collaboratively with HED and the applicant to seek to improve the design quality of the proposed development. The revised scheme is considered a substantial improvement over the extant scheme in design terms.

The Urban Design Officer offers no objections to the proposal given the fall-back position. DFI River has sought confirmation of how run-off will be dealt with. Officers do not consider this to be a substantive issue, drainage arrangements were in place for the extant scheme and it is considered that this technical matter can be satisfactorily resolved. Delegated authority is requested to liaise with DFI Rivers Agency to deal with this issue. All other consultees offer no objection to the proposed development.

No third party objections have been received.

Recommendation

Having regard to the development plan, relevant policy context and other material considerations including the extant permission on the site for a similar scaled development, the proposed development is considered acceptable and it is recommended that planning permission is granted.

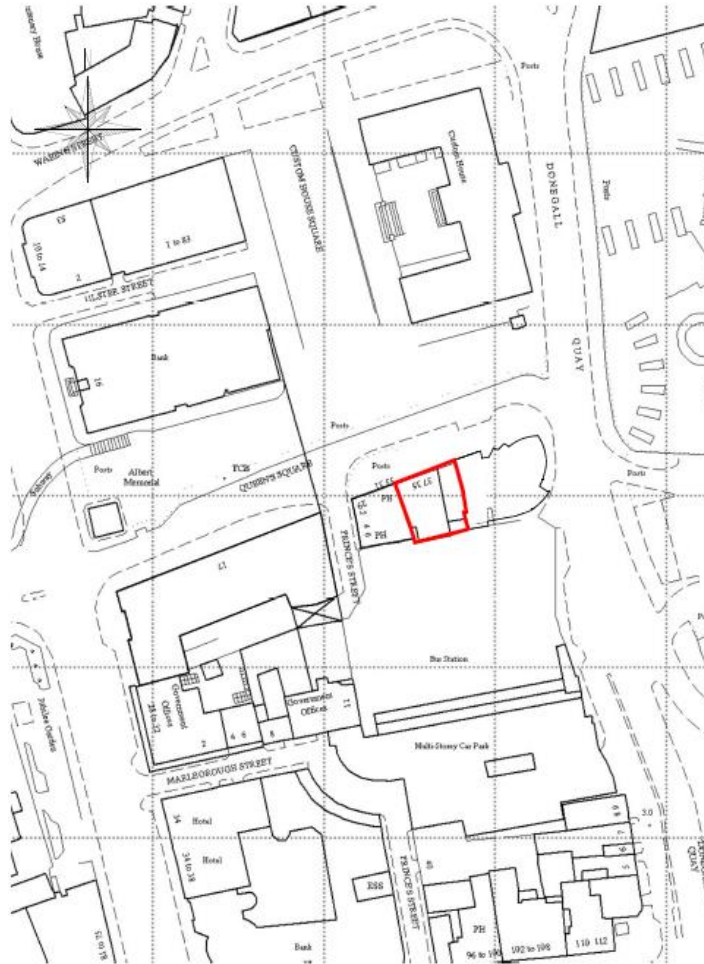
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 and to deal with any DFI Rivers comments and other issues which might arise.

Signature(s):

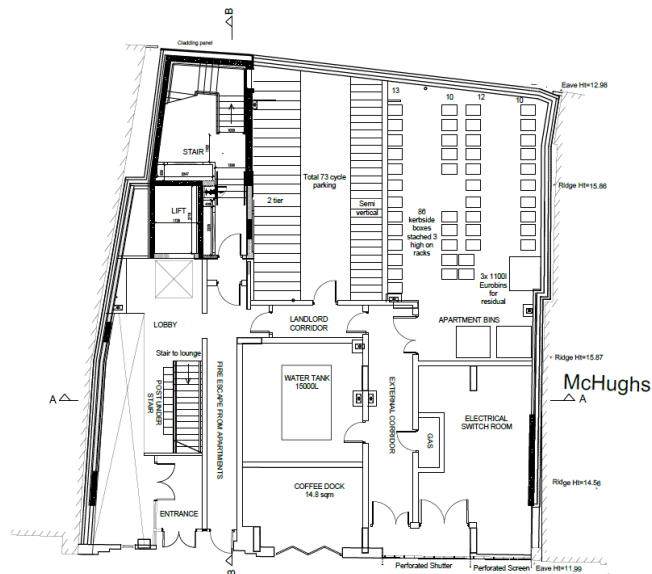
Case Officer Report

1.0 Drawings

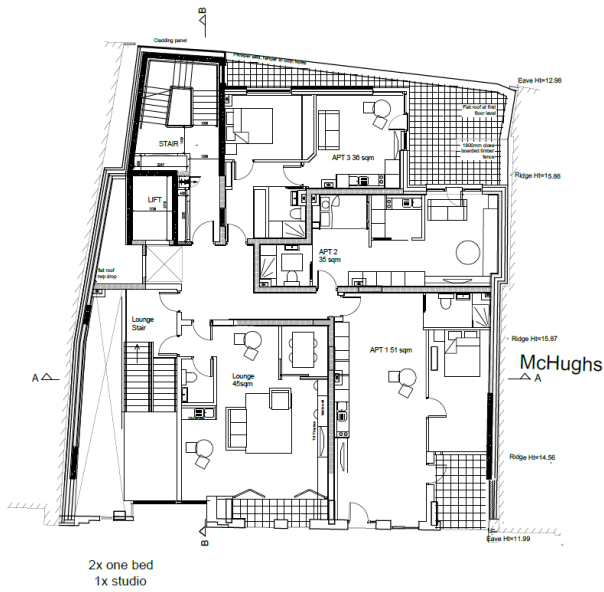
Site Location Plan



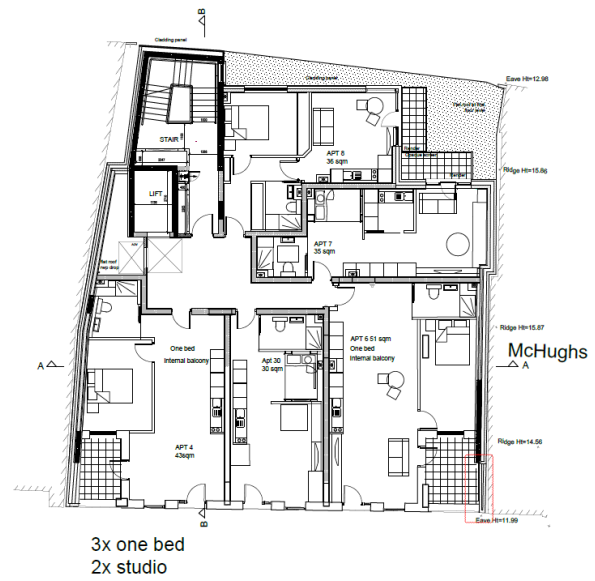
Site Layout/Ground Floor Plan



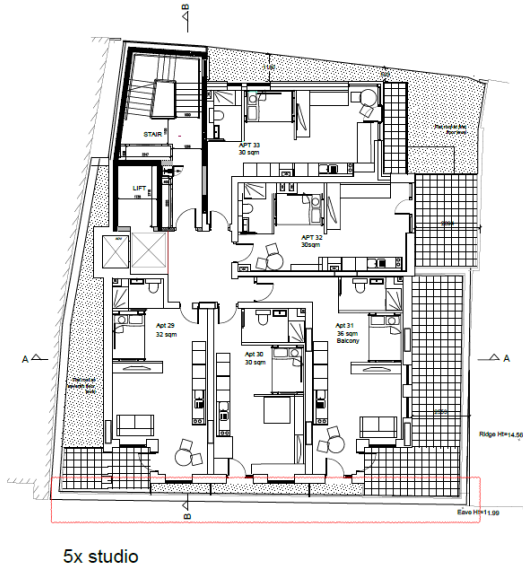
First Floor Plan



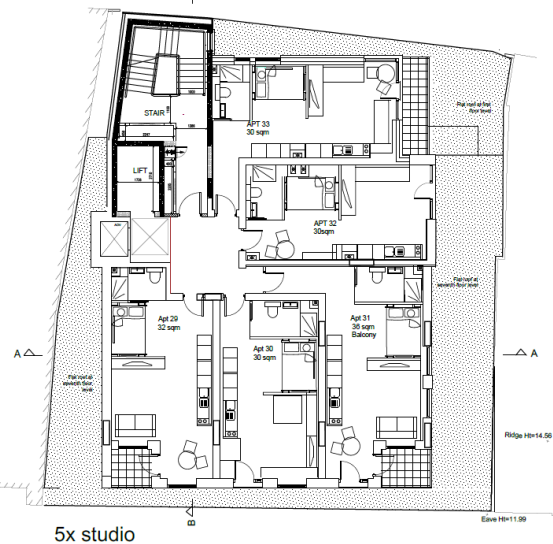
Second to Sixth Floor Plan



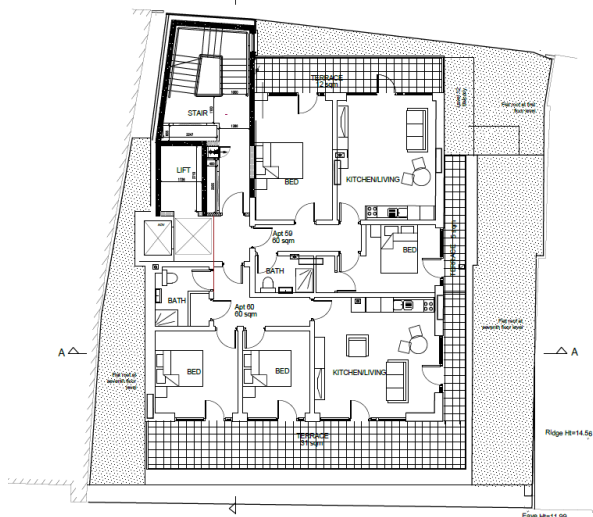
Seventh Floor Plan



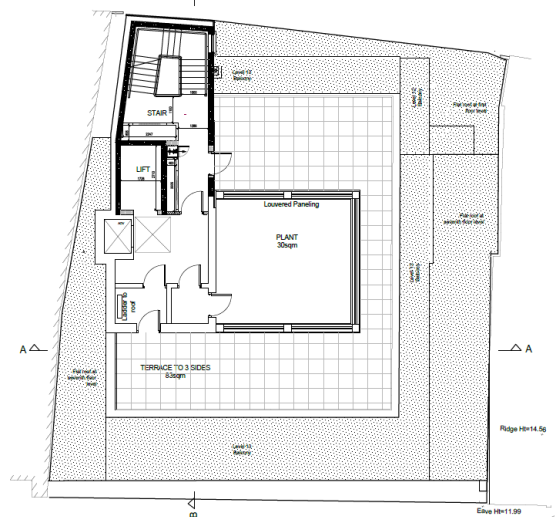
Eighth to Twelfth Floor Plan



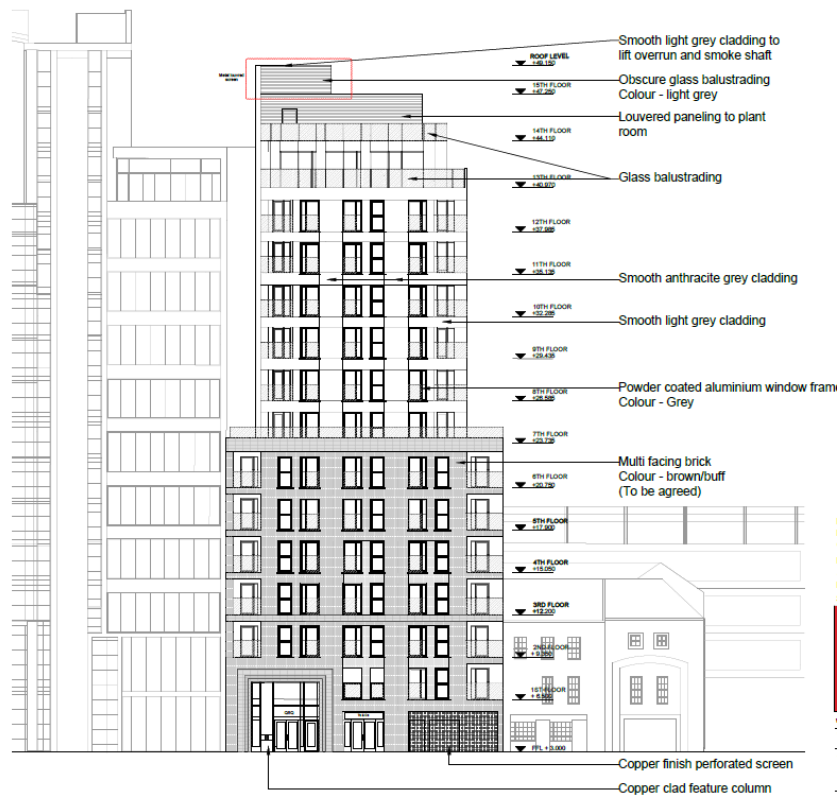
Thirteenth Floor Plan



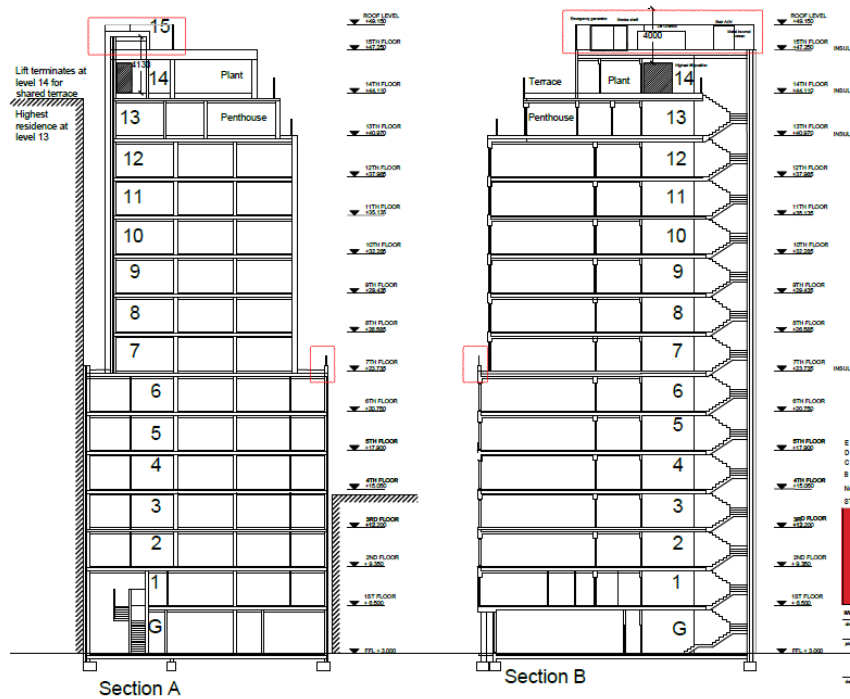
Fourteenth Floor Plan



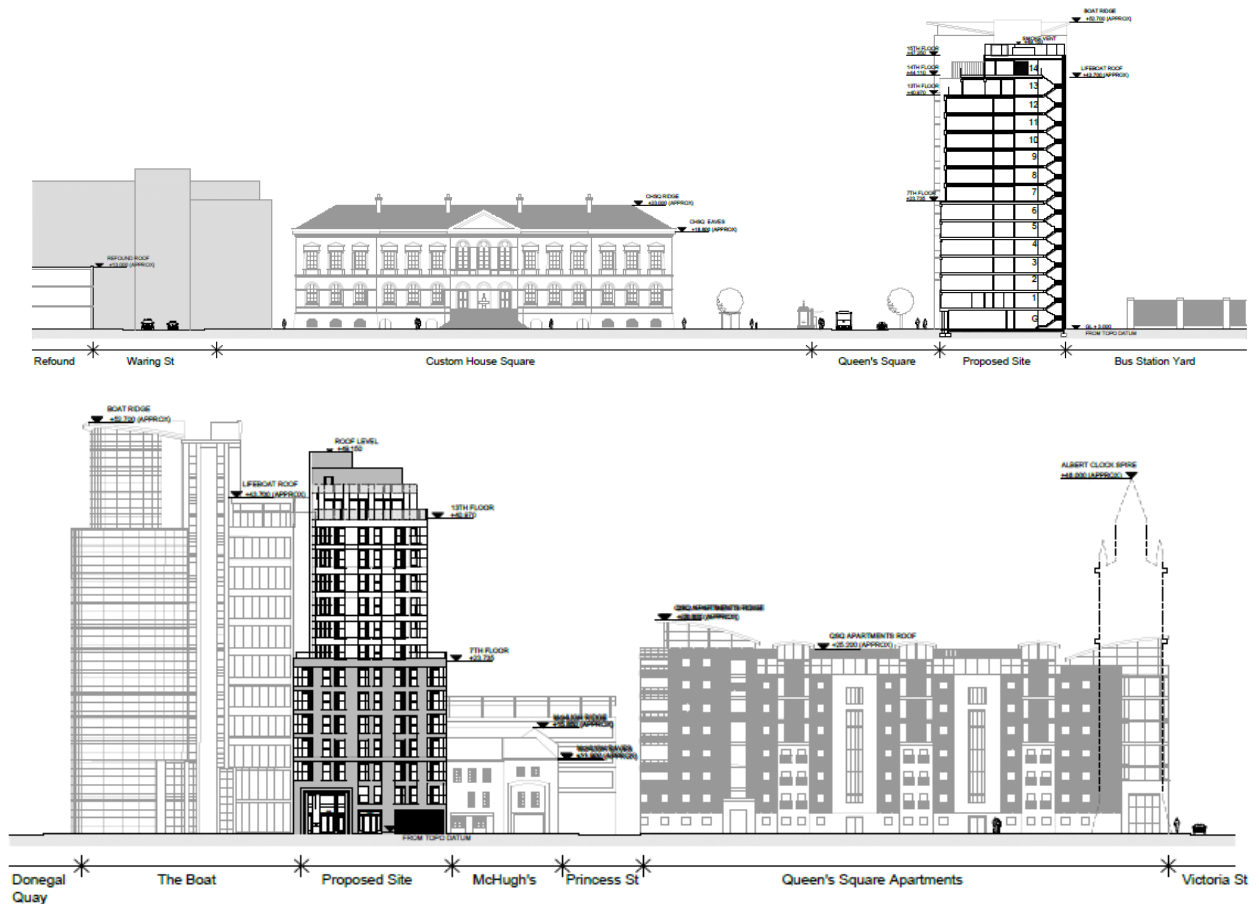
Queen's Square (Front/ Northern) Elevation



Sections



Contextual Elevation and Section



CGIs
Proposed view from Custom House Square



Proposed view from Custom House Square



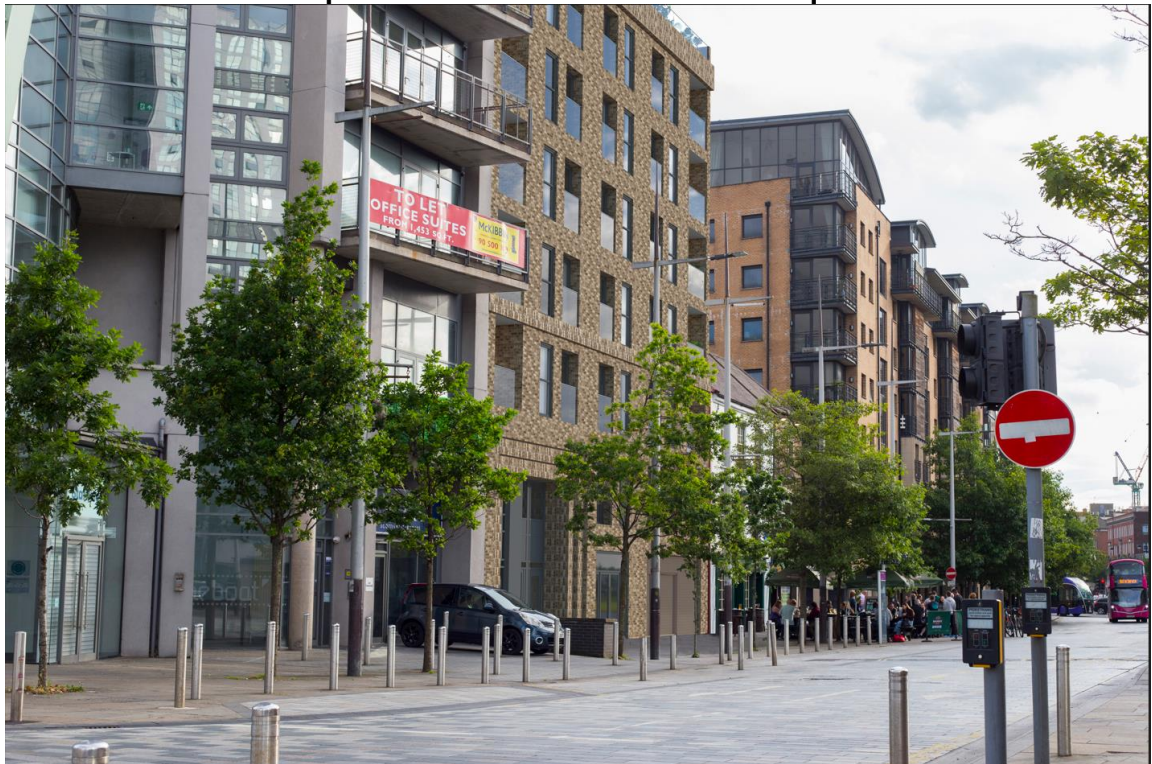
Proposed Waterfront View



Proposed view from Tomb Street



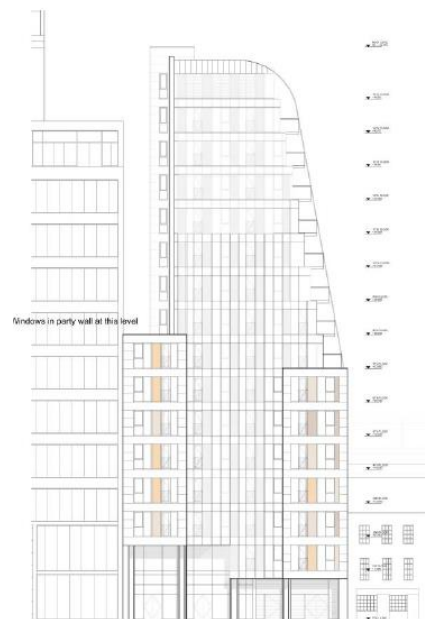
Proposed view from Custom House Square



Proposed view from Queen Elizabeth Bridge



Previous Approval – Z/2011/0472/F



Approved



2.0	Characteristics of the Site and Area
2.1	The site is located in Belfast City Centre and fronts onto Queen's Square and Custom House Square. There are a number of mixed uses in the area including residential, offices and commercial uses. The site sits between McHugh's Public House to the immediate west and the 'Boat' residential/commercial development to the immediate east. Laganside Bus Station is located to the immediate south of the site. The majority of the previous three storey building on the site has been demolished (a small portion of the wall fronting Queen's Square and immediately adjacent to McHugh's has been retained to safeguard the neighbouring property) and works on the extant approval commenced in 2018 but have not progressed. The site is currently enclosed with hoarding.
3.0	Description of Proposal
3.1	The application seeks full planning permission for the erection of 15no. storey building comprising 60no. apartments with ancillary facilities and all other associated site works. The proposed development is an amendment to a previously approved 16 storey building for 60 apartments.
4.0	Planning Assessment of Policy and Other Material Considerations
4.1	<p>Policy Context</p> <p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 3 (PPS 3) - Access, Parking and Movement • Planning Policy Statement 6 (PPS 6) – Planning, Archaeology and the Built Heritage • Planning Policy Statement 15 (PPS 15) - Flood Risk <p>Local Planning Policy Context</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014) • Belfast Local Development Plan Draft Plan Strategy 2035 <p>Other Material Considerations</p> <ul style="list-style-type: none"> • Developer Contribution Framework • Belfast Agenda
4.2	<p>Planning History</p> <p>LA04/2021/0427/PAN - Proposed erection of 15 storey building comprising of 60no. apartments (mix of studio, 1 and 2 bedroom) with ancillary facilities including residents lounge, coffee station, and all associated plant and works. (Amendment to 16 storey approval Z/2011/0472/F), 35-41 Queens Square, Belfast. PAN Acceptable 08.03.2021.</p> <p>LA04/2018/1396/DC - Discharge of Condition ref Z/2011/0472/F - Condition 3, 35-41 Queens Square, Belfast, BT1 3FG. Condition discharged 16.07.18</p> <p>Z/2011/0472/F - Demolition of existing 3 storey building and erection of new 16 storey building comprising 60No. apartments with ancillary facilities and commercial use at</p>

	ground and first floor, 35-41 Queens Square, Belfast, BT1 3FG. Permission granted 18.11.2013 by the former Department of the Environment (DOE).
4.3	Status of Previous Planning Approval Z/2011/0472/F
4.3.1	Planning Permission was granted for the demolition of the 3 storey building on the site and the erection of new 16 storey building comprising 60 apartments with ancillary facilities and commercial use at ground and first floor on the site on 18 November 2013 (Ref: Z/2011/0472/F). The proposed development seeks an amendment to this approval and the applicant indicated on the P1 application form that this approval had been extant. Officers advised upon receipt of the application that it had not been proven that the permission had been enacted and had recommended that a Certificate of Lawful Existing Development (CLUED) be submitted to demonstrate that commencement of the permission had taken place.
4.3.2	Subsequently the applicant's team provided a response which included relevant case law and requested that the Council consider that evidence presented (to demonstrate enactment of planning approval Z/2011/0472/F) which constitutes a material consideration be assessed within the remit of the determination of this current application. Following advice from Legal Services and having considered the case law presented by the applicant, officers are satisfied that the evidence presented by the applicant to determine whether the previous approval is extant can be appropriately assessed within the remit of this application i.e. without a formal determination (CLUED). Notwithstanding, the submission of a CLUED is considered good practice in such circumstances.
4.3.3	<p>In assessing this matter regard has been had to the following issues:-</p> <ul style="list-style-type: none"> • Pre-commencement conditions • Evidence of Commencement of Works <p>These issues are assessed below.</p>
4.4	Pre-commencement conditions
4.4.1	Two pre-commencement conditions were attached to planning approval Z/2011/0472/F as set out below:
4.4.2	<p><u>Condition 2:-</u></p> <p><i>No development shall commence until the Department has received in writing a further update of the risk assessment to health and environmental receptors as presented in the Pentland MacDonald report entitled Contamination Assessment, 35-41 Queens Square, Belfast, dated August 2011 (Re PM11-1075). In the event of unacceptable risks being identified, then a remediation strategy should be prepared and submitted in support of the proposed development. This update should provide:</i></p> <p><i>a. A revised human health and hydrogeological risk assessment which has been informed by the additional site data as detailed in NIEA - LRM response to Planning of the 5th December 2011.</i></p> <p><i>b. A revised gas risk assessment which has been informed by the required additional monitoring data.</i></p> <p><i>c. A remediation strategy should acceptable risks be identified. This strategy should include the remediation objectives and criteria and demonstrate the</i></p>

