

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



**Belfast  
City Council**

9th August, 2024

## **PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room - City Hall on Tuesday, 13th August, 2024 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. **Committee Site Visit (Pages 1 - 2)**
3. **Notification of Provision/Removal of Accessible Parking Bay**
  - (a) Provision at 93 Clarawood Park (Pages 3 - 6)
  - (b) Provision at Ballyhackamore (Pages 7 - 10)
  - (c) Provision at 25 Ballynafoy Close (Pages 11 - 14)
  - (d) Provision at 33 Ballysillan Drive (Pages 15 - 18)
  - (e) Provision at 56 Locksley Gardens (Pages 19 - 22)

- (f) Removal at 244 Ravenhill Avenue (Pages 23 - 26)
- 4. **Notifications of Abandonment and Extinguishment**
  - (a) Notifications from Statutory Bodies - Footway between Peters Hill and Clifton Street / 17 Aughrim Park (Pages 27 - 40)
- 5. **Planning Appeals Notified** (Pages 41 - 44)
- 6. **Planning Decisions Issued** (Pages 45 - 96)
- 7. **Miscellaneous Reports**
  - (a) Advance Notice of Listed Buildings - 143 Malone Road and Inchmarlo Prep School, Cranmore Park (Pages 97 - 112)
  - (b) Planning Application LA04/2023/3821/F - Proposed change of use from offices to aparthotel (136 rooms) with the creation of additional floors to the upper section of building along with elevational alterations and associated development. Dorchester House, 52-58 Great Victoria Street, (Pages 113 - 168)
  - (c) Local applications subject to NI Water objections (Pages 169 - 174)
- 8. **Planning Applications previously considered**
  - (a) LA04/2023/3030/F - Erection of 201-bed Purpose Built Managed Student Accommodation scheme and retail unit (11-storey) (amended description and plans). - 41-49 Dublin Road and 3-5 Ventry Street (Pages 175 - 206)
  - ~~(b) ITEM WITHDRAWN: LA04/2023/4153/F - Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property. - 44 Ponsonby Avenue~~
- 9. **New Planning Applications**
  - (a) **LA04/2024/0344/F and LA04/2024/0321/LBC** - Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block. - The Royal Belfast Academical Institution College Square East (Pages 207 - 238)
  - (b) **LA04/2021/1593/F** - Retrospective application for construction of new seated viewing stand with a capacity of 228 people in same location as previous seated viewing stand now demolished which had 255 capacity - Recreational grounds at Blanchflower Playing Fields, Holywood Road (Pages 239 - 248)

- (c) **LA04/2024/0358/F** - Proposed change of use from Office (Use class B1) to Health Care Hub (incorporating use classes D1, A1 and A2), external alterations to the façade of the property and other ancillary site works (Amended Description). Park House, 87-91 Great Victoria Street (Pages 249 - 258)
- (d) **LA04/2024/0656/F** - Proposed roof space conversion creating dormer to rear of dwelling with 2no rooflights. - 41 Owenvarragh Park (Pages 259 - 266)

10. **Restricted Items**

- (a) Quarter 4 Finance Report (Pages 267 - 272)

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## Planning Committee

### PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 25th June, 2024

1. **LA04/2023/4153/F** - Conversion of an existing dwelling house to a 5 bed HMO dwelling house. No works to the exterior or elevation of the property. - 44 Ponsonby Avenue.

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin at T. Brooks.

**Officers in Attendance:** Mr. E. Baker, Planning Manager; and  
Ms. L. Walshe, Principal Planning Officer.

The Members and the officers convened at Ponsonby Avenue (12.15 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:30 p.m.

2. **LA04/2023/4613/F** - Proposed building ranging between 5 - 10 storeys (20.60m - 42.35m) including offices (Class B1a), ground floor retail (Class A1), community and cultural (Class D1) and restaurant uses, and licensed restaurant at upper level with external terrace, rooftop plant area, landscaping, servicing, public realm improvements, and all associated site works. - Lands west of Donegall Quay, east of Tomb Street, south of Corporation Square (opposite Belfast Harbour Office) and immediately north of the NCP Multi Storey Car Park.

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin at T. Brooks.

**Officers in Attendance:** Mr. E. Baker, Planning Manager; and  
Ms. L. Walshe, Principal Planning Officer.

The Members and the officers convened at Donegall Quay (12:45 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:05 p.m.

3. **LA04/2024/0681/F** - Erection of Purpose-Built Managed Student Accommodation development with additional use of accommodation by further or higher education institutions outside term time, comprising 4 no. blocks of accommodation with building heights ranging from 5 to 9 storeys and up to 35,850sqm gross external floorspace, café, associated communal facilities including landscaped courtyards, internal bin stores and cycle stores, pv array, disabled parking, public realm provision, associated site works and extension of Titanic Boulevard to form new

junction with Hamilton Road. - Lands to the northeast of Olympic House, east of Queen's Road and south of Belfast Metropolitan College.

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin at T. Brooks.

**Officers in Attendance:** Mr. E. Baker, Planning Manager; and  
Ms. L. Walshe, Principal Planning Officer.

The Members and the officers convened at Hamilton Road (1:15 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:30 p.m.