	<p><i>management of all unacceptable risks to health and the water environment to ensure the land will be in a condition suitable for the proposed development.</i></p> <p><i>Reason: Protection of health and environmental receptors to ensure the site is suitable for use.</i></p> <p><u>Condition 3:-</u></p>
4.4.3	<p><i>In the event of a piled foundation being used, then a piling risk assessment should be completed and submitted in writing to the Department for its agreement, prior to the development being commenced.</i></p> <p><i>Reason: Protection of health and environmental receptors.</i></p>
4.4.4	<p>Condition 3 was formally discharged by the Council on 18th July 2018 prior to the expiry date of the permission. (Planning Ref: LA04/2018/1396/DC).</p>
4.4.5	<p>No formal discharge was received in respect of Condition 2. However, the applicant has indicated that an updated Risk Assessment was submitted to the Council prior to the expiration of the planning approval and provided evidence of discussions between Environmental Health, NIEA and the applicant's team to demonstrate that steps had been taken to address the condition at least 4 months prior to the expiration of the permission. Planning Service has no record of the updated Risk Assessment being received. The applicant's team contends that <i>'There has without doubt been compliance in substance with the condition regardless of whether the condition has been properly discharged or not. It has been evidenced that steps were taken by Pentland MacDonald to address the condition in consultation with both the authoritative bodies responsible for assessment of contamination report; namely, EHO and NIEA.'</i></p>
4.4.6	<p>The applicant's team has provided relevant Case Law and following consultation with legal services officers are satisfied that condition No. 2 of planning approval Z/2011/0472/F is not a true conditions precedent given how the condition is framed, i.e. it states that <i>'No development shall commence until the Department has received in writing a further update of the risk assessment to health and environmental receptors'</i>. The condition does not go so far as to require that approval is necessary from the Council. Therefore, submission of an updated Risk Report would in theory have been sufficient to discharge the requirements of this condition but would have effectively failed to enable the Council to consider and agree such information.</p>
4.4.7	<p>Officers also acknowledge the evidence that steps were proposed to carry out an updated Risk Assessment prior to the expiration of the permission and on balance consider that reasonable steps had been taken to discharge the condition.</p>
4.5	<p>Evidence of Commencement of Works</p>
4.5.1	<p>The applicant has submitted evidence which demonstrates that piling took place on the site prior to the expiration date of planning approval Z/2011/0472/F. This evidence has been verified by Building Control records which confirm that a commencement inspection relating to piling was carried out on 01 November 2018 prior to the expiration of the planning permission. On the basis of the information presented officers are satisfied that lawful commencement of development took place prior to the expiration date of planning approval Z/2011/0472/F.</p>

4.5.2	In conclusion officers consider that based on the condition precedent, commencement of the development Z/2011/0472/F is considered lawful and as a result the previous approval represents a lawful fall-back position for the application and is a relevant material consideration in the determination of this application which is of significant weight.
4.6	Consultations
4.6.1	Statutory Consultations DFI Roads – No objection subject to conditions. DFI Rivers Agency – No objection to Policies FLD 1,2, 4, and 5. Further information required to satisfy Policy FLD 3. NI Water – No objection. NIEA – No objection subject to conditions. HED – HB - Proposal fails to satisfy the policy requirements of SPPS 6.12 and BH11 of PPS6. HM – No objection subject to conditions. Final response awaited.
4.6.2	Non-Statutory Consultations Environmental Health – No objections subject to conditions. Economic Development Unit - Employability and skills related Developer Contributions Section 76 clauses should not be applied for the construction or operational phases of the development. BCC Urban Design Officer – No objection subject to condition. BCC Conservation Officer – Unable to support, contribution to the character and appearance of the proposed ATC would be less than that made by the buildings which previously existed on site. BCC Waste Management Team – No objection. BCC City Regeneration and Development Team – CRD supports the redevelopment of this site for residential use. However, the quality of the residential environment does not appear to reflect the ambitions of BCCRIS. NIHE – Would support up to 20% social housing scheme on this site. Belfast City Airport – No objection.
4.7	Representations
4.7.1	The application has been advertised and neighbours notified. No third-party objections have been received.
4.8	Planning Assessment
4.8.1	Key Issues The key issues to be considered in the assessment of this application are: <ul style="list-style-type: none"> • The principle of development at this location; • The acceptability of the design; • Impact on character of the area and the setting of listed buildings; • Access, parking and servicing arrangements; and • Environmental Considerations - Drainage, Contamination, Noise

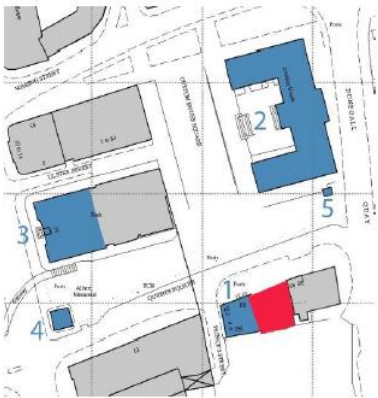
	Development Plan Context
4.8.2	Section 6(4) of the Planning Act (Northern Ireland) 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.8.3	The adoption of the Belfast Metropolitan Area Plan (BMAP) in 2014 was declared unlawful as a result of a judgement in the court of appeal delivered on 18 May 2017. This means that the Belfast Urban Area Plan 2001 (BUAP) provides the statutory plan context for the area.
4.8.4	Draft BMAP 2015 (dBMAP 2014), in its most recent, post-examination form remains a significant material consideration when making planning decisions. It was at the most advanced stage possible prior to adoption. However, in assessing this application regard is also had to the provisions of draft BMAP which was published in 2004 (dBMAP 2004).
4.8.5	In dBMAP (v2004) the site is within the city centre, the proposed ATC at Victoria Street/Oxford Street and within Laganside North and the Docks Character Area and the Belfast City Core Area of Parking Restraint. In dBMAP (v2014) the site is also within the city centre, the proposed ATC at Victoria Street/Oxford Street (CC 026) and within the Laganside and Docks Character Area (CC015) and the Belfast City Core Area of Parking Restraint (CC 025). Within the BUAP the site is within the city centre and the main office area.
4.8.6	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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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 this transitional period existing policies will be applied including the SPPS and relevant PPSs.
4.9	Principle of Proposed Uses
4.9.1	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. Policy SFG2 of the RDS seeks to grow the population of the City of Belfast.
4.9.2	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. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3 and PPS 6, remain applicable under 'transitional arrangements.
4.9.3	The proposed uses comprise residential and a small commercial ground floor element. Both are considered acceptable in principle and compatible with surrounding uses in this city centre location and compliant with relevant planning policy. The extant approval establishes the acceptability of the proposed uses on this site. The proposed uses are

	<p>considered to meet the core principles of the RDS, the SPPS and objectives of the Belfast Agenda. Further assessment of the proposed development is set out below.</p>
4.10	<p>Scale, Height, Massing, Design and Layout</p>
4.10.1	<p>Upon receipt of the application the proposed design of the development mirrored that of the extant permission and included features such as the curved side on the western elevation and a reduction in the degree of curtain glazing. The height, scale and massing is not significantly different from the extant scheme which represents a lawful fall-back position for the applicant. In terms of changes to the extant scheme the applicant's team has indicated that <i>'some necessary design changes regarding floor to ceiling height clearance prompted the need for the revised planning application before the Council. The overall scale, massing, height and design of the building have closely followed the approval. The scheme omits 1no floor of accommodation (now 15 storeys) to achieve the required floor to ceiling clearance.'</i></p>
4.10.2	<p>Having established the lawful fallback position officers, including the Senior Urban Design Officer engaged collaboratively with HED and the applicant's team to address design issues with a focus on drawing cues from the existing historic context which includes a number of listed buildings/features and improving the design of the proposed building in terms of materials and fenestration including strong rhythms/patterns and greater solid-to-void ratios than the extant approval. The images below set out a visual representation of the evolution of the design from the extant approval to the original submission with this current application to the revised final design. A key design change when compared to the approved scheme includes a breaking up the overall composition into a lower seven storey brick podium and a setback eight storey tower above and illustrates a significant betterment to the external appearance of the proposed development which relates better to the surrounding context.</p> <div data-bbox="311 1180 1388 1751" data-label="Image"> <p style="text-align: center;">Extant Permission Initial Application Submission Current Proposal</p> </div>
4.10.3	<p>The proposed development comprises a 15 storey block (max. height 46.15m) situated between the 11-15 storey 'Boat' Building (max height c.49.7 m) and the 3 storey listed McHugh's Bar building. The development fronts onto Queen's Square and Custom House Square. To the rear (south) sits the Laganside Bus Centre. The proposed building will sit c.3.5m below the adjoining Boat building.</p>

4.10.4	The building is significantly taller than the majority of the surrounding context including the adjacent 3 storey listed McHugh's Building, 8 storey Queen's Square apartments, 4 storey 4 Queens Square (Former First Trust Bank) and Custom House. The height, scale and massing is strongly influenced by the height and scale of the adjoining taller Boat building which is 11 storey high immediately adjacent to the site and rises to 15 storeys along Queen's Square/Donegall Quay.
4.10.5	The Urban Design Officer considers that the design changes which include the brick base/ podium (20.0m high) provides a stronger lower shoulder height which when read with the apartment building on the opposite side of Prince's Street, provides a more balanced framing of the listed McHugh's and presents a scale of development which is more in keeping with neighbouring buildings around Custom House Square.
4.10.6	The proposed block comprises 60 apartments on floors 1 to 14. The ground floor comprises a small commercial kiosk (coffee dock), entrance lobby/reception and ancillary facilities including bike/bin storage and utility services. The primary (northern) elevation fronting Queen's Square/Custom House Square comprises two distinct elements;- i.e. the solid brick base and the lighter, narrower upper element. The brick base is defined by the lower 7 storeys and the upper element comprises 8 storeys.
4.10.7	Above the shoulder height (7 th floor level) the building is set back by c.0.9m from the front elevation and c.2.3m from the side (western) elevation and c.1.9m from the eastern elevation at the widest point. Further setbacks on the northern (Front) elevation are proposed at 13 th and 14 th Floor Level. The upper element of the proposed development is distinct from the lower brick base and this design approach intentionally seeks to create a 'lighter' top element which cumulatively with the setbacks at upper levels seek to mitigate the visual mass of the upper element. The Urban Design Officer considers that the removal of the curved profile and the setting back of the upper floors allows this element to take on a more subservient role which doesn't unduly draw the eye.
4.10.8	The brick base lower element draws design cues from the adjacent McHugh's in terms of the vertical emphasis, rhythm and proportions of window openings. In addition, the proposed primary external material at lower level i.e. brown/buff coloured brick (specification to be agreed) seeks to provide a 'solid' base and relates to the stone colour of Custom House and the Albert Clock whilst also tying in with the colour palette of the Queen's Square Apartments. The eaves level of McHugh's is referenced through a minor cornice at 2 nd floor level whilst a deeper parapet with a glass balustrade on top is proposed at shoulder height. Balconies are proposed along the front (northern), side (western) and rear (southern) elevations adding variety to the elevations and providing private amenity space to all of the apartments.
4.10.9	The size and rhythm of windows with a vertical emphasis on the upper element and the alignment and width of the central piers is carried through from the lower element unifying the design across the primary façade.
4.10.11	The rear (southern) elevation is proposed to be finished primarily in smooth light grey cladding which will be similar finish to the existing finish light coloured cladding on the adjacent Boat and will sit adjacent to the light-coloured rendered rear of McHugh's. This view will be prominent from the south-east along Donegall Quay and the proposed materials are considered acceptable.
4.10.12	The western elevation adjacent to McHugh's continues the brick base treatment at lower level and incorporates blind windows, the proportions and rhythms of which replicate the windows in the upper floors above. The parapet and glass balustrade on

	the front elevation is continued along the western elevation and together with blind windows provide sufficient architectural detailing to break up the visual mass.
4.10.13	The relationship with the Boat is also acknowledged in the design for example at ground floor level where a double height entrance is proposed adjacent to the Boat which steps down to a more domestic scale to tie in with the adjacent listed McHugh's on the western side of the building.
4.10.14	At ground floor level the proposed coffee dock will provide active frontage at street level. The backlit copper screen along the front elevation will screen the service areas and provide visual interest particularly at nighttime.
4.10.15	<p>BUAP Tall Buildings Policy CC 12 states that high buildings must be sympathetic in scale to the traditional height of buildings in the City Centre. The policy seeks to ensure that high buildings :-</p> <ul style="list-style-type: none"> • Do not mar or dominate the surrounding hills or the scale of attractive Belfast views; • Relate sympathetically in design to the urban structure of the city; • Relate sympathetically to their immediate surroundings; • Relate sympathetically to buildings or groups of buildings of architectural and historic interest
4.10.16	The BUAP states that <i>'Belfast does not have the tradition of high point or slab blocks, commercial or residential, normally associated with large urban areas. The centre has been built to a traditional height of mainly 4 to 6 storeys. The City has a unique hill setting and consequently tall buildings can be incongruous as well as blocking out sections of the hills, particularly as viewed from the approaches to the City Centre'</i> .
4.10.17	The BUAP was published in 1990 and over the intervening three decades buildings higher than 6 storeys have been approved and built in the city centre including the Queens Square apartments (8 storeys) and the adjacent Boat Building (11 to 15 Storeys). The extant permission for 16 storeys has also been approved. As a result the urban context is different to that at the time when the statutory BUAP was published. Notwithstanding, it is considered that the proposed development is sufficiently removed from the surrounding hills so as not to mar or dominate them. Views into the development will be short to medium range and will be screened to a degree from certain viewpoints for example to the east/south-east by the adjoining Boat development. It is considered that the proposal will not adversely impact on attractive views of Belfast. The impact of the proposed development to buildings of historic value is considered below.
4.10.18	The proposed scale, height and massing are considered incongruous with the surrounding context and character of the area and do not comply with the criterion (a) of Policy QD 1 of PPS 7, criterion 2 of the Lagan North and Docks Character Area Urban Design Criteria (dBMAP 2014) and Policy CC 12 of the BUAP. Notwithstanding, the applicant has a lawful fall-back position which can be implemented. The Urban Design Officer considers that the final design solution is more cognisant of surrounding context when compared to that previously approved. Overall the current proposal is considered a betterment over the lawful-fallback in terms of design as it better relates to the surrounding context and draws clear contextual references to surrounding buildings including the listed McHugh's. The extant permission is considered to have significant weight in the determination of this application as such the proposed height, scale and massing are on balance considered acceptable.

4.11	Materials
4.11.1	The external finishes include brown-buff brick on the base and smooth light grey and anthracite coloured cladding on the upper floors including the lift overrun and smoke shaft, powder coated aluminium grey windows, glass balustrades, copper finish perforated screening along the service area to the front of the building, copper clad feature column and louvred panelling to plant room.
4.11.2	HED considers the proposed buff/brown brick to be appropriate and in keeping with the colour and tones of the stonework of Albert Clock and Custom House, both of which form the immediate historic context of this application site. The Urban Design officer raises no concerns regarding the proposed palette of materials and recommends a to ensure prior approval of all external materials which is set out below. The proposed materials are considered to comply with criterion (g) of Policy QD 1, PPS 7.
4.12	Amenity Provision/Space Standards
4.12.1	Forty-three of the apartments have access to a private terrace ranging from 2.4sqm to 31sqm. This is considered an improvement on the previous approved scheme which provided 18 balconies. A communal roof terrace is also provided at the 14th floor a further communal terrace is proposed on the first floor in conjunction with the residents' lounge. The average amenity space per apartment is 6.2sqm. This is below the recommended standards set out in Creating Places but is higher than the average amenity space per apartment in the extant approval which was 2.6sqm.
4.12.2	Policy OS2 of PPS 8 (Public Open Space in New Residential developments) requires new developments of over 25 units to make provision for public open space. Policy OS 2 states that ' <i>An exception will also be considered in cases where residential development is designed to integrate with and make use of adjoining public open space</i> '. The site fronts onto an existing area of open space at Custom House Square and it is considered that the proposed development will integrate with and make use of this existing open space. The proposal is therefore considered compliant with Policy OS 2.
4.12.3	Each of the apartments has an outlook to the front, side or rear of the proposed development which is acceptable. The apartments vary in size with 40 1bed/studios varying from 30–36sqm, 18, 1bedroom apartments (36-55sqm) and 2, 2 bed apartments (60 sqm) and are in accordance with the recommended space standards as set out in PPS 7 and in the emerging draft LDP. Whilst the Policy in PPS 7 does not apply to this proposal the recommended space standards are nevertheless a useful guide in ensuring the provision of good quality residential accommodation. All of the 1 bed apartments meet the space standards for a 1 person apartment however only 6 meet the standard for a 1 bed, 2 person apartment. The majority of proposed apartments are 1 bed units designed for single occupancy and do not provide for flexible dwelling types. However, given the policy position and that the fall-back approved 60 units comprising 47 studio apartment, 12, 1 bed apartments and 1, 2 bed apartment the unit mix is considered an improvement and on balance acceptable.
4.12.3	Given the size of the development local neighbourhood facilities are not required to be provided and therefore criterion (d) of Policy QD 1 does not apply to the development. The development is well located in Belfast City Centre to avail of existing neighbourhood facilities/amenities in the area.

4.13	Impact on the Character of the Area and the setting of listed buildings/features										
	 <table border="0"> <tr> <td>1. McHughs Public House</td> <td>HB26/50/274</td> </tr> <tr> <td>2. Custom House</td> <td>HB26/50/062</td> </tr> <tr> <td>3. First Trust Bank</td> <td>HB26/50/056</td> </tr> <tr> <td>4. Albert Memorial Clock</td> <td>HB26/50/055</td> </tr> <tr> <td>5. Calder Fountain</td> <td>HB26/50/155</td> </tr> </table>	1. McHughs Public House	HB26/50/274	2. Custom House	HB26/50/062	3. First Trust Bank	HB26/50/056	4. Albert Memorial Clock	HB26/50/055	5. Calder Fountain	HB26/50/155
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4. Albert Memorial Clock	HB26/50/055										
5. Calder Fountain	HB26/50/155										
4.13.1	<p>HED advise that the proposed development affects a number of listed buildings/structures of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011 which are identified coloured blue on the plan above and set out below.</p> <ul style="list-style-type: none"> • HB26 50 274 McHughs Bar, 31-33 Queens Square Grade B2 • HB26 50 155 Calder Fountain, Custom House Square Grade B1 • HB26 50 062 Custom House, Custom House Square Grade B+ • HB26 50 056 First Trust Bank, 4 Queens Square Grade B+ • HB26 50 055 Albert Clock, Queens Square Grade A 										
4.13.2	<p>HED has been involved in detailed design discussions with the Council and the applicant's team through the processing of this planning application</p>										
4.13.3	<p>HED acknowledge the previous planning approval for this application (Z/2011/0471/F) and advise that their responses to that application dated 16th May 2011, 31st January 2012 and 7th May 2013, regarding the adverse impact of the scale and mass on the listed buildings remain relevant. They advise that the application site is located within the immediate setting of Queen's Square and Custom House Square and the proposal significantly compromises the setting of the listed buildings as set out above. HED consider that the tall building is incongruous for this historic context. However, they acknowledge the ongoing engagement with the agent regarding this application and welcome the removal of the curved roof/ wall feature to the upper floors and considers the simple rectangular block-form is more appropriate within the historic context of Queens Square.</p>										
4.13.4	<p>HED consider the proposed buff/brown brick to the building base-block to be appropriate and in keeping with the colour and tones of the stonework of Albert Clock and Custom House, both of which form the immediate historic context of this application site. They also consider that the façade composition more appropriate with vertically proportioned openings balanced with horizontal articulation taking cues from the eaves height of the listed McHugh's and the existing Queen's Square apartment complex (corner of Queens Square and Victoria Street). HED welcomes the reduction in the extent of balconies and refinement of the west elevation overlooking the listed McHugh's Building.</p>										
4.13.5	<p>HED further advises that the collection of ad-hoc small-scale roof structures housing plant, machinery and smoke shafts and consider these elements appear unresolved and visually prominent due to their exposed location and have recommended that</p>										

	these structures be screened. The applicant has provided revised drawings which included screening around the rooftop elements and following assessment HED has informally advised that they consider the roof top structures have been rationalised and although there is additional massing to enclose the lift shaft/ AOV etc. the visual impact has reduced. Formal comments are awaited to confirm this position.
4.13.4	Notwithstanding, overall HED considers that the proposed development would have an adverse impact on the listed buildings and in its current form fails to satisfy the policy requirements of SPPS 6.12 and BH11 of PPS6.
4.13.5	The site lies with the proposed ATC at Victoria Street/Oxford Street and the Conservation Officer considers that the scale, height, proportions and materials, the proposed building would result in an adverse impact on the reading of this historic Custom House Square. The Conservation Officer notes that the amended plans show a more defined 7 storey base reflective of a building height that may be of a more appropriate scale in the context of the Square however queries the effectiveness of this architectural approach. The Conservation Officer also notes that the west elevation of the proposal is now less noisy than the first submitted drawings which is preferable in the wider context of the Albert Memorial Clock.
4.13.6	Officers acknowledge HED's and the Conservation Officer's overall position however, significant weight is given to the extant approval and lawful fall back position. Furthermore, both HED and the Conservation Officer acknowledge the design improvements that have been secured. It is considered that the proposal would be of no greater harm to the setting of the listed buildings and the character of the local area that the extant approval and therefore is on balance considered acceptable.
4.14	Access, Parking and Servicing
4.14.1	Pedestrian access and servicing to the building will be provided directly from Queen's Square. No incutillage parking is proposed. Cycle parking for 73 bicycles is proposed at ground floor level. Given the sustainable city centre location, which is well served by public transport and easily accessible for pedestrians and cyclists the zero parking level is considered acceptable. The Travel Plan proposes the implementation of a Travel Co-Ordinator to promote sustainable transport measures for occupants. DFI Roads consider the Travel Plan acceptable. In addition, Green Travel measures have been secured to support the zero parking level and include the submission of a final Travel Plan which will be subject to review, a travel card for 3 years for each residential unit and membership of a Cycle Club for a period of 3 years for each residential unit.
4.14.2	Servicing of the site is proposed from Queen's Square. The Service Management Plan states that the ' <i>A representative from the Building Management Team will be responsible for agreeing the delivery times of vehicles to the development. This person will be the Servicing Manager</i> ' and that ' <i>All deliveries will be undertaken during off – peak periods on the adjacent road network</i> '.
4.14.3	It is proposed that waste will be stored in dedicated bin areas on the ground floor and will be wheeled out to the footway by members of the Building Management team.
4.14.4	DFI Roads has no objections to the proposed development subject to conditions which are set out below. The development complies with the SPPS and PPS 3.