4. **LA04/2024/0574/F** - Proposed temporary (up to 5 years) nursery and primary school, soft play area, access, parking, landscaping and ancillary site works - Land adjacent and east of No. 44 Montgomery Road.

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin at T. Brooks.

**Officers in Attendance:** Mr. E. Baker, Planning Manager; and  
Ms. L. Walshe, Principal Planning Officer.

The Members and the officers convened at Montgomery Road (1:40 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:50 p.m.



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Network Traffic, Street Lighting and  
Transportation

Eastern Division

Mr John Walsh  
Chief Executive  
Belfast City Council  
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Annexe 7

Castle Buildings

Stormont Estate

Tel: 0300 200 7899

Email: [traffic.eastern@infrastructure-ni.gov.uk](mailto:traffic.eastern@infrastructure-ni.gov.uk)

Being Dealt With By: Mr Alfie O'Hare

Direct Line: 02890526241

[OfficeoftheChiefExecutive@BelfastCity.gov.uk](mailto:OfficeoftheChiefExecutive@BelfastCity.gov.uk)

Your reference:

Our reference: TM 2

Date: 17 June 2024

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 93 CLARAWOOD PARK, 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

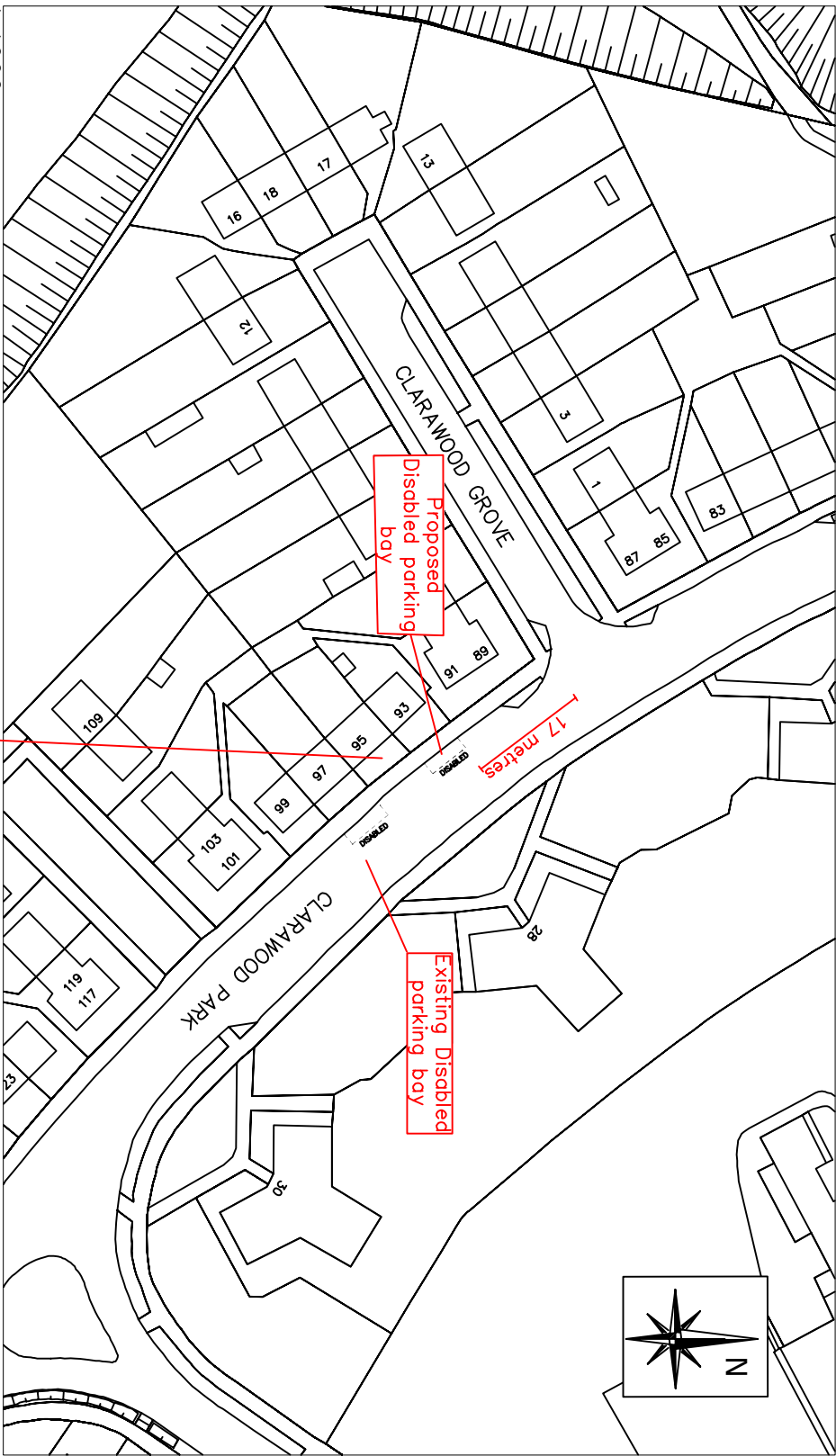
*PP Alfie O'Hare*

Noel Grimes  
Traffic Management

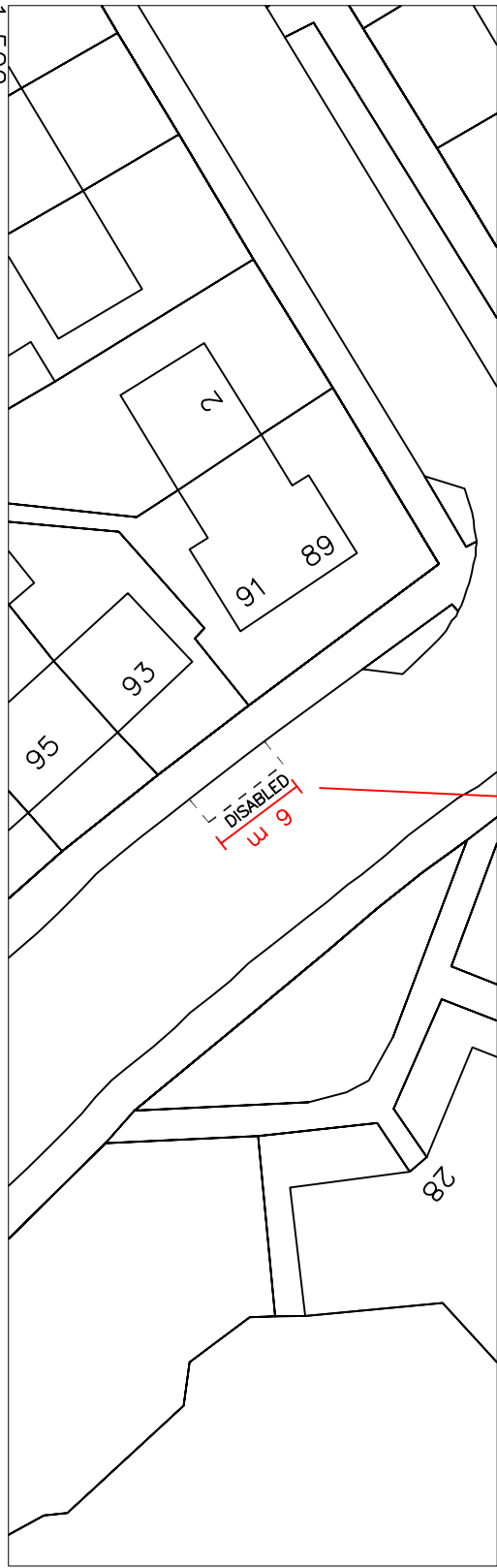
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Clarawood Park, Belfast (south-west side) – from a point 17 metres south-east of its junction with Clarawood Grove, for a distance 6 metres in a south-easterly direction.



1:1000



1:500

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Project  
PROPOSED ACCESSIBLE/  
DISABLED PARKING BAY

Title  
93 CLARAWOOD PARK  
BELFAST  
Page 5

FILE NO.	DESIGNED	AO'H	date
DRAWN	CHECKED		date
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Dwg. No.	Revision		