4.14.5	BCC Waste Management Team consider that adequate space is available to comply with waste management requirements. Further assessment of Waste Management arrangements will be carried out under Building Regulation requirements.
4.15	Environmental Considerations
4.15.1	<p>Drainage</p> <p>The application is supported by a Flood Risk Assessment. The proposal has been considered against policies FLD 1-5 of Revised PPS15. DFI Rivers have raised no objections under Policies FLD 1, 2, 4 and 5. DFI Rivers has sought further information i.e. relevant correspondence indicating how runoff from the site will be disposed of safely to satisfy Policy FLD 3. Officers do not consider this to be a substantive issue, drainage arrangements were in place for the extant scheme and it is considered that this technical matter can be satisfactorily resolved. Delegated authority is requested to liaise with DFI Rivers Agency to deal with this issue.</p>
4.15.2	NI Water advise that although Belfast WWTW and catchment are operating above design capacity this proposal can be approved on the basis of extant approval (Z/2011/0472/F) and consequently advise that there is available capacity at the Waste Water Treatment Works to serve the development and that there is a public foul sewer and water main within 20m of the proposed development boundary which can adequately service these proposals.
4.15.3	<p>Contamination</p> <p>The application is supported by a Land Contamination Assessment which has been considered by both DAERA, NIEA and Environmental Health. Neither have raised objections and both have provided conditions/informatives if permission is granted.</p>
4.15.4	<p>Noise</p> <p>The application is supported by a Noise Impact Assessment which has been considered by Environmental Health who have no objections based on noise grounds subject to conditions.</p>
4.15.5	<p>Air Quality</p> <p>The application is supported by an Air Quality Impact Assessment. Environmental Health has reviewed the proposal and has no objection subject to conditions regarding the installation of the gas boilers and standby generator and implementation of Dust Management measures as set out below.</p>
4.16	
4.16.1	<p>Developer Obligations</p> <p>Para 5.69 of the SPPS states that '<i>Planning authorities can require developers to bear the costs of work required to facilitate their development proposals.</i>' Relevant further guidance is provided by the Council's Developer Contribution Framework, adopted in 2020.</p>
4.16.2	Green Travel Measures in the form of a travel card for each apartment for a period of 3 years and membership of a cycle club for 3 years have been secured to offset the zero parking level and include.
4.17	Pre-Application Community Consultation
4.17.2	In accordance with the requirements of Section 27 of the Planning Act (NI) 2011, the applicant served a Proposal of Application Notice (PAN) on Belfast City Council on 24 th February 2021 (LA04/2021/0427/PAN). Belfast City Council responded confirming that the PAN and associated approach met the requirements of Section 27 of the Planning

<p>4.17.3</p> <p>4.17.4</p> <p>4.17.5</p>	<p>Act and was acceptable subject to contacting neighbouring businesses via email due to the pandemic and an extended consultation period due to the Easter holiday period falling within the proposed consultation timeframe. A dedicated website was proposed between 29th March and 26th April 2021 and was extended to 3rd May 2021 following feedback from officers.</p> <p>A Pre-Application Community Consultation Report has been produced to comply with the statutory requirement laid out in Section 28 of the Planning Act (Northern Ireland) 2011. The purpose of a PACC report is to confirm that pre-application community consultation has taken place in line with statutory minimum requirements. The report has confirmed advertising for the public (website) event and that the website event in lieu of the public event took place in accordance with section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015. The report also confirmed that <i>'840 packs containing information leaflets (Appendix 4), comment cards and self-addressed envelopes were distributed to residents and businesses within a 200m radius of the edge of the proposed development site'</i>. The report states that 5 comments were left via the digital comment card and 2 responses were received by post.</p> <p>The issues raised in the comments included support for residential units in the city centre, suggestion to include ground floor commercial/café use, that high rise building should be kept to a minimum, additional balconies should be provided along with more storage/communal storage pods and a suggestion to make the building less tall and glass filled and concerns over the height of the proposed development and the mix of housing stock.</p> <p>The PACC report states that <i>'The consultation process was thorough, and the team consulted effectively with stakeholder groups and local representatives. The development team is committed to ongoing consultation during the planning application submission phase. Local listening has not ceased but is being openly encouraged throughout this process.'</i></p> <p>The Pre-Community Consultation Report submitted satisfactorily demonstrates that the applicant has complied with the requirements of Sections 27 and 28 of the Planning Act (NI) 2011 and Section 5 of The Planning (Development Management) Regulations (Northern Ireland) 2015 and has adhered to Council recommendations during the PAN process. The PACC report is considered acceptable.</p>
<p>Neighbour Notification Checked Yes</p>	
<p>Summary of Recommendation:</p> <p>Having regard to the development plan, relevant policy context and other material considerations including the extant permission on the site for a similar scaled development, the proposed development is considered acceptable and it is recommended that full planning permission is granted.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and the Section 76 and to deal with any DFI Rivers comments and other issues which might arise.</p>	
<p>Draft Conditions:</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p>	

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

2. No external finishes shall applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council.

The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.

The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external finishes.

Reason: In the interests of the character and appearance of the proposed Area of Townscape Character and to respect the character of the setting of the listed buildings/features.

3. Prior to commencement of development on site, site clearance or site preparation, a final Construction Environmental Management Plan (CEMP) should be produced by the appointed contractor. The CEMP should include all necessary measures to control noise, dust and vibration during the demolition/construction phase, demonstrating the use of 'best practicable means'. The CEMP must demonstrate that noise and vibration levels will not have an adverse impact on nearby premises (including commercial premises). The CEMP must have due regard to Parts 1 and 2 of BS 5228:2009+A1:2014 – 'Code of practice for noise and vibration control on construction and open sites. Noise and Vibration' and to IAQM - 'Guidance on the assessment of dust from demolition and construction'. The CEMP and associated records must be made available to the Council at any time upon request.

Reason: Protection against adverse impacts arising from noise, dust and vibration.

4. Prior to installation of any glazing and the required alternative means of ventilation, the applicant must submit to and have agreed in writing by the Planning Authority, a report detailing the final glazing schedule and alternative means of ventilation. This schedule must demonstrate that the glazing and alternative means of ventilation meet the following minimum sound reduction values, as presented in F.R. Mark & Associates report entitled "Noise Impact Assessment, Proposal: Studio Apartment Development, Location: 35-41 Queens Square, Belfast" and dated May 2021:
 - 31dB Rw+Ctr for glazing and alternative means of ventilation to living rooms.
 - 36dB Rw+Ctr, with minimum 42dB Rw, for glazing and alternative means of ventilation to bedrooms.

Reason: Protection of residential amenity.

5. Prior to occupation of the hereby permitted development, the approved final glazing schedule and approved alternative means of ventilation shall be installed.

Reason: Protection of residential amenity.

6. Prior to occupation of the hereby permitted development, the developer shall verify that the glazing schedule and alternative means of ventilation, as approved, have been installed. This should be by way of a written declaration from the supplier and installation contractor confirming such installation.

Reason: Protection of residential amenity.

7. The rated sound level from the operation of all combined plant and equipment, associated with the hereby permitted development, must not exceed 52dB LAeq, 15mins during the night-time period (23:00 to 07:00) at the façade of any noise sensitive receptor, when measured or determined in accordance with BS4142:2014+A1:2019 *'Methods for rating and assessing industrial and commercial sound'*.

Reason: Protection of residential amenity.

8. Gas boilers and the standby generator for the hereby approved development shall be installed and maintained in accordance with the technical specifications detailed within Appendix B (Proposed Plant) of the RPS Proposed Studio Apartment Development, 35 – 41 Queens Square Belfast. Air Quality Technical Note NI2329. F03. July 2022. The flue of any combustion plant shall terminate above the roof level of the building, which that combustion plant serves.

Reason: To ensure that ambient air pollution related to the site is appropriately dealt with, in the interests of human health.

9. Dust management measures, as detailed within Appendix B of the *RPS: Air Quality Impact Assessment, Proposed Studio Apartment Development 35-41 Queen's Square, July 2022* shall be implemented throughout the duration of the construction phase of the hereby approved development.

Reason: To ensure that ambient air pollution related to the site is appropriately dealt with, in the interests of human health and amenity.

10. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Belfast City Council in consultation with Historic Environment Division, Department for Communities.

The POW shall provide for:

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

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

11. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 10.

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

12. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 10. These measures shall be implemented and a final archaeological report shall be submitted to

Belfast City Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Belfast City Council.

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

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

Reason: Protection of human health.

14. 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 submitted prior to occupation and agreed in writing by the Council and subsequently implemented and verified to its satisfaction.

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

15. After completing the remediation works under Condition 14; and prior to occupation of the development, a verification report shall be submitted to and agreed in writing by 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>

16. 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.

17. No development or piling work should commence on this site until a piling risk assessment has been submitted in writing and agreed with the Planning Authority. Piling risk assessments should be undertaken in accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" available at

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>.

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

18. The development shall not be occupied until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

19. The development hereby permitted shall operate in accordance with the Service Yard Management Plan.

Reason: In the interests of road safety.

Notification to Department (if relevant) Not required

Although an objection has been received from a statutory consultee (HED: Historic Buildings) the proposal is not significantly different in terms of scale, height and massing to the extant approval and (Z/2011/0472/F) therefore the objection is not considered significant.

Representation from Elected Members:- None

ANNEX	
Date Valid	22nd September 2021
Date First Advertised	1st October 2021
Date Last Advertised	5 th August 2022
Details of Neighbour Notification (all addresses) The Owner/Occupier, 10.1, 47 Queen's Square, Belfast, BT1 3FG The Owner/Occupier, 10.2, 47 Queen's Square, Belfast, BT1 3FG The Owner/Occupier, 11.1, 47 Queen's Square, Belfast, BT1 3FG The Owner/Occupier, 11.2, 47 Queen's Square, Belfast, BT1 3FG The Owner/Occupier, 13.1, 47 Queen's Square, Belfast, BT1 3FG The Owner/Occupier, 13.2, 47 Queen's Square, Belfast, BT1 3FG The Owner/Occupier, 14.1, 47 Queen's Square, Belfast, BT1 3FG The Owner/Occupier, 2 Princes Street, Belfast, Antrim, BT1 3FN The Owner/Occupier, 29 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 2nd Floor 'Lifeboat', The Boat, 49 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 35 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 35-37, Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 39 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 39 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 39-43, Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 3rd Floor 'Boat & Lifeboat', The Boat, 49 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 43 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 45a, Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 47 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 4th Floor, The Lifeboat, 45 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 5th Floor, The Lifeboat, 45 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 6 Princes Street, Belfast, Antrim, BT1 3FN The Owner/Occupier, 6th Floor, The Lifeboat, 45 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 7th Floor, The Lifeboat, 45 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, 8th Floor, The Lifeboat, 45 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, Apartment 1, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 1, 47 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, Apartment 10, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 11, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 12, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 14, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 14.2, 47 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, Apartment 15, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 16, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 17, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 18, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 19, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 2, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 2, 47 Queens Square, Belfast, Antrim, BT1 3FG The Owner/Occupier, Apartment 20, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 21, 37-41, Queens Square, Belfast, Antrim, BT1 3FL The Owner/Occupier, Apartment 22, 37-41, Queens Square, Belfast, Antrim, BT1 3FL	

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 The Owner/Occupier, Apartment 26,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 27,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 28,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 29,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 3,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 3,47 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Apartment 30,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 31,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 32,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 33,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 34,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
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 The Owner/Occupier, Apartment 39,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 4,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
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 The Owner/Occupier, Apartment 45,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
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 The Owner/Occupier, Apartment 5,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 6,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 6,47 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Apartment 7,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 7,47 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Apartment 8,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Apartment 9,37-41 ,Queens Square,Belfast,Antrim,BT1 3FL
 The Owner/Occupier, Blueprint, The Boat, 49 Queen's Square, Belfast, BT1 3FG
 The Owner/Occupier, British Council NI, The Boat, 49 Queen's Square, Belfast, BT 1 3FG
 The Owner/Occupier, Grafton Recruitment, The Boat, 49 Queen's Square, Belfast, BT1 3FG
 The Owner/Occupier, Ground Floor To 2nd Floor 'The Boat',The Boat,49 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Laganside Bus Centre, 2-8 Marlborough Street, Belfast, BT1 3FF
 The Owner/Occupier, McHugh's Bar, 29-31 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Mott MacDonald, The Boat, 49 Queen's Square, Belfast, BT1 3FG
 The Owner/Occupier, Office 2,47 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Office 3,47 Queens Square,Belfast,Antrim,BT1 3FG
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 The Owner/Occupier, Office 7,47 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Office 8,47 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Office 9,47 Queens Square,Belfast,Antrim,BT1 3FG
 The Owner/Occupier, Sharman D Neill Ltd. The Boat, 49 Queen's Square, Belfast, BT1 3FG

The Owner/Occupier, The Lifeboat,45 Queens Square,Belfast,Antrim,BT1 3FG	
Date of Last Neighbour Notification	27 th July 2022
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
01 – Site Location Plan - Published 23/09/21 03b – Ground Floor Plan – Published 21/07/22 04a – First Floor Plan – Published 20/07/22 07B – Seventh Floor Plan – Published 13/09/22 15C – Roof Plan – Published 13/09/22 16C – East Side Elevation – Published 13/09/22 17C – West Side Elevation – Published 13/09/22 18C – Rear Elevation – Published 13/09/22 19C – Front Elevation – Published 13/09/22 20C – Section A and B – Published 13/09/22 21A – Second-Sixth Floor Plans – Published 13/09/22 22 – Eighth–Twelfth Floor Plans – Published 20/07/22 23A – Section Details – Published 13/09/22 24 – Entrance Section Details – Published 20/07/22 25B – Proposed Context Elevation & Section – Published 13/09/22 26 – Existing Context Elevations & Section – Published 20/07/22 27 – Party Wall Stability Method Sequence – Published 20/07/22 28 – Lift Installation layout – Published 23/08/22	

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 th September 2022	
Application ID: LA04/2022/0209/F	
Proposal: Proposed development of 31No. social housing units comprising of 16No. apartments and 15No. townhouses, car parking, landscaping and all associated site and access works.	Location: Lands at Nos. 176-184 and No. 202 Woodstock Road and Nos. 2-20 Beersbridge Road, Belfast.
Referral Route: More than 12 units with objection (as per 3.8.2 (i) of the Delegated Scheme)	
Recommendation:	Approve subject to conditions and S76 Planning Agreement
Applicant Name and Address: Hargan Homes Ltd Unit 2 Channel Wharf 21 Old Channel Road Belfast	Agent Name and Address: TSA Planning 20 May Street Belfast BT2 8AB
<p>Executive Summary: This application seeks full planning permission for 31 no. social housing units, comprising 16No. apartments and 15No. townhouses, car parking, landscaping and all associated site and access works.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the proposal at this location • Design, layout and impact on the character and appearance of the area • Impact on Residential Amenity • Impact on Historic Buildings • Access, Movement and Parking • Drainage and Flood Risk • Infrastructure Capacity • Environmental Health <p>The application site is located within the settlement development limit and has been zoned partially for housing and is located in a Housing Action Area in the adopted BUAP.</p> <p>Under the provisions of the draft BMAP (2004) and BMAP (2015) the site is within a Commercial Node/Area of Car Parking Restraint and located next to an Arterial Route (Woodstock Road).</p> <p>The surrounding area is predominantly residential in character. The site is occupied by a car business which includes a car showroom and a car wash/valet.</p> <p>The proposal is for social housing and NI Housing Executive have expressed their support for the proposal.</p>	

DFI Roads, EHO, NIE, Rivers Agency, NIEA, NI Water and HED offered no objections to the proposal.

Two letters of objection have raised concerns with traffic, parking and impact on residential amenity. They have been fully considered within the report below.

The proposed development will not adversely impact the character and appearance of the surrounding area. It is considered to be sympathetic in its built form, scale, massing and appearance with the surrounding area and neighbouring properties. It is considered that the proposal will not raise any unacceptable issues in relation to residential amenity including overshadowing and loss of light. Amendments have been secured to amend rear windows on the proposed apartments to ensure no direct overlooking into the existing houses; immediate neighbours have been re-notified.

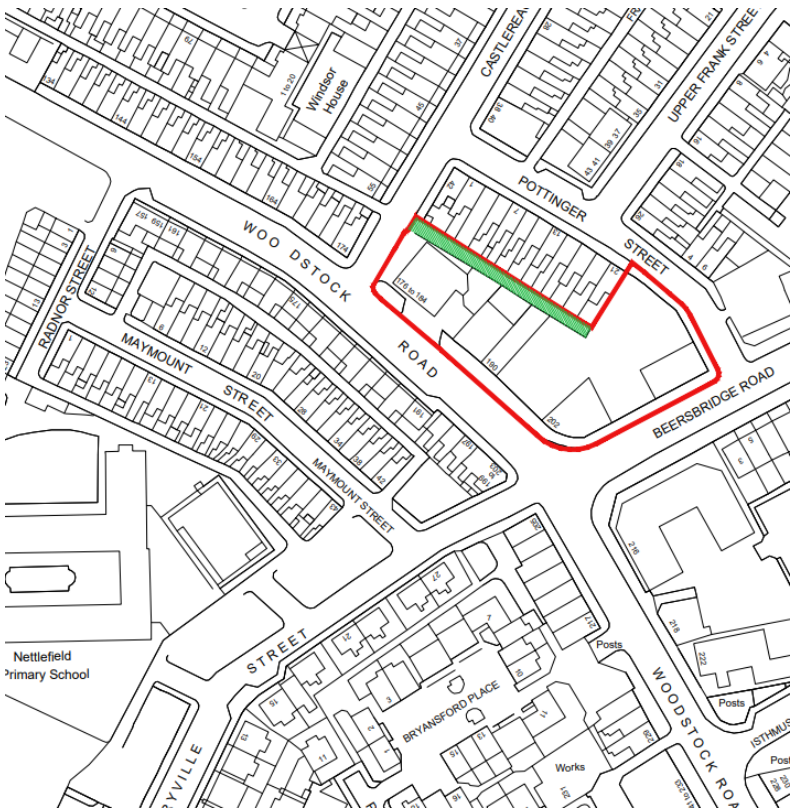
Having regard to the policy context and all material considerations, the proposal is considered on balance to be acceptable and planning permission is recommended for approval subject to no new substantive planning issues being raised by third parties. It is considered in this case given the obvious benefits of bringing forward much needed new housing stock that permission should be granted with conditions and Section 76 Agreement to secure Green Travel Measures.

Recommendation - Approval subject to conditions and S76 Planning Agreement.

It is requested that the committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions.

Case Officer Report

Site Location Plan



Proposed Site Layout



Proposed Elevations



Characteristics of the Site and Area

1.0 Description of Proposed Development

- 1.1 The proposal consists of 31No. social housing units comprising of 16No. apartments and 15No. townhouses, car parking, landscaping and all associated site and access works.

2.0 Description of Site and Surrounding Area

- 2.1 The application site is located on the corner of Woodstock and Beersbridge Road, at No. 176 – 202 Woodstock Road and No. 2 - 20 Beersbridge Road. The site is currently used by Holmes Motors and the adjacent Car Wash/Valet Centre. This includes a Car Showroom, Forecourt and MOT Garage which are located on the southern/south-eastern portion of the site, and the Car Wash and Valet Centre on the western portion. The transition between the two areas of the site is denoted by a c.2m high yellow and blue palisade fence to the north-western and western boundary, changing to a c.4m paladin fence from the western to southern boundary; the latter which is intersected at intervals by access gates and red brick pillars to the Car Forecourt and Showroom.
- 2.2 The immediate area of the application site comprises a mix of primarily residential, commercial and retail uses with further educational, religious and recreational uses in the wider locality. The north-eastern boundary partly fronts Pottinger Street, and also abuts the shared alleyway serving the rear yard areas of Nos. 1-21 (odds) Pottinger Street, whereas the south-eastern, southwestern, and north western boundaries front Beersbridge Road, Woodstock Road and Castlereagh Place respectively.
- 2.3 The wider surrounding area is characterised by medium to high density residential developments. This includes the modern 2 storey brown brick terraced dwellings at Nos.

2.4	<p>157-191 Woodstock Road to the southwest, and a mixture of 2/2.5 storey terraces and three storey apartment developments located at Nos. 4-16 and No. 2 Cherryville Street (Charlton House) further southwest. Two and a half storey red brick terraced dwellings are also located at Nos. 35- 55 (evens) Castlereagh Place to the north, and along Beersbridge Road and Pottinger Street.</p> <p>The site is located circa 1.9 miles (c.3km) to the southeast of Belfast City Centre, with local amenities such as House of Prayer Ireland, Beersbridge Family Centre, Mackey Options, Boots Pharmacy and Nettlefield Primary School all located within the immediate locality. The site is readily accessible to the City Centre and wider locality by walking and cycling; accommodated by cycle lanes and footpaths. The site is also well served by existing public transport services with bus stops located along Woodstock Road and Beersbridge Road.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History
3.1	<p>LA04/2021/1158/PAD</p> <p>Proposed residential development comprising of 16No. apartments and 15No. townhouses, landscaping and all associated site and access works.</p> <p>Address: Lands at Nos. 176-184 and 202 Woodstock Road, and Nos. 2-20 Beersbridge Road, Belfast.</p>
3.2	<p>Z/2007/2179/F Development consisting of 1 no. retail unit on ground floor and 63 no. apartments above.</p> <p>Lands at Woodstock Road/Beersbridge Road (Holmes Garage), Belfast, BT06 8AG.</p> <p>Granted 08.12.2009</p>
3.3	<p>Z/2000/2974/O</p> <p>Construction of 5 no 2-bedroom studio apartments with associated car parking.</p> <p>186-190 Woodstock Road, Belfast</p> <p>Granted 11.07.2001</p>
3.4	<p>Z/1995/0096</p> <p>Proposal: Demolition of two vacant shops, extension to filling station and erection of forecourt shop 176/188 WOODSTOCK ROAD BELFAST BT6</p>
3.5	<p>Z/1988/0018 Demolition and rebuilding of petrol station 176/184 WOODSTOCK ROAD BELFAST BT6</p>
3.6	<p>Surrounding Area</p> <p>Relevant consents in the wider area include planning permission immediately southwest of the site at 42-46 Cherryville Street and 193-197 Woodstock Road in October 2017 (Ref: LA04/2015/1096/F) for the construction of 4No. four-bedroom apartments and 8No. two-bedroom apartments within a three-storey block, and all associated site works (permission expires 4/10/22). Permission immediately northwest of the site at 174 Woodstock Road in (LA04/2020/0309/F) for the demolition of the existing property, and construction of a three-storey building with 3No. one-bedroom apartments.</p>
4.0	Policy Framework
4.1	BUAP
4.2	Draft BMAP 2015
4.3	Draft BMAP 2004
	<p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-</p>

4.4	<p>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.</p> <p>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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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 this transitional period existing policies will be applied including the SPPS and relevant PPSs.</p>
4.5	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.6	PPS 3 – Access, Movement and Parking
4.7	PPS 6 – Planning, Archaeology and Built Heritage
4.8	PPS 7 – Quality Residential Environments
4.9	PPS 7 – Addendum Safeguarding the Character of Established Residential Areas
4.10	PPS 8 – Open Space, Sport and Recreation
4.11	PPS 15 - Planning and Flood Risk
4.12	<p>Other Guidance</p> <p>DCAN 8 – Housing in Existing Urban Areas</p> <p>Creating Places</p>
5.0	Statutory Consultee Responses
5.1	NIEA: No objection subject to conditions
5.2	NIE: No objection
5.3	HED: No objection
5.4	NI Water: No objection subject to conditions
5.5	DfI Roads: No objections subject to conditions
5.6	Rivers: No objection subject to conditions
5.7	NIHE: Supportive of the proposed development
6.0	Non-Statutory Consultees Responses
6.1	Environmental Health – No objections subject to conditions
7.0	Representations
7.1	The Council has received two representations to the proposal objecting to the proposal.
7.2	<p><i>No. 1: Mary Cooke, 6 Pottinger Street, Belfast.</i></p> <ul style="list-style-type: none"> Concerns around the potential loss of light due to the height and proximity of the proposal. Concerns regarding lack of parking and wider parking issues within the area with commuter parking. Concern that the parking surveys are not a true representation as they were carried out during the pandemic.
7.3	<p><i>No. 2: Chris Moore and Pippa Cooke, 15 Pottinger Street, Belfast</i></p> <ul style="list-style-type: none"> Concerns raised related to overshadowing and impact on privacy. Concerns regarding lack of parking and wider parking issues within the area with commuter parking. Concern that the parking surveys are not a true representation as they were carried out during the pandemic. Increase in traffic generation. Impact and pressure on sewage infrastructure Proliferation of bins in alleyways and potential issues with vermin

7.4	<p>Officers respond as follows to these objections:</p> <ul style="list-style-type: none"> Concerns were raised regarding parking and traffic. DFI Roads considered the objections and are of the opinion that the proposal is acceptable and complies with PPS 3. Parking enforcement is a matter for DFI. Further discussion on parking, access and transport is included within the assessment section of the report. The scale, height and massing of the proposal is considered to be acceptable. Amendments to the design were sought to ensure no significant overlooking of neighbours. The layout and aspect of the proposed apartments would mean that there would be no significant overlooking, overshadowing or detrimental impact on natural light to neighbouring properties. NIW have advised there is available capacity at the WWTW and that there is a public foul sewer which can adequately serve the proposal. A condition is recommended with respect to agreeing an extension to the public surface water sewer. The houses will have adequate rear gardens to store bins whilst the apartment block has a fully enclosed bin store and a bin pick up area depicted on the layout which is considered to be acceptable.
8.0	Assessment
8.1	<p>Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. The Belfast Urban Area Plan 2001 (BUAP) is the statutory development plan for the area with dBMAP 2015 remaining a material consideration.</p>
8.2	<p>The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). The SPPS aims to promote more sustainable housing development within existing urban areas and places emphasis on increasing housing density within settlements. The use of greenfield land for housing should be reduced and more urban housing should be accommodated through the recycling of land and buildings. The SPPS also advises that housing should be located in sustainable locations that facilitate a high degree of integration with centres of employment, community services and public transport. Furthermore, all new housing developments should demonstrate a high quality of design, layout (including road infrastructure considerations) and landscaping.</p>
8.3	<p>Principle of Development</p> <p>Within the adopted BUAP, the site is located within the settlement development limit, has been zoned partially for housing and is located in a Housing Action Area. Housing Action Areas were designated within the BUAP (2001) to assist in the regeneration of old housing stock and in the delivery of new homes.</p>
8.4	<p>Under the provisions of dBMAP (2004), the site is located within the Settlement Development Limit, within a Commercial Node/Area of Car Parking Restraint and located next to an Arterial Route (Woodstock Road Ref: 3/10). Under the provisions of the BMAP (2015) the site is located adjacent to an Arterial Route (Ref: 02/09), within the Settlement Development Limit and is located within a Commercial Node/Area of Car Parking Restraint. Consideration must be given to the dBMAP Commercial Node designations. The associated policy text for these commercial nodes does not preclude residential development, and during the BMAP Inquiry, the PAC recommended amendment of dBMAP policy SETT4 to promote residential development as a means of regenerating arterial routes. This recommendation was carried through to Policy SETT 3 in BMAP (2015).</p>

8.5	The Plan aims to encourage restoration of the built frontage along Arterial Routes through the development of vacant gap sites and advises that in general terms, new development along these roads should have continuous frontages which maximise the opportunities to animate the street, should form an edge with the street and follow a common building line without major setbacks; should be of a robust and adaptable urban form; and Building height and massing should be appropriate to the scale of the street with higher densities of development within designated commercial nodes.
8.6	The existing uses on the site, which include a Used Car Sales and Car Wash/Valet Centre, do not currently provide a positive contribution to the urban design and character of the area, nor contribute to the attractiveness of Woodstock Road. The proposal will enhance the street at this location, through the introduction of a continuous built frontage and use more akin to the site's surrounding context, with an attractive 3.5 storey residential development which steps down to 2.5 storeys at the most sensitive locations adjacent to Pottinger Street and Castlereagh Place. The applicant has indicated that the units are for Social Housing. NIHE have advised that they are in support of the proposal.
8.7	In principle, a residential use is acceptable on the site subject to complying with prevailing planning policy.
8.8	Design, layout and impact on the character and appearance of the area Policy QD1 of PPS 7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.
8.9	The site is on a prominent corner on the arterial route and is presently occupied by a used car dealership, car wash and valet centre. The current built form reflects the commercial function of the premises however does not present a strong frontage on to the arterial route with the majority of the road frontage consisting of gaps punctuated by columns, access gates and metal railings/palisade fencing with cars parked behind; there is limited building frontage at the corner and on to Beersbridge Road. The existing commercial premises on the site is of limited architectural merit and its loss would not have a negative impact on the character of the area. The proposal presents an opportunity to introduce a robust built form with a continuous building frontage to animate the street regenerating the site with an appropriate housing scheme.
8.10	This application seeks permission to develop 31No. social housing units comprising 16No. apartments and 15No. townhouses. The development will contain a mix of 9x 3bed townhouses, 6x4 bed townhouses, 4x 2 bed wheelchair accessible apartments, 6x 2bed apartments and 6x 1 bed apartments. The units range from 40sqm to 110 sqm.
8.11	The proposal will provide an active, articulated façade fronting on to the Woodstock Road and Beersbridge Road. The development provides a continuous frontage onto both roads and generally respects established building lines. The scheme includes 2.5/3 storey townhouses houses along Woodstock Road, Beersbridge Road, and Pottinger Street, with the 3.5 storey apartment focal element of the scheme located on the corner between Woodstock Road and Beersbridge Road. The proposed “stepping down” arrangement, and uniform vertical window fenestration; alongside deep window reveals, assist somewhat in dissipating the overall height of the proposal, and reducing its perceived bulk and mass from the streetscape.
8.12	There are three different building heights ranging from 8.8m to 9.7m for the two and a half storey buildings to 12.1m for the highest three and a half storey building. The level of glazing;

	alongside the slimline vertical dormers proposed at roof level also assist in providing natural surveillance and create visual interest to the scheme. Roof profiles are varied in the area including include flat roofs, single pitch, double pitch, hipped and mansard roofs. To reflect same, the design has carried forward a mix of these roof profiles to be a positive reflection of those currently seen in the streetscape. The design also includes deep recesses in the window reveals at each floor level, to aid articulation and break up the bulk of the proposal.
8.13	The height, scale and massing of the proposal is considered to be acceptable. It is considered the design will enhance the character and appearance of the wider area and will contribute to the regeneration of the lower Woodstock Road area.
8.14	<u>Materials</u> The proposal includes a varied materials palette which is reflective of other developments within the immediate locality. The proposal includes a mix of red brick walls, grey roof tiles, UPVC rainwater gutters in grey and standing seam surrounds to dormer windows. The apartment element of the proposal also includes an aluminium standing seam roof at 3.5 storey level which adds interest and provides modern design aesthetic to the overall development. A Condition is recommended that final samples of materials to be used are agreed in advance of commencement.
8.15	<u>Density</u> Densities in the wider area range from 70-200 dwellings per hectare. The proposed residential density equates to approximately 110 dwelling units per hectare (dph). The proposed density is in keeping with the character of the wider area and is considered acceptable.
8.16	<u>Amenity Space Provision</u> The subject site is brownfield and located in a high-density inner-city area. Policy QD 1 of PPS 7; complemented by Creating Places, and DCAN 8 Guidance places great importance on respecting the surrounding context in terms of layout, scale, proportions, and landscaped areas. Taking this into account, the typical form, and characteristics of residential properties within the site's wider locality comprise of terraced properties with modest rear yards and the layout and garden areas of the proposed townhouses have gone some way to try and mimic this arrangement respecting the surrounding context. In carrying forward these arrangements, the townhouses benefit from an overall rear amenity provision of 606.2sqm, averaging at 40.41sqm per unit. As some rear garden spaces are smaller than others, ranging between 18.7 and 45.9sqm a condition has been recommended removing permitted development rights for extensions and outbuildings in order to protect the amenity of future occupants.
8.17	The proposed apartments will benefit from access to a private communal courtyard, supplemented by private balconies. The communal courtyard area for the apartments extends to 171 sqm, equating to an average of 10.6 sqm per apartment. Regarding the consideration of the proposal against Policy OS 2 of PPS 8, the policy states that an exception to the requirement of providing public open space will be permitted in the case of apartment developments or specialised housing where a reasonable level of private communal open space is being provided. An exception will also be considered in cases where residential development is designed to integrate with and make use of adjoining public open space. In response to the above, the proposal is for social housing providing a reasonable level of private communal space. The site is also located in close proximity to the City Centre; therefore, residents will be able to avail of a range of recreational areas/outlets across the City.
8.18	All the units, houses and apartments, avail of an element of private amenity in addition to the private rear communal courtyard for the apartments. The use of low level walls,

	decorative gates and railings to enclose front gardens behind, along the front street elevations assists in offering a degree of privacy and defensible space to the houses and ground apartments articulating boundaries and maintaining a clear definition between the public and private realm.
8.19	<p><u>Space standards</u></p> <p>The proposed development includes a mix of 16No. apartments and 15No. townhouses. The units range from 40sqm to 110 sqm. Policy LC 1 of PPS 7 Addendum does not apply as the proposal is located along an arterial route, however the proposed units comply with the space standards in any case.</p>
8.20	<p><u>Landscaping</u></p> <p>The proposal has also been supported by a detailed boundary treatments plan, and landscape arrangement. The plans illustrate the various types of boundary treatments, and proposed planting between properties within the development, alongside identifying the open space areas within the proposal. Landscaping Conditions are recommended with respect to implementation and maintenance.</p>
8.21	<p><u>Waste Management</u></p> <p>The existing alleyway to the rear of the proposed townhouses is a right of way to which all future residents can avail to bring their bins to to the roadside for collection. The apartments will have access to a shared bin store area which will be enclosed by a brick wall and 1.8m high cladding and secured by a lockable gate. A bin store collection point has also been appropriately located adjacent to Pottinger Street. A Service Management Plan has been provided in support of the application. The arrangement is considered to be acceptable.</p>
8.22	Overall, the proposed development would not cause unacceptable harm to the local character, appearance and environmental quality of the area of the area in accordance with Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, Creating Places and the SPPS. With regards to amenity provision the proposal is also considered to meet the criteria set out under Policy OS2 of PPS 8 and satisfies criterion (c) of Policy QD 1 of PPS 7.
8.23	<p>Impact on Residential amenity</p> <p>Creating Places provides guidance that a separation distance of around 20m or greater between the opposing rear first floor windows of new houses is generally acceptable on green-field sites and in low-density developments and of around 10m between the rear of new houses and the common boundary. Consideration however may be given to a smaller separation distance in order to meet the overall quality objectives set out in the design concept for the development, or in cases where it is important to reflect traditional building forms in the locality. Where smaller separation distances are employed, the design should include mitigating measures to help promote privacy.</p>
8.24	Amendments to the design were sought by officers to overcome concerns relating to the impact on neighbouring and prospective tenants. The revised plans show a layout where there will be no significant overlooking into neighbouring properties. In addition, there is sufficient separation distances to existing neighbouring properties to ensure that dominance and overshadowing will not occur to an unacceptable degree. Neighbours had raised concerns with respect to amenity issues and have been given notification of the amended plans.
8.25	There will be no opportunity for overlooking into neighbouring properties from the houses proposed due to the separation distances and existing boundary treatments. The roofspace accommodation within the houses is served solely by a front dormer on 9 of the houses; the remaining 6 houses have a rear dormer to the roofspace however the design is narrow and

	linear in form with the main bedroom floorplate set significantly back. A 1.8m high fence is proposed at all common rear boundaries preventing any overlooking at ground floor level. Regarding existing residents, where there is a back to-back arrangement proposed between the townhouses and existing properties at Nos. 1-21 Pottinger Street, separation distances between the main rear dwelling walls range from 18.5 to 20 sqm in general accordance with guidance set out within Creating Places Guidance. The distance between the proposed main rear elevations and common boundary range from 8.4 to 15m.
8.26	The introduction of rear splayed oriel windows on the apartment block has been proposed to overcome overlooking concerns from the upper windows. Main bedroom windows at Apt Nos. 1; 4; 5; 8; 9; 13; and 16 have been splayed to avoid any overlooking of existing neighbouring properties on Pottinger Street. Whilst the proposed splayed windows on each floor face one another, it is the most appropriate solution as each window only permits a view of the opposite splay and not the main living space of the bedroom, reducing any negative internal overlooking impact.
8.27	As detailed above each of the units benefits from defensible space in the form of front gardens to the public realm. There is a common courtyard to the rear of the apartment block and a further design feature to reduce any negative amenity impact on prospective residents sees the addition of an area of defensible space to the rear of ground floor Apartment Nos. 1 and 4. This consists of an area of hedging.
8.28	The application has also been supported by a Noise Assessment, to demonstrate how any noise impacts arising from the proposal have been successfully mitigated. There are no concerns regarding the relationship between the proposal and the two households where the objections originated from (Nos 6 and 15 Pottinger Street) due to the separation distances.
8.29	In terms of prospective residents, each unit has adequate outlook to the public street or amenity areas. It is considered that the separation distances proposed are acceptable and will not unacceptably impinge on residential amenity via overlooking, dominance, loss of light or overshadowing.
8.30	Given the sites inner urban context, and the development pattern in the immediate area it is considered that the distances are acceptable and the proposal would not result in an unacceptable loss of privacy or undue level of overlooking to existing and proposed occupiers. Overall, the proposed development would not cause unacceptable amenity impacts to existing or proposed residents and is in accordance with Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, Creating Places and the SPPS
8.31	Impact on Historic Buildings and Monuments A number of Listed Buildings protected by Section 80 of the Planning Act (NI) 2011 are located within the wider vicinity of the application site including Nettlefield Primary School (Ref: HB26/06/011), Mountpottinger Presbyterian Church and Hall (HB26/06/004) and Willowfield Parish Church of Ireland (HB26/04/003).
8.32	Section 91 requires that in considering whether to grant planning permission for development which affects a listed building or its setting a council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
8.33	HED acknowledge that the above referenced listed buildings are separated from the application site by existing street patterns and established urban development or road curvature and established urban development grain. Therefore, Historic Buildings consider that this application will not significantly affect the understanding or experience of the listed

	buildings to harm their essential character. HED considers the listed buildings are sufficiently removed in situation within the existing established developed environment to remain unaffected by this application.
8.34	The proposals are in accordance with the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS6) Policy BH11 (Development affecting the Setting of a Listed Building).
8.35	HED (Historic Monuments) has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.
8.36	Access and Parking The site is located in close proximity to the City Centre; therefore, residents will be able to avail of a range of recreational areas/outlets across the city. The proximity to these areas within the city is supported by various infrastructure, and sustainable modes of transport such as public transport corridors and cycle lanes.
8.37	To encourage future residents to avail of sustainable transport methods, the applicant has offered the following benefits through the development, which will be secured via a Section 76 Planning Agreement. These include the provision of 1no. Travel Card per residential unit for a period of 3no. years; provision of Belfast Bike membership per residential unit for a period of 3no. years; and provision of Car Club membership per residential unit for a period of 3no. years.
8.38	The car parking arrangement has 6No. spaces located within the lay by on Woodstock Road, two of which are accessible for persons with a disability, and 5No. within a lay by on Beersbridge Road. 22 no. covered cycle parking spaces are to be provided within the private courtyard to the rear of the apartment block.
8.39	DFI Roads have offered no objections to the proposal. It is considered the proposals comply with the policy provision of the SPPS, PPS7 and PPS3.
8.40	Drainage and Flood Risk / Infrastructure Capacity Rivers Agency provided comments on the proposal. They highlighted that FLD 3 Development and Surface Water is applicable. A Drainage Assessment has been submitted with this application. DfI Rivers offered no objection to the proposal and have recommended a condition to agree final drainage design. The proposal is therefore compliant with PPS 15.
8.41	NI Water in their most recent consultation response advise that there is available capacity in the Waste Water Treatment Works, there is a public foul sewer located within 20m of the proposed development boundary which can serve the development and there is no public surface water sewer within 20m of the proposed development boundary however access is available via extension of the existing public surface water network. NIW have advised that the Developer has worked with them in implementing the Solution engineering report requirements, Engineering report DS37870, a solution has been agreed between the developer and NI Water, an A154 Requisition will be completed to offset storm from the combined sewer. The condition from NI Water being there is to be no connection to the WWTW until July 2023. Whilst the consultation response recommends refusal NIW have confirmed to Officers that they are content for a negative condition to be recommended as part of any approval.
8.42	Environmental Health

8.43	<p>EHO provided comment in relation to the proposed development in terms of noise, air pollution, ambient air quality, contaminated land and other considerations. EHO have offered no objections in terms of impact on human health. Conditions relating to noise, air quality, construction management and contamination have been suggested.</p> <p>DAERA Water Management Unit and Regulation Unit have also considered Contamination Assessments submitted and are content that no unacceptable risks have been identified on environmental receptors. Conditions are recommended.</p>
10.0	Summary of Recommendation:
10.1	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to subject to no new substantive planning issues being raised by third parties. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the planning conditions and Section 76 Agreement.</p>
11.0	Conditions
	<p>1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2: No dwelling shall be occupied until related hard surfaced areas (lay-by provision) have been constructed in accordance with the approved Drawing No. IBH 0755/1000 Rev C as published to the Planning Portal on 31/05/2022 to provide adequate facilities for parking. These spaces shall be permanently retained.</p> <p>Reason: To ensure adequate parking in the interests of road safety and the convenience of road users.</p> <p>3: The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No:IBH 0755/1000 Rev C bearing the Department for Infrastructure Determination date stamp 20/6/22.</p> <p>Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p> <p>4: The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>No part of the development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No:IBH 0755/1000 Rev C bearing the date stamp 20/6/22. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).</p> <p>Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.</p>

	<p>5: All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of Department for Infrastructure.</p> <p>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.</p> <p>6: The development shall operate in accordance with the Travel Plan Version F02 as published to the Planning Portal on 15/04/2022.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p> <p>7: No apartment shall be occupied until weather protected cycle parking has been fully provided in accordance with Approved Site Plan Drawing 100-03 as published to the planning portal on 13/09/2022.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>8: All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the quality of surrounding soils and groundwater verified. Should contamination be identified during this process, Conditions 2 and 3 will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>9. 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 Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>10. After completing the remediation works under Condition 10, 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/land-contamination-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.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>11. In the event that piling is required, no development or piling work should commence on this site until a piling risk assessment, undertaken in full accordance with the methodology contained within the Environment Agency document on "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention", has been submitted in writing and agreed with the Planning Authority. The methodology is available at:</p>
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<http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>.

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

12: Prior to the commencement of development hereby approved, the applicant shall submit a Drainage Assessment, compliant with FLD 3 & Annex D of PPS 15, to be agreed with the Council which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100 year event.

Reason: In order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere.

13: Prior to the occupation of the proposed development, a Verification Report shall be submitted to and approved in writing by the Council. This report must demonstrate that the remediation measures outlined in the RSK Ireland Ltd report entitled 'Prometheus no 1 Ltd, Remediation Strategy, Lands at Woodstock Road, Belfast, 603512-R2 (01), June 2022' have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (residential with homegrown produce). It must demonstrate that the identified human health contaminant linkages are effectively broken. The Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, this Verification Report must demonstrate that:

- a) A minimum 800mm capping layer has been emplaced in all garden areas formed from material that is demonstrably suitable for use (residential with homegrown produce).
- b) A minimum 500mm capping layer has been emplaced in all landscaped areas formed from material that is demonstrably suitable for use (residential with homegrown produce).
- c) Vapour protection measures have been installed in the properties shown in Figure 4 of the Remediation Strategy report incorporating:

- A vapour resistant membrane which meets the requirements of CIRIA C748.
- A passive sub floor dispersal layer consisting of a 150mm open void space.

Vapour protection measures shall be installed and verified in accordance with the requirements of CIRIA C735 and C748.

Reason: To demonstrate that the required remediation measures have been incorporated into the development, in the interests of human health.

14: If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

15: Prior to installation, the applicant shall submit to the planning authority, for review and approval in writing, the final window schedule detailing the sound reduction performance of the proposed windows to habitable rooms on all facades of the hereby permitted development. The window specifications shall be as detailed in Figure G '*Identification of Window and Ventilation System Sound Reduction Requirements, and 1.5 metre High Acoustic Barriers*' and section 4.3 of the Lester Acoustics Inward Sound Level Impact Assessment (dated 27th January 2022, referenced MRL/1517/L01 Rev 2).

Reason: Protection of residential amenity

16: Prior to installation, the applicant shall submit to the planning authority, for review and approval in writing, confirmation of the specification of alternative means of ventilation as recommended in section 4.3 of the Lester Acoustics Inward Sound Level Impact Assessment (dated 27th January 2022, referenced MRL/1517/L01 Rev 2). The sound reduction specification (dBD_{n,e} + C_{tr}) for the alternative means of ventilation shall be the same as or greater than the sound reduction specification for the windows of each façade to ensure suitable internal noise levels of habitable rooms outlined in British Standard BS8233:2014 are achieved with the windows shut and the alternative means of ventilation operating.

Reason: Protection of residential amenity

17: Prior to occupation of the hereby permitted development, the approved final window schedule and approved alternative means of ventilation shall be installed so as to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided.

Reason: Protection of residential amenity

18: Prior to occupation of the hereby permitted development, the developer shall verify that the window schedule and alternative means of ventilation as approved have been installed by way of a written declaration from the supplier and installation contractor confirming such installation.

Reason: Protection of residential amenity

19: Prior to occupation, the roof construction to the hereby permitted development, where window/ventilation requirements are 35dB R_{Tra} (or R_w + C_{tr}) or greater, shall incorporate an additional two layers of 15mm thick dense plasterboard with at least 75mm thickness of acoustically absorbent material within a minimum 100mm void between the plasterboard and roof structure, as per section 4.3.9 of the Lester Acoustics Inward Sound Level Impact Assessment (dated 27th January 2022, referenced MRL/1517/L01 Rev 2).

Reason: Protection of residential amenity

20: Prior to occupation of the hereby permitted development, the amenity areas to the West and North end gardens shall incorporate a 1.5m high acoustic barrier with no gaps, and a minimum surface weight of 10kg/m² as detailed in section 4.4.6 and Figure I, and as per locations identified on Figure G of the Lester Acoustics Inward Sound Level Impact Assessment (dated 27th January 2022, referenced MRL/1517/L01 Rev 2).

Reason: Protection of residential amenity

	<p>21: No passive or trickle vents are to be incorporated into the window system/s of the hereby permitted development.</p> <p>Reason: Protection of residential amenity</p> <p>22: Prior to operation, the installed gas fired boilers for the proposed development shall meet the technical specification as detailed within the Air Quality Technical Note (Chapter 4.2 and Appendix A, Air Quality Technical Note, RPS, January 2022).</p> <p>Reason: Protection of human health</p> <p>23: Prior to commencement of development on site, including demolition, 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 shall include rationale for and details of the chosen piling methodology and demonstrate that noise and vibration levels will not have an adverse impact on nearby premises. The CEMP must incorporate the dust mitigation measures as detailed within Chapter 5 of the RPS report entitled 'Air Quality Technical Note, Proposed Residential Development, Woodstock Road, Belfast', referenced NI 2490, dated January 2022.</p> <p>The CEMP must also have due regard to Parts 1 and 2 of BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites, Noise and Vibration and to the IAQM, 'Guidance on the assessment of dust from demolition and construction version 1.1', and dated February 2014. The CEMP and associated records must be made available to the Environmental Protection Unit of Belfast City Council at any time upon request.</p> <p>Reason: Protection of surrounding amenity</p> <p>24. The development hereby approved shall not be occupied until the units hereby granted have obtained NI Water consent to connect to the foul and storm water system.</p> <p>Reason: In the interests of the environment.</p> <p>25: No external brick facing shall be constructed or applied unless in accordance with details and a sample panel, which shall have first been constructed on site and approved in writing by the City Council.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick facing materials.</p> <p>The approved sample panel shall be retained on site and made available for inspection by the City Council for the duration of the construction works.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>26: Notwithstanding the provisions of Article 3, Part 1, Classes A ,B, C and D of The Planning (General Permitted Development) Order Northern Ireland 2015 (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling house or the provision of any other building within its curtilage other</p>
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	<p>than that expressly authorised by this permission shall be carried out without planning permission being first obtained from the Local Planning Authority.</p> <p>Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and future occupants and the character of the area and for this reason would wish to control any future development.</p> <p>27: All hard and soft landscaping shall be carried out in accordance with the approved details as shown on the approved Site plan as published to the Planning Portal on 13/09/2022. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the City Council and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the City Council.</p> <p>Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the area.</p> <p>28: No development shall commence on site until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.</p> <p>Reason: To ensure the proper management of the landscaped areas in the interests of visual amenity.</p> <p>29. Prior to the occupation of the development hereby permitted, the bin store facilities shall be provided in accordance with the approved plans and shall be made available and thereafter be retained for use at all times.</p> <p>Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in the interests of the amenities of the area.</p>
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ANNEX	
Date Valid	28th January 2022
Date First Advertised	18th February 2022
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Pottinger Street,Belfast,Down,BT5 4LZ The Owner/Occupier, 11 Pottinger Street,Belfast,Down,BT5 4LZ The Owner/Occupier, 13 Pottinger Street,Belfast,Down,BT5 4LZ The Owner/Occupier, 15 Pottinger Street,Belfast,Down,BT5 4LZ Pippa Cooke and Chris Moore 15, Pottinger Street, Belfast, Down, Northern Ireland, BT5 4LZ The Owner/Occupier, 17 Pottinger Street,Belfast,Down,BT5 4LZ The Owner/Occupier, 172 Woodstock Road,Belfast,Down, The Owner/Occupier, 174 Woodstock Road,Belfast,Down,BT6 8AF The Owner/Occupier, 175 Woodstock Road,Belfast,Down,BT6 8AD The Owner/Occupier, 176 Woodstock Road,Belfast,Down,BT6 8AF The Owner/Occupier, 176 Woodstock Road,Belfast,Down,BT6 8AF The Owner/Occupier, 176 Woodstock Road,Belfast,Down,BT6 8AG The Owner/Occupier, 177 Woodstock Road,Belfast,Down,BT6 8AD The Owner/Occupier, 179 Woodstock Road,Belfast,Down,BT6 8AD The Owner/Occupier, 181 Woodstock Road,Belfast,Down,BT6 8AD The Owner/Occupier, 183 Woodstock Road,Belfast,Down,BT6 8AD The Owner/Occupier, 185 Woodstock Road,Belfast,Down,BT6 8AD The Owner/Occupier, 187 Woodstock Road,Belfast,Down,BT6 8AD	

The Owner/Occupier,
 189 Woodstock Road,Belfast,Down,BT6 8AD
 The Owner/Occupier,
 19 Pottinger Street,Belfast,Down,BT5 4LZ
 The Owner/Occupier,
 191 Woodstock Road,Belfast,Down,BT6 8AD
 The Owner/Occupier,
 192 Woodstock Road,Belfast,Down,BT6 8AG
 The Owner/Occupier,
 197 Woodstock Road,Belfast,Down,BT6 8AD
 The Owner/Occupier,
 199 Woodstock Road,Belfast,Down,BT6 8AD
 The Owner/Occupier,
 2 Pottinger Street,Belfast,Down,BT5 4LZ
 The Owner/Occupier,
 2-20 ,Beersbridge Road,Belfast,Down,BT5 4BF
 The Owner/Occupier,
 203 Woodstock Road,Belfast,Down,BT6 8AD
 The Owner/Occupier,
 21 Pottinger Street,Belfast,Down,BT5 4LZ
 The Owner/Occupier,
 216 Woodstock Road,Belfast,Down,BT6 9DL
 The Owner/Occupier,
 26 Upper Frank Street,Belfast,Down,BT5 4NR
 The Owner/Occupier,
 3 Beersbridge Road,Belfast,Down,BT5 4RP
 The Owner/Occupier,
 3 Pottinger Street,Belfast,Down,BT5 4LZ
 The Owner/Occupier,
 4 Pottinger Street,Belfast,Down,BT5 4LZ
 The Owner/Occupier,
 40 Beersbridge Road,Belfast,Down,BT5 4RU
 The Owner/Occupier,
 42 Castlereagh Place,Belfast,Down,BT5 4NN
 The Owner/Occupier,
 5 Beersbridge Road,Belfast,Down,BT5 4RP
 The Owner/Occupier,
 5 Pottinger Street,Belfast,Down,BT5 4LZ
 The Owner/Occupier,
 53 Castlereagh Place,Belfast,Down,BT5 4NN
 The Owner/Occupier,
 55 Castlereagh Place,Belfast,Down,BT5 4NN
 The Owner/Occupier,
 57 Castlereagh Place,Belfast,Down,
 The Owner/Occupier,
 6 Pottinger Street,Belfast,Down,BT5 4LZ
 Mary Cooke
 6, Pottinger Street, Belfast, Down, Northern Ireland, BT5 4LZ
 The Owner/Occupier,
 7 Beersbridge Road,Belfast,Down,BT5 4RP

The Owner/Occupier, 7 Pottinger Street,Belfast,Down,BT5 4LZ The Owner/Occupier, 9 Pottinger Street,Belfast,Down,BT5 4LZ The Owner/Occupier, Apartment 1,174 Woodstock Road,Belfast,Down, The Owner/Occupier, Apartment 1,42 Castlereagh Place,Belfast,Down,BT5 4NN The Owner/Occupier, Apartment 2,174 Woodstock Road,Belfast,Down, The Owner/Occupier, Apartment 2,42 Castlereagh Place,Belfast,Down,BT5 4NN	
Date of Last Neighbour Notification	September 2022
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title	
01 Site Location Plan - published to the Planning Portal on 07/02/2022 05 Proposed Boundary Treatments - published to the Planning Portal on 07/02/2022 Proposed Bin Store Elevations(Dwg.No 100-06)- published to the Planning Portal on 16/05/2022 Proposed PSD Layout Rev C A1 - published to the Planning Portal on 31/05/2022 1843-01-100-03I Proposed Site Plan-published to the Planning Portal on 13/09/2022 1843-01-300-01C Proposed Elevations Sheet 01-published to the Planning Portal on 13/09/2022 1843-01-300-02F Proposed Elevations Sheet 02-published to the Planning Portal on 13/09/2022 1843-01-200-00G Proposed Ground Floor Plan -published to the Planning Portal on 13/09/2022 1843-01-200-02D Proposed Second Floor Plan -published to the Planning Portal on 13/09/2022 1843-01-200-01D Proposed First Floor Plan -published to the Planning Portal on 13/09/2022 1843-01-200-03D Proposed Third Floor Plan -published to the Planning Portal on 13/09/2022	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	

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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 September 2022	
Application ID: LA04/2021/2462/F	
Proposal: Residential housing development comprising (13 dwellings in total) 6no. detached & 6no. semi-detached 2 storey dwellings and 1no. detached 2.5 storey dwelling for social housing, including amenity space, landscaping and all other site and access works.	Location: Lands approx. 60m NW of 29 Hazel View Dunmurry, Belfast.
Referral Route: More than 12 units with objection (as per 3.8.2 (i) of the Delegated Scheme)	
Recommendation: Approve subject to conditions.	
Applicant Name and Address: Toland House Properties Ltd 21-23 Chapel Hill Lisburn BT28 1EP	Agent Name and Address: MDF Architecture 1 Tinamara Upper Station Road Greenisland BT38 8FE
Executive Summary: This application seeks full planning permission for a residential housing development comprising (13 dwellings in total) 6no. detached & 6no. semi-detached 2 storey dwellings and 1no. detached 2.5 storey dwelling for social housing, including amenity space, landscaping and all other site and access works. The main issues to be considered in this case are: <ul style="list-style-type: none"> • The principle of the proposal at this location • Design, layout and impact on the character and appearance of the area • Impact on amenity • Access, Movement and parking • Infrastructure capacity • Other Environmental Considerations <p>The application site is on land zoned for housing within the BUAP, draft BMAP 2004 and dBMAP 2015. The proposed residential use is therefore in accordance with the purpose for which the land is zoned. The surrounding area is predominantly residential in character; the wider housing zoning is adjacent to lands zoned as Local Landscape Policy Area, Area of High Scenic Value and a Site of Local Nature Conservation Importance.</p> <p>The proposal is for social housing, NI Housing Executive have stated their support for the proposal advising in their response that the “demand for social housing in the West Belfast area continues to be high and our projection of social housing need indicates a requirement for 2,148 new units of social housing across the Council area over the 5 year period 2021-2026”. They advise that on the basis of the Housing Need Assessment, they would welcome this scheme as an opportunity to help</p>	

address unmet social housing need in the Outer West Belfast catchment area. It is therefore considered that the proposals will bring forward benefits of much needed new housing stock.

The proposed development will not adversely impact the character and appearance of the surrounding area. It is sympathetic in its built form, scale, massing and appearance with the surrounding area and neighbouring properties. It is considered that the proposal will not raise any unacceptable issues in relation to residential amenity including overshadowing, loss of light and overlooking.

Consultations:

Rivers Agency, NI Water, DfI Roads Service, Shared Environmental Service, DAERA and BCC Environmental Health offer no objections to the proposal.

Representations:

One letter of objection has been received with concerns regarding additional traffic leading to more congestion in the locality.

Having regard to the policy context and all material considerations, the proposal is considered to be acceptable and planning permission is recommended for approval.

Recommendation - Approval subject to conditions

It is requested that the committee delegate authority to the Director of Planning and Building Control to finalise the wording of conditions.




Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	Residential housing development comprising (13 dwellings in total) 6no. detached & 6no. semi-detached 2 storey dwellings and 1no. detached 2.5 storey dwelling for social housing, including amenity space, landscaping and all other site and access works.
1.2	The dwellings are to be arranged in a conventional linear form replicating the street pattern of the wider area and fronting on to the public road. The development consists of three pairs of semi-detached two storeys dwellings and seven detached dwellings, six being two storeys and one being two and a half storeys.
1.3	The proposed units will all benefit from the provision of private rear amenity space and defensible space to the front of the dwellings. Car parking is provided in the form of two in-curtilage spaces for each dwelling.
1.4	The dwellings are proposed to be constructed in a mixture of a rendered and/or red/brown brick finish with detailing to windows.
1.5	The development will consist of 4no. two bedrooms semi-detached, 2no. three bedrooms semi-detached, 2no. two bedrooms detached, 3no. three bedrooms detached, 1no. three bedrooms detached (wheelchair friendly) and 1no. four bedrooms detached.
2.0	Description of Site
2.1	The site is currently an area of scrub land adjacent to the abandoned Lagmore Road and the existing housing developments of Whites Rise and Hazel View. The general

	surrounding character is one of residential housing developments adjacent to former agricultural land.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History S/1996/0601/O Residential development Permission Granted 23 December 1999 S/2005/1667/F Application under article 28 to carryout housing development at Mount Eagles Lagmore with variation of conditions 4 & 6 attached to previous outline permission (Ref: S/1996/0601/O) Permission Granted 11 August 2006 S/2006/1180/RM Phase 3 & 4 of the ongoing housing development at Mount Eagles for 293 dwellings for domestic use in accordance with outline S/2007/1348/RM Phase 1A of the ongoing housing development at Mount Eagles for 59 Residential Units for domestic use in accordance with original outline
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	Draft Belfast Metropolitan Area Plan 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. 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. 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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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 this transitional period existing policies will be applied including the SPPS and relevant PPSs.
4.4	Regional Development Strategy (RDS) 2035
4.5	Strategic Planning Policy Statement 2015 (SPPS)
4.6	Planning Policy Statement 2 – Natural Heritage Planning Policy Statement 3 – Parking, Movement and Access. Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 7 (Addendum): Safeguarding the Character of Established Residential Areas Planning Policy Statement 15 – Planning and Flood Risk
5.0	Statutory Consultees Responses
5.1	DFI Roads – no objection with conditions

5.2	Northern Ireland Water (NIW) – no objection
5.3	DFI Rivers – No objection
5.4	NI Housing Executive- Supportive of the proposal.
5.5	Shared Environmental Services – No objection
5.6	DAERA – No Objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – no objection
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. One objection has been received regarding the proposal. Concerns relate to additional traffic and congestion.
8.0	Other Material Considerations
8.1	Creating Places
8.2	Parking Standards
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • The principle of the proposal at this location • Design, layout and impact on the character and appearance of the area • Impact on amenity • Access, Movement and Parking • Infrastructure capacity • Other Environmental Considerations
9.2	<p><u>Principle of development</u></p> <p>The application site is within the settlement development limits and on land zoned for housing within the BUAP and dBMAP. The SPPS advises that planning permission ought to be granted for sustainable development that accords with the area plan and causes no harm to areas of acknowledged importance.</p>
9.3	<p>The site is contained within a larger housing zone now partially developed. The wider residential development is part of the Lagmore Masterplan for which outline approval was granted approval subject to an Article 40 Agreement in December 1999. The outline Conceptual Masterplan included housing on the site which is subject to this standalone application therefore the development proposed remains in general accordance with the approved masterplan.</p>
9.4	<p>The proposal is for social housing consisting of a mix of house types within an area of social housing. NI Housing Executive have expressed their support for the proposal.</p>
9.5	<p>The proposal is for residential development on lands zoned for housing; the proposed development is therefore acceptable in principle.</p>
9.6	<u>Design, Impact on character and appearance of the area</u>

	<p>The proposed scheme comprises 13 dwellings arranged in a conventional linear form replicating the existing pattern of development in the wider area. The proposal consists of a mix of house types that includes 2 and 3 bedrooms semi-detached, 2 and 3 bedrooms detached, and a single 4 bedroom detached. All dwellings except for the 4 bedroom unit will be two storey the exception being two and a half storeys.</p>
9.7	<p>The proposed separation distances, window placement and use of obscured glazing assist in mitigating against any potential adverse impact on the neighbouring residential amenity.</p>
9.8	<p>The palette of materials and finishes proposed for the treatment of the elevations reflect those found in the surrounding residential area with the proposed dwellings finished in a rendered finish with some dwellings having additional red brick detailing around the windows, the roofs are to be covered with common roof tiles. The proposed development will be enhanced by quality hard and soft landscaping around the buildings.</p> <p>Streetscape Elevations Proposed</p> 
9.9	<p>Ornate hedging on corner site locations, to the front garden areas and additional structural planting assists in further softening the elevational & visual impact of the proposed dwellings and hardstanding.</p>
9.10	<p>The density of development reflects the existing density in the surrounding context. The proposal represents 16 dwellings/hectare which is similar to adjacent developments of 25 dwellings/hectare. The scale, form and massing of the proposed development is also in keeping with the overall character of the area immediately surrounding the application site. The design, building line, ridge heights, fenestration and solid to void proportions are typical of the surrounding area.</p>
9.11	<p>Overall, the proposed development would not cause unacceptable harm to the local character, appearance and environmental quality of the area of the area in accordance with Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, Creating Places and the SPPS.</p>
9.12	<p><u>Impact on Amenity</u></p> <p>Consideration has been given to the surrounding context regarding the design and layout of the development. The internal layout and window locations minimises the potential impact on neighbouring land uses in terms of overlooking.</p>
9.13	<p>The layout of the dwellings results in no significant overlooking into existing neighbouring properties. In addition, there is sufficient separation distances to the existing housing developments to ensure that dominance and overshadowing will not occur. There will be no opportunity to dominate or overshadow the existing neighbouring properties due to the separation distances which are circa 45m to the north and 36m to the south. Only one proposed dwelling (House Type E1 Plot 105) will have a close relationship with the</p>

	<p>existing dwellings (no. 29 Hazel View) and their private amenity, this property will project a gable with a first-floor landing window, a non-habitable room.</p> <p>A planted buffer to the rear of plots 32 and 33 will prevent overlooking into the rear garden on plot 30. The corner plots on to Lagmore will benefit from 1.8m high feature walls to match the existing dwellings enclosing their private rear gardens.</p>
9.14	There will be a limited level of overlooking within the layout design of the development, this is always unavoidable in a relatively tight grain housing development and is quite common within residential environments.
9.15	The proposed dwellings will have adequate provision of private rear amenity space and a small level of defensible space to the front of the dwellings. The rear gardens range from 75sq m to 109sqm all above the recommended 70sq m set out in the Creating Places guidance document. The rear amenity spaces are proposed to be enclosed by 1.8m high close boarded timber fencing or wall, providing privacy between neighbours.
9.16	In terms of outlook each unit has an adequate outlook to the proposed roadways and external amenity areas. It is considered that the design, layout and separation distances proposed are acceptable and will not impinge on residential amenity via overlooking, dominance, loss of light or overshadowing.
9.17	All the dwellings benefit from adequate internal amenity space and satisfy the space standards as set out in Annex A of the Addendum to PPS 7.
9.18	The site is in close proximity (within 75m) of the existing multi-use games area, children's play park and grassed open space located at Hazel View/Lagmore View to the east. It will also benefit from open space provision as part of the wider Lagmore development.
9.19	Residential use is not normally associated with the generation of significant noise or odour. Similarly, the existing land uses in the immediate context of the application site are not considered to be significant noise or odour generating uses.
9.20	Overall, the proposed development would not cause unacceptable amenity impacts to existing or proposed residents and is in accordance with Policy QD1 of PPS7, Policy LC1 of PPS7 Addendum, Creating Places and the SPPS
9.21	<p><u>Access, Movement and Parking</u></p> <p>DfI Roads Service have considered the acceptability of the road layout to serve the development and has found it to be acceptable. Car parking is provided in the form of two in-curtilage spaces for each of the dwellings. Conditions are recommended. The proposal complies with the SPPS, PPS7 and PPS3 with respect to access and parking.</p>
9.22	<p><u>Infrastructure Capacity</u></p> <p>NI Water advise that there is no objection to the development. There is available capacity at the Waste Water Treatment Works. There is a public foul sewer, public surface water sewer and public water main all within 20m of the proposed development boundary which can adequately service the proposals.</p>
9.23	<p><u>Flooding</u></p> <p>Rivers Agency have commented that the Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200-year coastal flood plain. DfI Rivers do not object to the proposed development from a drainage or flood risk perspective and recommend a condition with respect to final drainage design agreement.</p>
9.24	<u>Other Environmental Considerations</u>

	The Environmental Health Service has considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and offers no objection.
9.25	Shared Environmental Services considered the application in light of the assessment requirements of Regulation 43(1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) on behalf of Belfast City Council which is the competent authority. Having considered the nature, scale, timing, duration and location of the project it is concluded that it is eliminated from further assessment because it could not have any conceivable effect on a European site. HRA Stage 1 screening has concluded no viable environmental pathways from the proposal at both construction and operational phases to any European Site or feature of one.
9.26	DAERA – The Drinking Water Inspectorate refer to standing advice and guidance on private water supply; the Agent has confirmed that a scoping exercise was undertaken and no registered private water supplies are present within a 1km search radius; it is not their intention to use any borehole / private water supply on-site and from undertaking a site walkover, no existing borehole or wells are apparent. In any event NI Water have confirmed availability of adequate public water supply in a Pre Development Enquiry and in their consultation response.
9.27	Water Management Unit (WMU), referred to a potential adverse impact on surface water, advising NIW should be consulted and in the event NIW indicate Capacity at the WWTW and associated sewer network they would have no objection. NI Water have confirmed availability at the Waste Water Treatment Works and associated sewer network.
9.28	Natural Environment Division considered the proposal subject to the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) (known as the Habitats Regulations). The application site is in close proximity to the Lagmore Glen SLNCI a site which is of Local Nature Conservation Importance and is protected by relevant legislation. NED considered the NI Biodiversity Checklist submitted in support of the application and requested that a badger survey be carried out. Upon receipt and consideration of that survey NED are content that the development is not predicted to have any significant adverse impact on natural heritage and recommend Informatives.
9.29	The proposal is in compliance with the policy provisions of the SPPS, PPS7 and PPS 2.
9.30	<u>Representation</u> One objection was received from a resident at Hazel Crescent to the south of the application site. This raises school provision and traffic congestion. The proposal is for 13 no. houses on lands zoned for housing; a proposal of this size would not in itself require provision of additional neighbourhood facilities. 4 no. houses are directly accessed off Lagmore Road; the remaining houses can be accessed from either Lagmore Road or Hazel Crescent. Each dwelling will benefit from 2 no. in curtilage parking spaces. DfI Roads have considered the proposals with respect to parking and traffic and offer no objection.
9.31	Having regard to the policy context and other material considerations above, the proposal is considered to be acceptable and planning permission is recommended subject to conditions.
10.0	Summary of Recommendation: Approval subject to conditions
11.0	Conditions

	<p>1: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2: A detailed programme of works and any required/associated traffic management proposals, shall be submitted to and agreed by DfI Roads, prior to the commencement of any element or road works.</p> <p>Reason: To ensure traffic management proposals are adequate.</p> <p>3: No dwelling shall be occupied until its related hard surfaced area (incurtilage driveway) has been constructed in accordance with the approved Drawing No. 13, published to the planning portal NI 12th August 2022, to provide adequate facilities for parking. These spaces shall be permanently retained.</p> <p>Reason: To ensure adequate parking in the interests of road safety and the convenience of road users.</p> <p>4: The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>5. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No: 13 bearing the Department for Infrastructure determination date stamp 7/7/22 uploaded to the planning portal NI 12th August 2022.</p> <p>Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</p> <p>6. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No part of the development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No: 13 bearing the date stamp 7/7/22 uploaded to the planning portal NI 12th August 2022. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).</p> <p>Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.</p> <p>7. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of Department for Infrastructure.</p>
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	<p>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.</p> <p>8. No dwellings shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.</p> <p>Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.</p> <p>9. 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 and a demonstration of how out of sewer flooding due to exceedance of the drainage network will be managed, must be submitted to the Planning Authority for its consideration and approval.</p> <p>Reason: To safeguard against flood risk to the development and from the development to elsewhere.</p> <p>10. All hard and soft landscaping works shall be carried out in accordance with the approved details on Drawing Number 05C, published to the Planning Portal on 29/06/2022. The works shall be carried out prior to the occupation of any dwelling unless otherwise agreed in writing by the Council. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>11. The development hereby permitted shall not be occupied until all boundary walls, fences or other means of enclosure as detailed on Drawing Number 05C, published to the Planning Portal on 29/06/2022 have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.</p> <p>Reason: In the interests of the character and appearance of the area and residential amenity.</p> <p>12. The upper floor window on the south facing gable elevation of House Type E1 on Plot no. 105 as detailed on Drawing Number 05C shall be finished in obscure glazing. Once installed the window shall be permanently retained in that condition.</p> <p>Reason: To protect the amenity and privacy of the occupiers of adjoining properties.</p>
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Notification to Department (if relevant)

N/A

Representations from Elected members:
None

ANNEX	
Date Valid	29th October 2021
Date First Advertised	12 th November 2021
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 White Rise, Dunmurry, Antrim, BT17 0XB The Owner/Occupier, 10 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 10 White Rise, Dunmurry, Antrim, BT17 0XB The Owner/Occupier, 11 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 11 White Rise, Dunmurry, Antrim, BT17 0XB The Owner/Occupier, 12 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 12 White Rise, Dunmurry, Antrim, BT17 0XB The Owner/Occupier, 13 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 13 Hazel View, Belfast, Antrim, BT17 0WQ The Owner/Occupier, 14 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 15 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 15 Hazel View, Belfast, Antrim, BT17 0WQ The Owner/Occupier, 16 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 17 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 17 Hazel View, Belfast, Antrim, BT17 0WQ The Owner/Occupier, 18 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 19 Hazel Crescent, Belfast, Antrim, BT17 0WN The Owner/Occupier, 19 Hazel View, Belfast, Antrim, BT17 0WQ	

The Owner/Occupier, 2 White Rise,Dunmurry,Antrim,BT17 0XB Mairead Cunningham 21 Hazel Crescent,Belfast,Antrim,BT17 0WN The Owner/Occupier, 21 Hazel View,Belfast,Antrim,BT17 0WQ The Owner/Occupier, 23 Hazel View,Belfast,Antrim,BT17 0WQ The Owner/Occupier, 25 Hazel View,Belfast,Antrim,BT17 0WQ The Owner/Occupier, 27 Hazel View,Belfast,Antrim,BT17 0WQ The Owner/Occupier, 29 Hazel View,Belfast,Antrim,BT17 0WQ The Owner/Occupier, 3 White Rise,Dunmurry,Antrim,BT17 0XB The Owner/Occupier, 32 Lagmore Road,Dunmurry,Antrim,BT17 0NT The Owner/Occupier, 4 Hazel Crescent,Belfast,Antrim,BT17 0WN The Owner/Occupier, 4 White Rise,Dunmurry,Antrim,BT17 0XB The Owner/Occupier, 5 White Rise,Dunmurry,Antrim,BT17 0XB The Owner/Occupier, 6 Hazel Crescent,Belfast,Antrim,BT17 0WN The Owner/Occupier, 6 White Rise,Dunmurry,Antrim,BT17 0XB The Owner/Occupier, 7 Hazel Crescent,Belfast,Antrim,BT17 0WN The Owner/Occupier, 7 White Rise,Dunmurry,Antrim,BT17 0XB The Owner/Occupier, 8 Hazel Crescent,Belfast,Antrim,BT17 0WN The Owner/Occupier, 8 White Rise,Dunmurry,Antrim,BT17 0XB The Owner/Occupier, 9 Hazel Crescent,Belfast,Antrim,BT17 0WN The Owner/Occupier, 9 White Rise,Dunmurry,Antrim,BT17 0XB The Owner/Occupier, 99 White Rise,Dunmurry,Antrim,BT17 0XD The Owner/Occupier, Lagmore Road,Dunmurry,Antrim,BT17 0NT	
Date of Last Neighbour Notification	24 th November 2021
Date of EIA Determination	9/9/22
ES Requested	No

Drawing Numbers and Title

01 Site Location Plan - published to Planning Portal 01/11/2021

05C Site layout and block plan 01/11/2021

07 House Type A1 Plans and Elevations - published to Planning Portal 01/11/2021

08 House Type B1 Plans and Elevations - published to Planning Portal 01/11/2021

09 House Type C1 Plans and Elevations - published to Planning Portal 01/11/2021

10 House Type E1 Plans and Elevations - published to Planning Portal 01/11/2021

11 House Type E2 Plans and Elevations - published to Planning Portal 01/11/2021

12 House Type F2 Plans and Elevations - published to Planning Portal 01/11/2021

13 PSD Layout published to Planning Portal 12/08/2022

14 Road Long Sections published to Planning Portal 12/08/2022

Notification to Department (if relevant)

Date of Notification to Department:

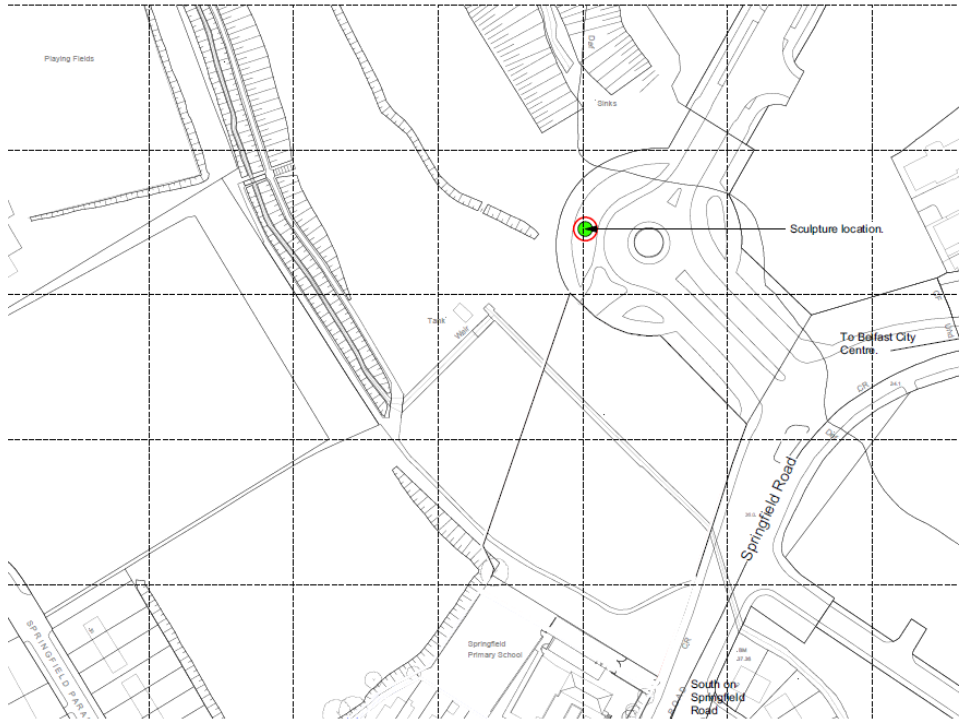
Response of Department:

Development Management Officer Report Committee Application

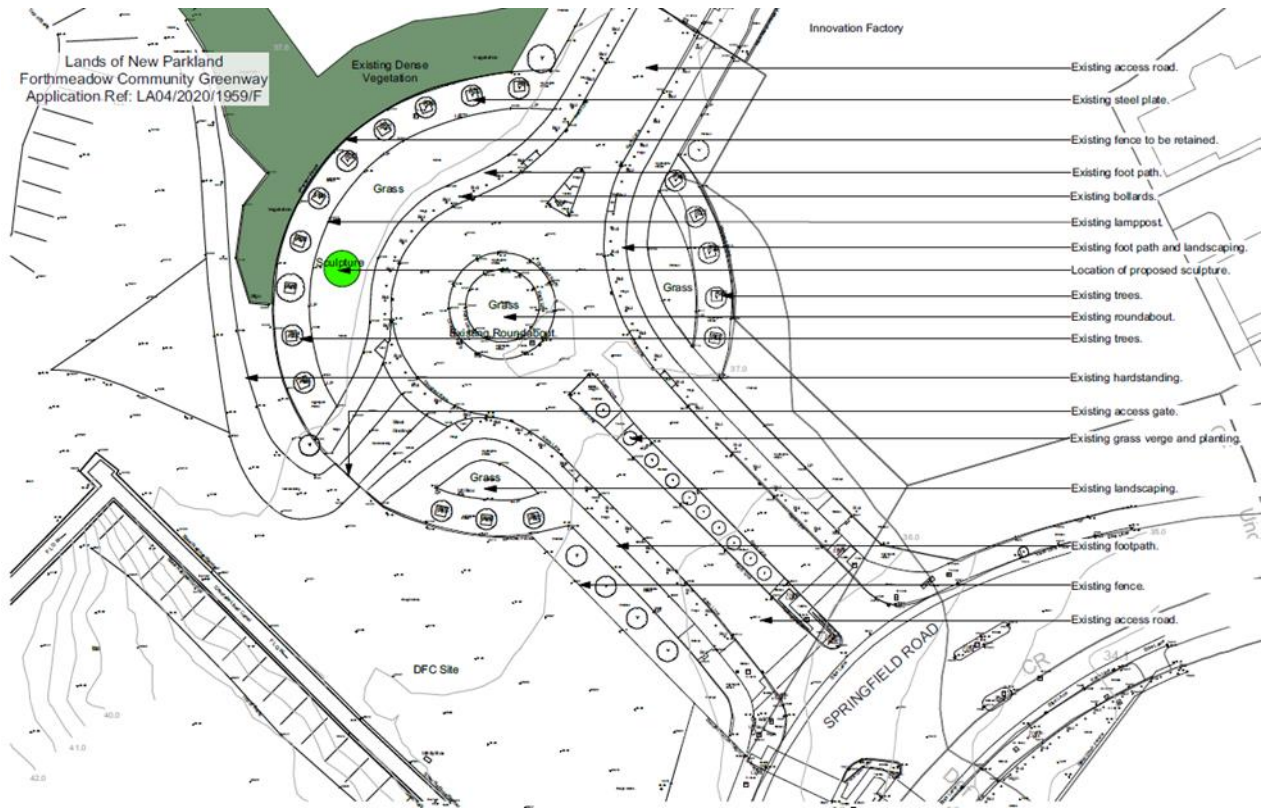
Summary	
Committee Meeting Date: 20 th September 2022	
Application ID: LA04/2022/1236/F	
Proposal: Proposed art sculpture	Location: Land located at roundabout junction approx. 100m south west of 385 Springfield Road Belfast BT12 7DG within Forthriver Business Park access road.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d)	
Recommendation:	Approval subject to condition
Applicant Name and Address: Belfast City Council Property & Projects Department Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Bell Architects Ltd 65 Main Street Ballymoney BT53 6AN
<p>Executive Summary:</p> <p>The proposal is for full planning permission for an Art Sculpture, on lands located at the roundabout junction approx. 100m south west of 385 Springfield Road, Belfast.</p> <p>The site is 0.005 hectares and comprises the grassed area adjacent to the pedestrian footpath bounding a roundabout at the entrance to the Innovation Factory. The site also forms part of the entrance to a larger scheme for a proposed parkland to the Forthmeadow Community Greenway.</p> <p>The scale, design and materials of the proposal will not detract from the appearance and character of the surrounding area.</p> <p>The proposal is considered to comply with relevant planning policy and guidance. The sculpture is a well-designed compatible use at this location and will contribute positively to the overall environmental quality of the area.</p> <p>The proposal will provide an interesting feature for those accessing the Innovation Factory and the Forthmeadow Greenway without detriment to the amenity of nearby uses nor it will hinder or preclude any future uses.</p> <p>Following advertisement in the local press no representations have been received.</p> <p>DFI Roads offer no objection.</p> <p><u>Recommendation – Approval</u></p> <p>Having regard to the policy context and other material considerations the proposal is considered acceptable and planning permission is recommended for approval subject to a condition as set out in the report.</p>	

Case Officer Report

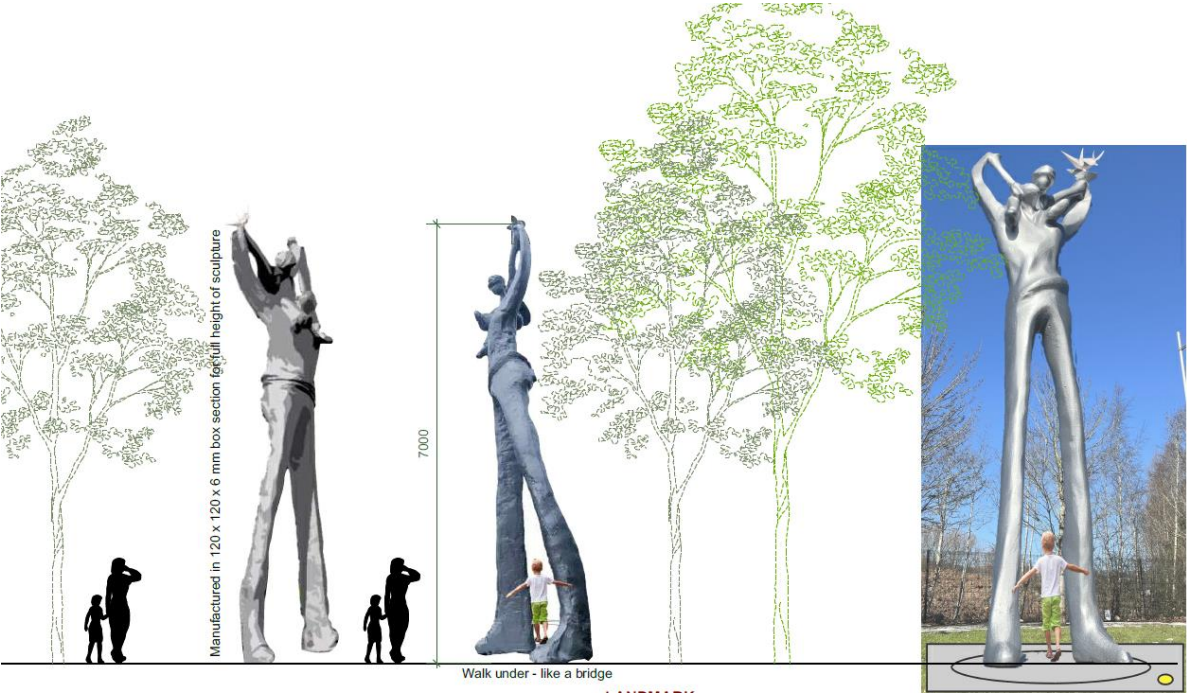
Site Location Plan



Proposed Site Layout



Scale of Context



Visuals



Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The proposal is for full planning permission for a Proposed Art Sculpture, on land located at roundabout junction approx. 100m south west of 385 Springfield Road, Belfast.
2.0	Description of Site
2.1	The site is 0.005 hectares and comprises the grassed area adjacent to the pedestrian footpath bounding a roundabout at the entrance to the Innovation Factory. The site forms part of the entrance to a larger scheme for a proposed parkland to form the Forthmeadow Community Greenway.
2.2	The surrounding area is characterised by employment, industrial, educational, open space and residential areas around the Springfield Road.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2020/1959/F - Proposed new parkland (Section 2 Forthmeadow Community Greenway) - foot and cycle pathways, lighting columns, new entrances and street furniture – Pending
3.2	Z/2002/1332/F - New junction and vehicular access to include extension of existing culvert - Granted
4.0	Policy Framework
4.1	The adopted Belfast Urban Area Plan 2001 shows the site as Industry and Commerce Land.
4.2	Draft Belfast Metropolitan Area Plan 2015 (2004 Version) Draft Belfast Metropolitan Area Plan (BMAP) 2004 version the site is located within zoning BT10 – employment/Industry Land at Springfield Road (Former Mackies site) and BT 004 – Existing Employment Land at Springfield Road (Former Mackies Site). A community greenway designation BT 162/02 Forth River/Glencairn/Ligoniel Route is also proposed. The site was also a proposed Local Landscape Policy Area BT 160, however following PAC public inquiry the designation was removed as per their recommendation.
4.3	Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan (BMAP) 2015 plan that was adopted and now subsequently quashed the site is designated as Major Area of Employment and Industry - BT 004 Existing Employment Land at Springfield Road (Former Mackies Site), proposed Site of Local Nature Conservation Importance (SLNCI) BT 084/26 Springfield Pond / Highfield Glen and a proposed community greenway BT 147/02 Forth River/Glencairn/Ligoniel Route.
4.4	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 DfI in relation to additional required steps before it can be considered 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 planning authorities will apply existing policy together with the SPPS.
4.5	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 2: Natural Heritage 4.4.3 Planning Policy Statement 3: Access, Movement and Parking 4.4.4 Planning Policy Statement 4: Planning & Economic Development
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection subject to conditions.
6.0	Non-Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	The application has been advertised in the local press on 15 th July 2022. No representations have been received to date following advertisement in the local press.
7.2	In line with the legislative requirements (Article 8 (2) of the General Development Planning Order(GDPO)) no neighbours have been notified as the road separating the site from the Innovation Centre car park is over 20 metres and the nearest buildings are over 100m away from the application site.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The Key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • Scale, Design & Materials • Impact on the character and appearance of the surrounding area; • Impact on pedestrian and vehicular access and safety.
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	Under the adopted BUAP 2001 the site is Industry and Commerce land. The site falls within an existing employment and industry zoning, a proposed Site of Local Nature Conservation

9.6	Importance (SLNCI) BT 084/26 Springfield Pond / Highfield Glen and a proposed community greenway BT 147/02 Forth River/Glencairn/Ligoniel Route in draft BMAP.
9.7	<p>The application seeks permission to erect a 7 metre high sculpture “Carry each Other” on land located at the roundabout junction approx. 100m south west of 385 Springfield Road. The site falls with the Masterplan for Forthmeadow. The sculpture concept is inspired by the wide range of ages within the area’s population and its future hope for the community. This is embedded as the adult figure carries the next generation who carries a bird.</p> <p>It is considered that the proposed sculpture is a well-designed, compatible use at this location. In addition, the proposal will not adversely impact on the character or integrity of the area and will contribute positively to the environmental quality of the area.</p>
9.8	<p><u>Scale, Design & Materials</u></p> <p>The height of the proposed sculpture is 7 metres. The statue will be located on a granite plinth set flush with the ground. The sculpture will be aluminium casting with an internal steel work structure. The sculpture is of a scale that people will be able to walk under it like a bridge. The sculpture is smaller than the backdrop of the trees which will provide a visual contrast.</p>
9.9	<p>The proposal has been assessed against SPPS, the sculpture is considered to be of a high quality and design and is considered to be in compliance with the SPPS, in that it will not adversely impact on the local character or integrity of the area.</p>
9.10	<p><u>Impact on the Area</u></p> <p>Policy IND 5 – Environmental Treatment of BUAP 2001 applies. Whilst the proposal is not for soft landscaping, the sculpture will contribute a form of hard landscaping when entering the Innovation Factory from Springfield Road as well as provide a point of interest while travelling along the new greenway and as a welcome feature at adjacent points of access to join the greenway from the Springfield Road. The proposal will provide an interesting feature for those accessing the Innovation Factory and the Forthmeadow Greenway without detriment to the amenity of nearby uses nor it will hinder or preclude any future uses. It is considered that the proposal satisfies policy IND 5 of the BUAP 2001. The high quality materials will enhance what is a new high quality public realm at this location.</p>
9.11	<p><u>Impact on Pedestrian and vehicular access and safety</u></p> <p>The sculpture is to be located on the grassed area and will not be on the public pavement therefore, it will not hinder pedestrian movement or cause an obstruction. DFI Roads were consulted and offered no objection.</p>
10.0	<u>Summary of Recommendation: Approval</u>
10.1	<p>Having regard to the policy context and other material considerations the proposal is considered acceptable and planning permission is recommended for approval subject to a condition set out below.</p>
11.0	<p>Conditions</p> <p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p>

	<p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives</p> <p>The developer should consider all consultees comments prior to commencing this proposal. All comments can be viewed on the planning portal quoting the application reference number.</p>
Notification to Department (if relevant)	
N/A	
Representations from Elected members:	
None	

ANNEX	
Date Valid	1st July 2022
Date First Advertised	15th July 2022
Date Last Advertised	15th July 2022
Details of Neighbour Notification (all addresses) n/a	
Date of Last Neighbour Notification	n/a
Date of EIA Determination	n/a
ES Requested	No
Drawing Numbers and Title	
01 – Site Location Map 02 – Proposed Site Layout 03 – Scale of Proposals	

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 September 2022	
Application ID: LA04/2022/1018/F	
Proposal: Retention of temporary car park	Location: Lands adjacent to and SE of Ballymacarrett Community Centre between Severn Street and Ballymacarrett Walkway Belfast BT4 1SX
Referral Route: Applicant is Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council City & Neighbourhood Services Dept 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address: Belfast City Council 4-10 Linenhall Street Belfast BT2 8BP
<p>Executive Summary:</p> <p>This application seeks to retain the existing car park previously given temporary approval under LA04/2019/2990/F for a further temporary period.</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Parking provision and access; • Impact on area of existing open space; • Visual Impact; • Impact on residential amenity of neighbours. <p>No third party objections have been received.</p> <p>DFI Roads have no objection to the proposal.</p> <p>The proposal will retain 22 parking spaces for use by staff and patrons of the Community Centre who have been displaced from their previous car park due to Environmental Improvement works to the Ballymacarrett Walkway. The proposal will retain a temporary functional ancillary use to benefit the community centre staff and users until the Recreational Masterplan has been progressed.</p> <p>The site is within a wider designation as an Area of Existing Open Space in the Belfast Metropolitan Area Plan 2015 (BMAP) and the 2004 version. The BUAP 2001 designates the site as un-zoned white land.</p> <p>The area proposed to be designated as an Area of Existing Open Space extends to 1.8ha. The proposed site covers a small fraction of that area at 0.061ha and equates to 3.4% of the wider proposed area of existing open space. The proposal site is of a minor scale in context with the extensive Comber Greenway and open space in which it is located. The proposal</p>	

serves to provide a relatively small temporary ancillary use to the recreational function of the community centre and the wider linear park, which forms part of the larger Comber Greenway.

The principle of this temporary use was approved under LA04/2019/2990/F; the loss of a small area to facilitate an existing recreational use in the short term was considered acceptable, not resulting in any negative impact on the provision of open and recreational space to the area. The current application seeks to retain the parking for a further temporary period pending its closure as part of the redevelopment works.

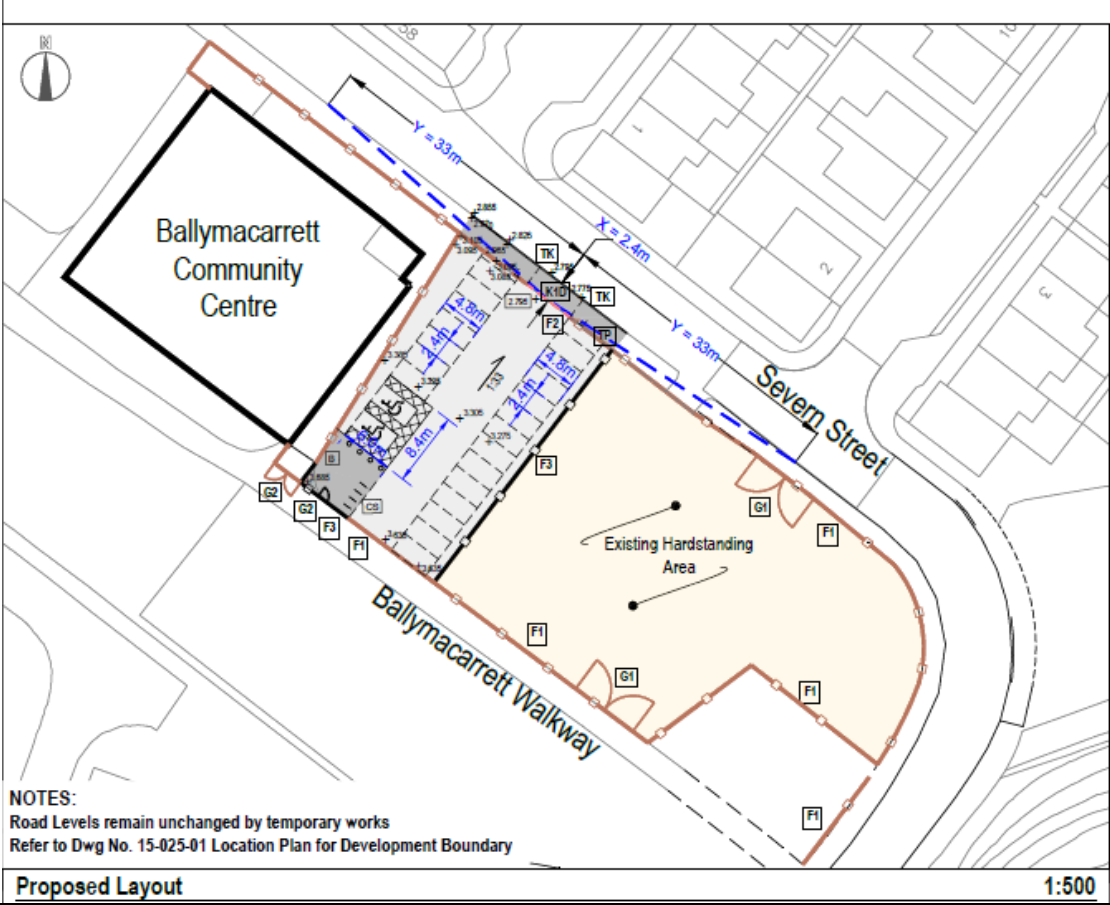
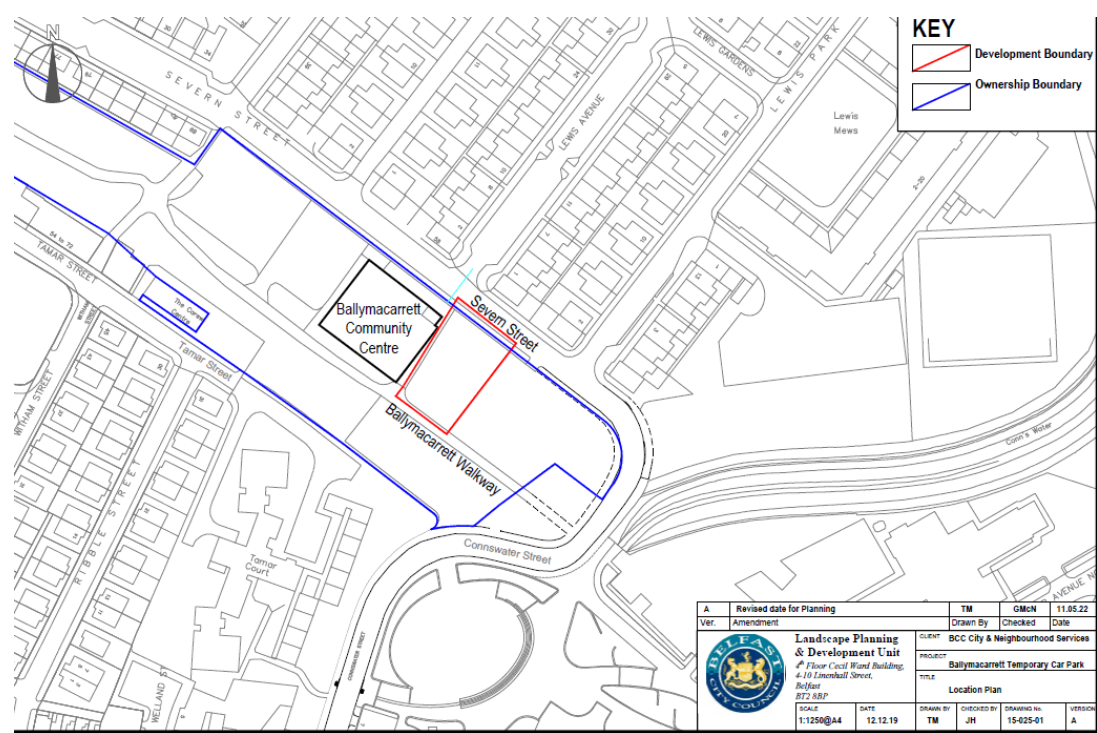
The proposal is considerable to be acceptable subject to a temporary time condition of 2 years.

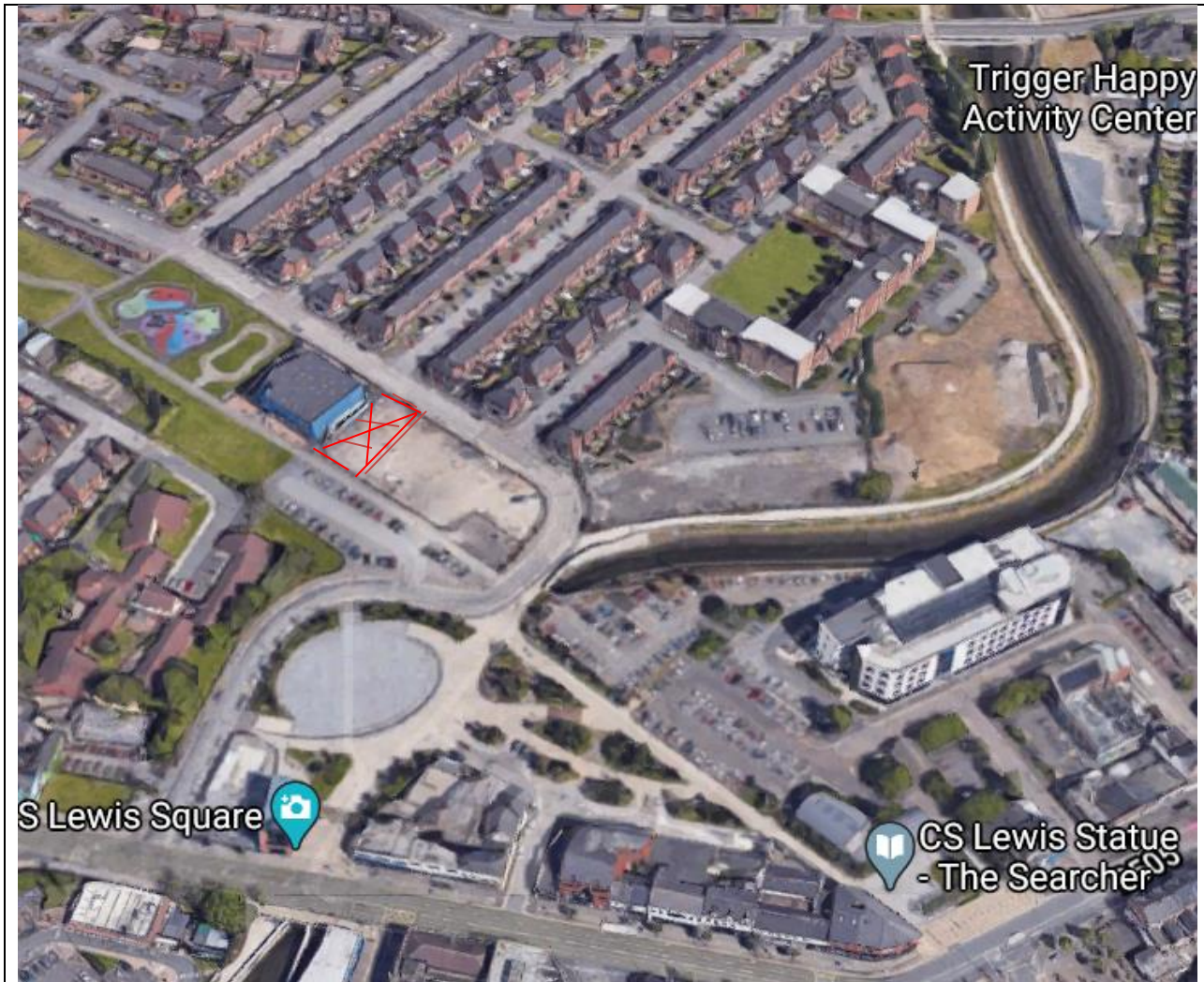
Recommendation

Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved subject to a temporary time limited condition.

Case Officer Report

Site Location Plan



**Consultations:**

Consultation Type	Consultee	Response
Statutory	DFI Roads - Hydebank	Advice
Statutory	DFI Roads - Hydebank	Content

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 The proposal is for full planning permission for retention of a temporary car park for a further temporary period. The proposal will facilitate 22 parking spaces for use by staff and patrons of the Connswater Community Centre who have been displaced from their previous car park due to Environmental Improvement works to the Ballymacarrett Walkway.
2.0	Description of Site The site is located at lands adjacent to and southeast of Connswater Community Centre, between Severn Street and Ballymacarrett Walkway, Belfast. The site is currently operating a temporary car park as previously approved under reference LA04/2019/2990/F. The site is bounded by a metal palisade fence, approximately 2.4m.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2019/2990/F- Lands adjacent to and SE of Ballymacarrett Community Centre between Severn Street and Ballymacarrett Walkway Belfast BT4 1S Change of Use of land from derelict hardstand to replacement car park, new access/egress via Severn Street and Boundary treatment. (Amended description & address) TEMPORARY PERMISSION GRANTED
3.2	Z/2008/0795/F – Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C – Variation of conditions 5 and 6 of planning approval Z/2007/0350/F – Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the Connswater community greenway – Granted
3.3	Z/2007/0350/F – Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C – Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park – Granted
3.4	Z/2004/0558/F – Ballymacarrett Recreational Centre, Connswater, Belfast – Environmental improvements including provision of ramps to existing leisure centre – Granted

3.5	Z/2007/0899/A – Lands extending from Victoria Park to Cregagh Glen – Banners along route of Community Greenway – Granted
3.6	Z/1985/0656 – Ballymacarrett Recreation Centre – Name Sign – Granted
3.7	Z/1985/2109 – Extension to recreation hall – Granted
3.8	Z/1982/1125 – Erection of recreation Hall – Granted
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	Draft Belfast Metropolitan Area Plan 2015
4.4	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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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 this transitional period existing policies will be applied including the SPPS and relevant PPSs.
4.5	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 3: Access, Movement and Parking 4.4.3 Planning Policy Statement 8: Open Space and Recreation 4.4.4 Planning Policy Statement 13: Transportation and Land Use
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection.
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	The application has been re-neighbour notified and re-advertised in the local press. No representations have been received.
8.0	Other Material Considerations
8.1	The adopted Belfast Urban Area Plan 2001 designates the site as white un-zoned land.
8.2	Under the draft BMAP 2004 plan the site is proposed to be designated within an area of exiting open space and is located adjacent to the Community Greenway.

8.3	Under the draft BMAP 2015 plan the site is proposed to be designated within an area of exiting open space and is located adjacent to the community Greenway.
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> • Principle of development and use; • Parking provision and access; • Impact on area of existing open space; • Visual Impact; • Impact on residential amenity of neighbours.
9.2	The Belfast Urban Area Plan 2001 (BUAP) is the statutory development plan for the area. The adopted Belfast Metropolitan Area Plan 2015 (BMAP) is a material consideration
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	Section 6 (3) of the Planning Act for Northern Ireland 2001 states; <i>'If to any extent a policy contained in a local development plan conflicts with another policy in that plan the conflict must be resolved in favour of the policy which is contained in the last development plan document to be adopted or, as the case may be, approved'.</i>
9.5	The adopted Belfast Urban Area Plan 2001 designates the site as un-zoned white land.
9.6	<u>Principle of development and use</u> The principle of a temporary ancillary car park has been established under the previous application approved under LA04/2019/2990/F which permitted a 2-year period up until 29 th June 2022; the current application was received in May 2022 prior to the temporary permission lapsing. The principle of the development has been considered acceptable at this location. The use as hardstanding had been in place for approximately 20 years. The temporary use provides a functional benefit of the community centre staff and users. Belfast City Council advised that the site is to be included in a future re-development proposal for the Ballymacarrett Community Centre, it is considered that a further temporary time period of 2 years will enable the centre to benefit from this proposal and allow time for the recreational masterplan to be progressed.
9.7	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.
9.8	<u>Parking provision and access</u> DFI Roads were consulted and have no objection to the proposal for the ongoing retention of the car park. The 22 numbered car parking spaces enable staff and users of the centre, including elderly to park in close proximity to the centre and easily access the facilities which it provides for the wider community.

9.9	<p><u>Impact on Area of Existing Open Space</u></p> <p>The site is designated as an Area of Existing Open Space in the Belfast Metropolitan Area Plan 2015 (BMAP) and the 2004 version. The BUAP 2001 designates the site as un-zoned white land.</p>
9.10	<p>The area proposed to be designated as an Area of Existing Open Space extends to 1.8ha. The proposal site is a small fraction of that area at 0.061ha and equates to 3.4% of the wider proposed area of existing open space. The proposal site is of a minor scale in context with the much larger Comber Greenway and open space in which it is located. The proposal serves to provide a relatively small temporary ancillary use to the recreational function of the community centre and the wider linear park, which forms part of the larger Comber Greenway.</p>
9.11	<p>The proposal will retain a temporary functional use for a part of this derelict land that will be of benefit to the community centre staff and users until the recreational masterplan has been progressed. The proposal is an ancillary use to a building that is in a recreational function as per PPS 8. There are also site specific circumstances which must be considered in this case, given that the Recreation Masterplan is anticipated to come forward, on balance the retention of the temporary parking for a further period is considered acceptable subject to a time limited condition to ensure its ongoing recreational use in the future.</p>
9.12	<p><u>Visual Impact</u></p> <p>In respect of visual impact, the proposal is for the retention of temporary car park, therefore there will be no change to the visual impact of the site. The visual impact was assessed under the original LA04/2019/2990/F and was deemed acceptable.</p>
9.13	<p><u>Impact on residential amenity of neighbours</u></p> <p>The proposed scale of the car park is considered to be acceptable, and of a level that will not result in unacceptable noise, nuisance or disturbance to nearby residential properties and is a use that is compatible alongside the community centre.</p>
9.14	<p><u>Recommendation</u></p> <p>The proposal is considerable to be acceptable subject to a temporary time condition of 2 years. The proposal will retain the replacement car park for the community centre staff and users for a further temporary period and will ensure the operational viability of the community centre is maintained for the wider community pending wider regeneration plans.</p>
	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and temporary planning permission is recommended.</p>
10.0	<p>Summary of Recommendation: Approval</p>
11.0	<p>Conditions</p> <p>1. The permission hereby granted shall be for a limited period of two years only. The use shall cease and all associated development be removed within two years from the date of this permission.</p> <p>Reason: To enable the Council to consider the development in the light of circumstances then prevailing and protect it from inappropriate development.</p>

	<p>Informatives</p> <ol style="list-style-type: none"> 1. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor. 2. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Department for Infrastructure Section Engineer whose address is Belfast South Section Office, 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road. 3. All construction plant and materials shall be stored within the curtilage of the site. 4. It is the responsibility of the developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site
<p>Notification to Department (if relevant)</p> <p>N/A</p>	
<p>Representations from Elected members: N/A</p>	
<p>Neighbour Notification Checked: Yes</p>	

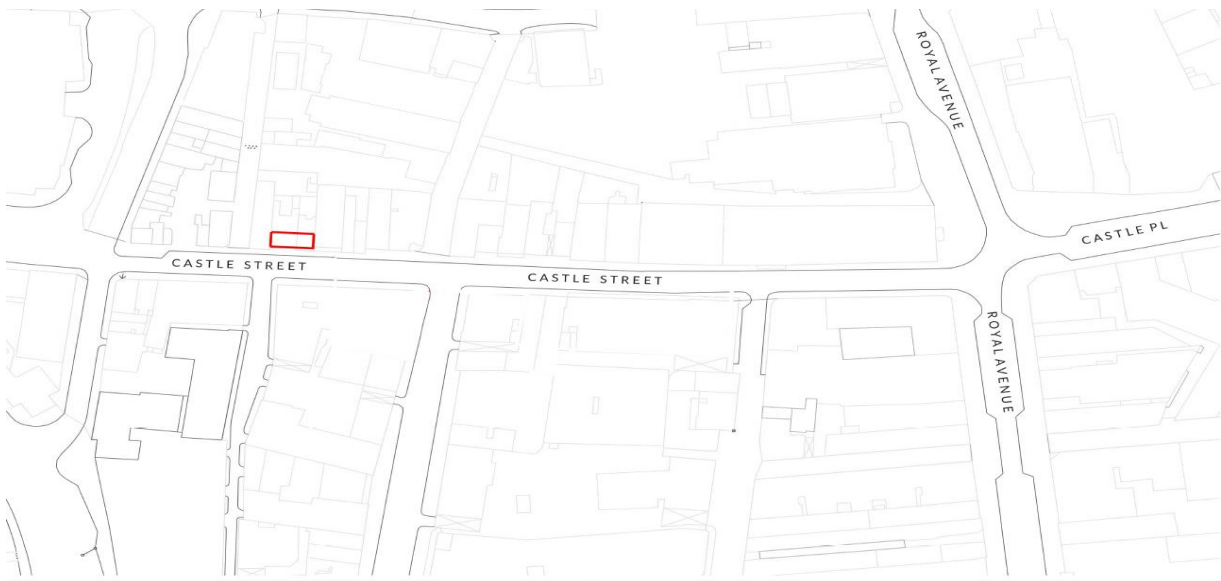
ANNEX	
Date Valid	17 th May 2022
Date First Advertised	3 rd June 2022
Date Last Advertised	3 rd June 2020
Details of Neighbour Notification (all addresses) The Owner/Occupier, 58 Severn Street,Belfast,Down,BT4 1FB The Owner/Occupier, 60 Severn Street,Belfast,Down,BT4 1FB The Owner/Occupier, 62 Severn Street,Belfast,Down,BT4 1FB The Owner/Occupier 1 Tamar Court,Belfast,Down,BT4 1SR The Owner/Occupier 2 Tamar Court,Belfast,Down,BT4 1SR The Owner/Occupier 3 Tamar Court,Belfast,Down,BT4 1SR	
Date of Last Neighbour Notification	30th May 2022
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
Drawing Nos. 01 - 02A Type: Site Location Map, Proposed Layout Plan.	

Committee Report

Development Management Report	
Application ID: LA04/2022/1380/F	Date of Committee: Tuesday 20 th September 2022
Proposal: Installation of 3 projector units to act as an interactive lighting installation along hoarding on Castle Street (temporary 2 years)	Location: Castle Hoarding 83-87 Castle Street Belfast.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d)	
Recommendation: Approval – Temporary Permission 2 years	
Applicant Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Belfast City Council 9-21 Adelaide Street Belfast BT2 8DJ
<p>Executive Summary:</p> <p>Planning permission is sought for the installation of 3 projector units to create an interactive lighting installation along a hoarding façade on Castle Street for a temporary period of 2 years. This forms part of a citywide lightening strategy undertaken by Belfast City Council.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • Impact on character and appearance of the area including Belfast City Centre Conservation Area. • Impact on Amenity • Impact on highway safety. <p>The application site lies within the development limits for Belfast. The site is located within Belfast City Centre Conservation Area. Overall, the proposal would enhance the character and appearance of the area including the City Centre Conservation Area and would not be detrimental to the amenity of neighbouring properties or harmful to highway safety.</p> <p>The application has been neighbour notified and advertised in the local press – no third party representations have been received.</p> <p>DFI Roads have offered no objection to this development proposal. Previous response from Environmental Health on reference LA04/2019/2386/F still applies to this application. It is still considered that there are no issues of principle.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3 and PPS6. Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for a temporary approval for a period of 2 years.</p> <p>Recommendation – Temporary Approval for 2 years subject to conditions</p> <p>It is requested that the committee delegate authority to the Director of Planning and Building Control to grant temporary planning permission and to finalise the wording of conditions.</p>	

Case Officer Report

Site Location Plan



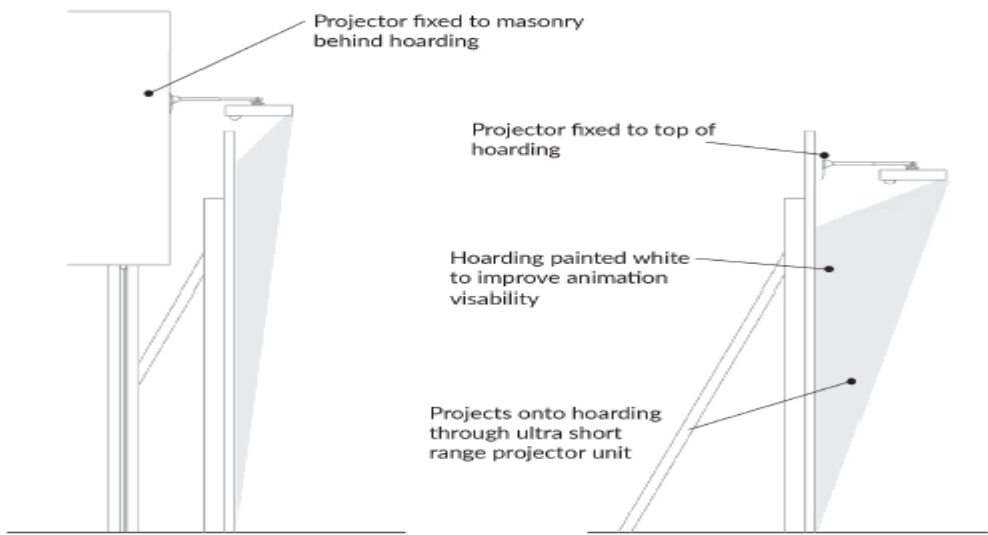
JR BAN
SCALE
INTERVENTIONS

PROJECT: CASTLE STREET PROJECTORS
CLIENT: BELFAST CITY COUNCIL

TITLE: CASTLE STREET LOCATION PLAN
JOB NUMBER: 001
DATE: 31.05.20
SCALE: 1:1500 (M&T)

REV: A

Proposed Hoarding Elevation



PROPOSED HOARDING ELEVATION - 1:1250

PO(014)

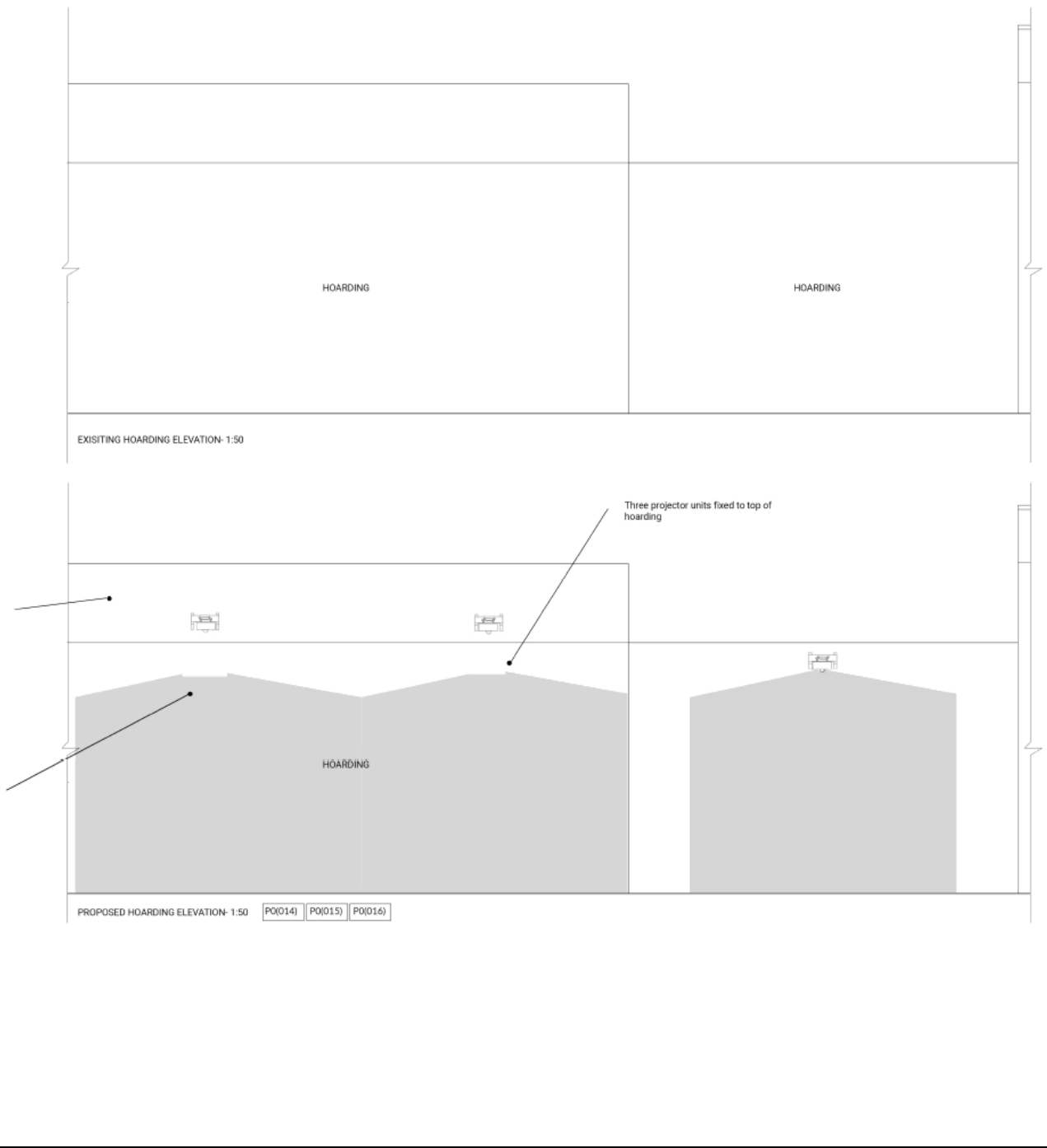
PO(015)

PO(016)

1.5 Levels of luminance do not exceed the levels and luminance of other signs and surfaces in the area.

Dimensions - 550 x 300 x 120

Exisiting and Proposed Hoarding Elevation



Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The application is for the installation of 3 projector units to act as an interactive lightening installation along the hoarding façade of Castle Street. The application is to install 3 light projectors onto the vacant site of 83-87 Castle Street, Belfast for a temporary period of 2 years.
1.2	The proposal is a medium-term lighting intervention to improve the lightening and dressing of castle street for the short term. The content will be abstract visual content programmed with local Belfast artists. This application is linked to application LA04/2019/2386/F for the installation of 8 projectors, only 3 projectors were fitted, and consent expired in March 2022.
2.0	Description of Site
2.1	The site is located along the commercial avenue of Castle Street, Belfast. The site is currently vacant land with a visible derelict building behind the hoarding.
2.2	The site is within the development limit of Belfast as designated in both BUAP and Draft BMAP. The site also falls within the City Centre Conservation Area.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
	LA04/2019/2386/F - Discount store (77 Castle Street) Kids store (79-81 Castle Street) Castle Hoarding (83-87 Castle Street) castle Rugs, (89 Castle Street) Castle Home Trends (103-105 Castle Street) Old Oven Bakery (90 Castle Street) Belfast. - Installation of 8 projector units to create an interactive lighting installation along ground floor facades (Temporary 2 years). - PERMISSION GRANTED - 09.03.2020
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	Draft Belfast Metropolitan Area Plan 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. 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.
4.4	Belfast Local Development Plan Draft Plan Strategy 2035 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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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 this transitional period existing policies will be applied including the SPPS and relevant PPSs.
4.5	Strategic Planning Policy Statement for Northern Ireland (SPPS) 2015
4.6	Planning Policy Statement 3: Access, Movement and Parking
4.7	Planning Policy Statement 6: Planning Archaeology and the Built Heritage
5.0	Statutory Consultees Responses
5.1	DFI Roads- No objection subject to conditions.
6.0	Non-Statutory Consultees Responses
6.1	None. Previous Environmental Health response from LA04/2019/2386/F still applies to this application. No objection subject to informative.
7.0	Representations
7.1	The application was neighbour notified on the 10.08.2022. It was advertised in the local press on the 04.08.2022. The consultation period expired on 24.08.2022. No representations have been received to date. Any further representations received will be reported as a late item to committee.
8.0	Other Material Considerations
8.1	Any other supplementary guidance Belfast City Centre Conservation Area Guide Section 104 of the Planning Act (Northern Ireland) 2011
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • Impact on the character and appearance of the surrounding area including Belfast City Centre Conservation Area. • Impact on amenity • Impact on highway safety. <p><u>Impact on the character and appearance of the surrounding area including Belfast City Centre Conservation Area.</u></p> <p>The scale, form, materials and detailing of the projector units respect the adjoining buildings. At present Castle Street suffers from a deadening effect of shop closures and a lack of lighting and activity when businesses close for the evening. The proposed interactive lighting installation would enhance the appearance of the street at night, making it safer and more attractive for pedestrians. Overall, the proposal complies with PPS6, the SPPS and Section 104 of the Planning Act (Northern Ireland) 2011 in that it would enhance the character and appearance of the area including the City Centre Conservation Area.</p> <p><u>Amenity</u></p> <p>Given the commercial nature of the street, low-level lightening, the subtle changes of colour and motions and light being restricted to the hoarding board with limited light spill and glare, there will be no detrimental impact on the amenity of the adjoining properties in accordance with the SPPS.</p> <p><u>Impact on highway safety</u></p> <p>The projections will be illuminated in a discreet and subtle manner projecting directly on the hoarding so as to not interfere with vehicular or pedestrian traffic. The projections do not block or impair views of road signs and do not obstruct required sight lines. As such,</p>

	there will be no negative impact on highway safety and the proposal would comply with PPS3 and the SPPS in this regard. DFI Roads have offered no objection to this development proposal.
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation: Approval for a Temporary Period of 2 years
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The approval is temporary for a period of 2 years from the date of this decision notice. The interactive lighting installation shall cease and all associated equipment must be removed within 4 weeks of the end date of this permission. Reason: In the interest of the character and appearance of the area. 2. The degree of illumination of the projections shall comply with the Institution of Lighting Professionals guidance PLG05, 'The Brightness of Illuminated Advertisements'. Reason: In the interests of visual amenity, road safety and convenience of road users. 3. The projected images shall not display text or messages. Reason: In the interests of visual amenity, road safety and convenience of road users. 4. The minimum duration any impact shall be displayed shall not be less than 10 seconds. Reason: In the interests of visual amenity, road safety and convenience of road users. <p>Informatives</p> <ol style="list-style-type: none"> 1. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority. 2. This approval does not relate to any forms of signage or advertising. 3. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 27/07/2022, Drawing No 01, 02 & 03. <p>CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011</p> <ol style="list-style-type: none"> 4. Artificial lighting should be optically controlled and directed in such a manner as to minimise light pollution from glare and spill. Guidance notes for the reduction of obtrusive light may be obtained from the Institution of Lighting Engineers, Lennox House, 9 Lawford Road, Rugby, Warwickshire CV21 2DZ, available at http://www.britastro.org/dark-skies/pdfs/ile.pdf.

Notification to Department (if relevant): No
Representations from Elected Members: None

ANNEX

Date Valid	28th June 2022
Date First Advertised	5th August 2022
Date Last Advertised	

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1 Marquis Street,Belfast,Antrim,BT1 1JJ
The Owner/Occupier,
2,2 Marquis Street,Belfast,Antrim,BT1 1JJ
The Owner/Occupier,
3,2 Marquis Street,Belfast,Antrim,BT1 1JJ
The Owner/Occupier,
7 Marquis Street,Belfast,Antrim,BT1 1JJ
The Owner/Occupier,
72 Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
72 Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
74 Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
76-78 ,Castle Street,Belfast,Antrim,BT1 1HD
The Owner/Occupier,
79-81 ,Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
80 Castle Street,Belfast,Antrim,BT1 1HE
The Owner/Occupier,
82 Castle Street,Belfast,Antrim,BT1 1HE
The Owner/Occupier,
85 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
86-88 ,Castle Street,Belfast,Antrim,BT1 1HE
The Owner/Occupier,
89 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
89 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
91 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
91 Castle Street,Belfast,Antrim,BT1 1GJ
The Owner/Occupier,
93 Castle Street,Belfast,Antrim,BT1 1GJ

Date of Last Neighbour Notification	10th August 2022
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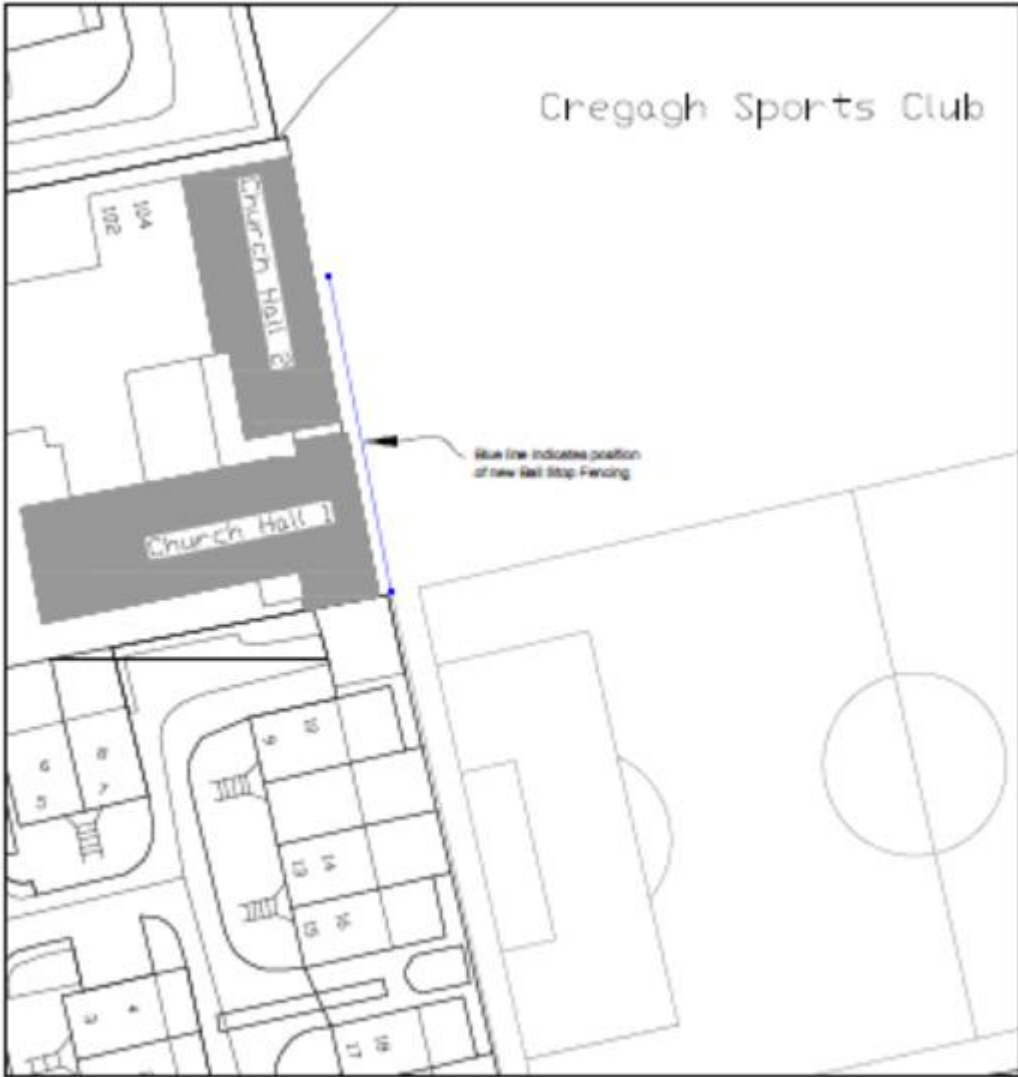
Date of EIA Determination	N/A
ES Requested	Yes /No
Drawing Numbers and Title 01 – Site Location Plan 02 – Existing Hoarding Plans & Proposed Elevations 03 – Existing & Proposed Hoarding Elevations	

Development Management Officer Report Committee Application

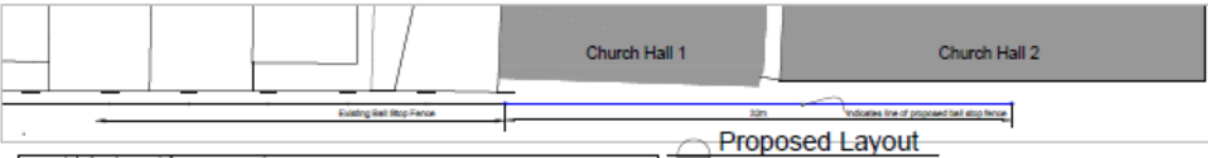
Summary	
Committee Meeting Date: 20 th September 2022	
Application ID: LA04/2022/1079/F	
Proposal: Proposal to erect 1No additional ball stop netting structure along the boundary with Cregagh Presbyterian Church. Structure to be 12.5m high and 32m long with 50mm mesh netting	Location: Cregagh Sports Club Gibson Park Avenue Belfast BT6 9GL
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d)	
Recommendation: Approval subject to conditions	
Applicant Name and Address: Cregagh Sports Club Gibson Park Avenue Cregagh Road Belfast BT6 9GL	Agent Name and Address: Stuart Catterson 154 Orby Drive Belfast BT5 6BB
Executive Summary: Full planning permission is sought to erect 1No additional ball stop netting structure along the boundary with Cregagh Presbyterian Church. The proposal will be 12.5m high and 32m long with 50mm mesh netting to act as ball stop for both cricket balls and footballs. The proposal is considered to be in compliance with the SPPS, in that it will not adversely impact on the local character and appearance of the area. Historic Environment Division (HED) has considered the impacts on the proposal on the listed building and confirmed they are content with the proposal. The proposal is considered to comply with PPS6. The proposal is incidental to an existing use within an area of open space and will assist with the overall functioning and recreational use of the sports grounds. The proposal is considered to comply with PPS8. No third party representations have been received. <u>Recommendation: Approval</u> Having regard to the policy context and other material considerations the proposal is considered acceptable and planning permission is recommended for approval	

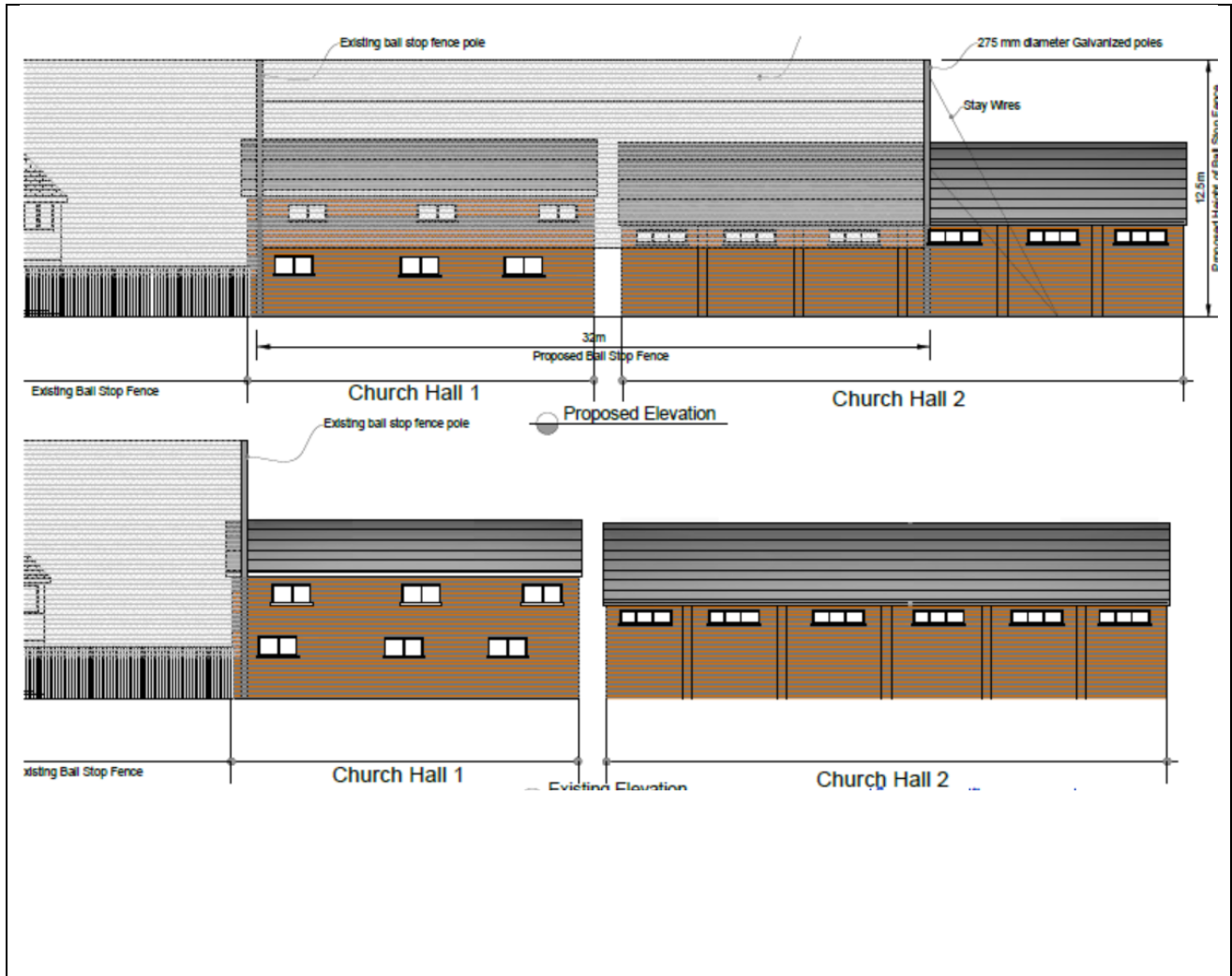
Case Officer Report

Block Plan



Block Plan
Scale 1:500





Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	Full planning permission is sought to erect 1 No additional ball stop netting structure along the boundary with Cregagh Presbyterian Church. The proposal will be 12.5m high and 32m long with 50mm mesh netting to act as ball stop for both cricket balls and footballs from the sports grounds.
2.0	Description of Site
2.1	The site is within Cregagh Sports Club off the Cregagh Road. Access to the site is via Gibson Park Avenue.
2.2	To the west of the site are residential dwellings and a listed church with associated buildings. There are residential dwellings to the east of the site and to the south of the site.
2.3	The south western section of the site has a 12.5m high ball stop fence (previously approved under application ref. LA04/2017/0782/F) with semi-detached dwellings at Cregagh Court. The north western section of the site has a boundary with the church and associated buildings.

Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning Site History</p> <p>LA04/2017/2701/F Refurbishment of external envelope of Club House to include external cladding to walls and new roof. Cregagh Sports Club, Gibson Park Avenue. Permission Granted 15.03.18.</p> <p>LA04/2017/0782/F Erection of 2 ball stop netting structures. Cregagh Sports Club, Gibson Park Avenue. Permission Granted 30.10.17.</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	<p><u>Draft Belfast Metropolitan Area Plan 2015</u></p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. 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.</p>
4.3	<p><u>Belfast Local Development Plan Draft Plan Strategy 2035</u></p> <p>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 the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) 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 this transitional period existing policies will be applied including the SPPS and relevant PPSs.</p>
4.4	Strategic Planning Policy Statement for NI (SPPS)
4.5	Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)
4.6	Planning Policy Statement 6: Planning, Archaeology and the Built Heritage
4.7	Planning Policy Statement 8: Open Space, Sport and Recreation
4.8	Section 80 of the Planning Act (NI) 2011.
5.0	Non-Statutory Consultees Responses
5.1	Northern Ireland Electricity – No objection.
6.0	Non-Statutory Consultees Responses
6.1	<p>Historic Environment Division – The application site is in close proximity to Cregagh Road Church and Hall (Grade B2 Listed) which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011.</p> <p>HED had no objection in relation to the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 and of Planning Policy Statement 6:</p>

	Planning, Archaeology and the Built Heritage (PPS6) Policy BH11 (Development affecting the Setting of a Listed Building).
7.0	Representations
7.1	The application has been advertised in the local press on 24 th June 2022 and neighbours notified on 22nd June 2022. No third party representations have been received.
8.0	Assessment
8.1	The proposal is to erect 1No addition ball stop netting structure along the boundary with Cregagh Presbyterian Church. It is proposed that the structure will be 12.5metres high and 32 metres long with 50mm mesh netting to act as a ball stop for both cricket balls and footballs from the existing sports grounds.
8.2	The main issues to be considered are: <ul style="list-style-type: none"> - Impact on Open Space - Impact on the character and appearance of the area - Impact on the listed building - Impact on Amenity
8.3	The SPPS directs local authorities to consider the guiding principle for planning authorities in determining planning applications in that sustainable development should be permitted, having regard to the development plan and other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.
	<u>Impact on Open Space</u>
8.4	This site is within the development limit for Belfast and zoned as an area of open space within Cregagh Sports Grounds in draft BMAP.
8.5	Policy OS1 of PPS8 is applicable insofar in that the site is within an Area of Existing Open Space. This sets out a presumption against the loss of open space. The proposal is incidental to an existing use within an area of open space and will assist with the overall functioning and recreational use of the sports grounds. Officers are satisfied that the proposal complies with the relevant planning policy.
	<u>Impact on the Character and Appearance of the Area</u>
8.6	The new structure will be adjacent to a similar ball stop structure (12.5 metres high and 60 metres in length with 50mm mesh netting) which was approved under planning reference LA04/2017/0782/F and erected in 2017. The mesh will be fixed to an existing fence pole to the south and will be anchored at the northern end by a galvanized pole. Additional wires will anchor the fence at the northern end. The proposal is considered to be in compliance with the SPPS, in that it will not adversely impact on the local character and appearance of the area.
	<u>Impact on Listed Building</u>
8.7	The site is adjacent to Cregagh Road Church and Hall (Grade B2 Listed) which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. Historic Environment Division (HED) has considered the impacts on the proposal on the listed buildings and confirmed they are content with the proposal. The proposal complies with the SPPS and PPS6.

<p>8.8</p> <p>8.9</p> <p>8.10</p>	<p><u>Impact on Amenity</u></p> <p>The church and halls currently have no protection from the activities at the sports pitch. The mesh fencing is required to protect these building and properties which back onto the pitch.</p> <p>The proposed net structures are not considered to have a detrimental impact on the amenity of the neighbouring properties. The structures will be fitted with a mesh netting which will allow light through and not cause overshadowing of the neighbouring properties.</p> <p>There is no intensification of use proposed. It is considered that there will not be an increase in noise levels in the area due to the proposed net structures. Environmental Health were consulted regarding the adjacent net structures and offered no objection.</p>
<p>9.0</p>	<p>Summary of Recommendation: Approval</p>
<p>9.1</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to a condition.</p>
<p>10.0</p>	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives</p> <p>The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at https://www.planningni.gov.uk/index/tools/public-access-info.htm.</p>

ANNEX	
Date Valid	6 th June 2022
Date First Advertised	24 th June 2022
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Gibson Park Avenue,Belfast The Owner/Occupier, 1 The Village Green,Belfast The Owner/Occupier, 10 Cregagh Court,Belfast The Owner/Occupier, 10 The Village Green,Belfast The Owner/Occupier, 102-104,Cregagh Road, Belfast The Owner/Occupier, 11 Cregagh Court,Belfast The Owner/Occupier, 11 The Village Green,Belfast The Owner/Occupier, 12 Cregagh Court,Belfast The Owner/Occupier, 12 The Village Green, Belfast The Owner/Occupier, 13 Cregagh Court,Belfast The Owner/Occupier, 14 Cregagh Court,Belfast The Owner/Occupier, 15 Cregagh Court,Belfast The Owner/Occupier, 16 Cregagh Court,Belfast The Owner/Occupier, 17 Cregagh Court,Belfast	

The Owner/Occupier,
18 Cregagh Court,Belfast

The Owner/Occupier,
19 Cregagh Court,Belfast

The Owner/Occupier,
2 The Village Green,Belfast

The Owner/Occupier,
20 Cregagh Court,Belfast

The Owner/Occupier,
21 Cregagh Court,Belfast

The Owner/Occupier,
22 Cregagh Court,Belfast

The Owner/Occupier,
22 Graham Gardens,Belfast

The Owner/Occupier,
23 Cregagh Court,Belfast

The Owner/Occupier,
24 Cregagh Court,Belfast

The Owner/Occupier,
24 Graham Gardens,Belfast

The Owner/Occupier,
3 Gibson Park Avenue,Belfast

The Owner/Occupier,
3 The Village Green,Belfast

The Owner/Occupier,
4 Gibson Park Avenue,Belfast

The Owner/Occupier,
4 The Village Green,Belfast

The Owner/Occupier,
42 Ladas Way,Belfast

The Owner/Occupier,
44 Ladas Way,Belfast

The Owner/Occupier,
46 Ladas Way,Belfast

The Owner/Occupier,
48 Ladas Way,Belfast,

The Owner/Occupier,

5 The Village Green, Belfast

The Owner/Occupier,
50 Ladas Way, Belfast

The Owner/Occupier,
52 Ladas Way, Belfast

The Owner/Occupier,
54 Ladas Way, Belfast

The Owner/Occupier,
56 Ladas Way, Belfast

The Owner/Occupier,
58 Ladas Way, Belfast

The Owner/Occupier,
6 Gibson Park Avenue, Belfast

The Owner/Occupier,
6 The Village Green, Belfast

The Owner/Occupier,
60 Ladas Way, Belfast

The Owner/Occupier,
7 The Village Green, Belfast

The Owner/Occupier,
8 The Village Green, Belfast

The Owner/Occupier,
88a Cregagh Road, Belfast

The Owner/Occupier,
9 Cregagh Court, Belfast

The Owner/Occupier,
9 The Village Green, Belfast

The Owner/Occupier,
90a Cregagh Road, Belfast

The Owner/Occupier,
90b Cregagh Road, Belfast

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90c Cregagh Road, Belfast

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94 Cregagh Road, Belfast

The Owner/Occupier,
96 Cregagh Road, Belfast

The Owner/Occupier,
98 Cregagh Road, Belfast

Date of Last Neighbour Notification	22 nd June 2022
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Date of EIA Determination	
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ES Requested	No
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Drawing Numbers and Title

Drawing No. 01 - Site Location & Block Plan Drawing No. 02 - Existing & Proposed Elevations
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Notification to Department (if relevant) N/A Elected Representation: No
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By virtue of paragraph(s) 1, 2, 3, 5 of Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

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