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## **Network Traffic, Street Lighting and Transportation Eastern Division**

Mr John Walsh  
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Being Dealt with By: G. Stevenson  
Direct Line: (028) 9262 6676

27 June 2024

Dear Mr Walsh

### **UPPER NEWTOWNARDS ROAD, BELFAST – PROPOSED ACCESSIBLE PARKING BAYS.**

Following a request for accessible parking bays in the Ballyhackamore area, we carried out a number of surveys which indicated that there is a high demand for parking at this location which may create difficulties for blue badge holders.

Consequently, it is considered that it may be beneficial to introduce 2no. accessible parking bays in this area, one in the layby in the vicinity of Castleview Terrace and the other in the service road in the vicinity of Eastleigh Drive.

The proposed bays will be subject to a waiting restriction of 'Monday to Friday, 8am to 6pm, 2 hours, No Return within 1 hour'.

I have attached plans showing our proposals for your information.

I would be grateful if you could confirm that the Council has considered this matter and is content with the proposal.

Yours sincerely

*Jim McGarry*

**Traffic Manager**


**Traffic Management 1**

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Drg. No.

NO.	REVISION	DATE

 PROPOSED ACCESSIBLE  
PARKING BAY

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Project **BALLYHACKAMORE,  
BELFAST**

Title **PROPOSED  
ACCESSIBLE PARKING BAYS**

FILE NO.		DESIGNED	GS	date 06/24
DRAWN		CHECKED		date
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Being Dealt With By: Mr Alfie O'Hare  
Direct Line: 02890526241

[OfficeoftheChiefExecutive@BelfastCity.gov.uk](mailto:OfficeoftheChiefExecutive@BelfastCity.gov.uk)

Your reference:  
Our reference: TM 2

Date: 17 July 2024

Dear Mr Walsh

**PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 25  
BALLYNAFOY CLOSE, 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.

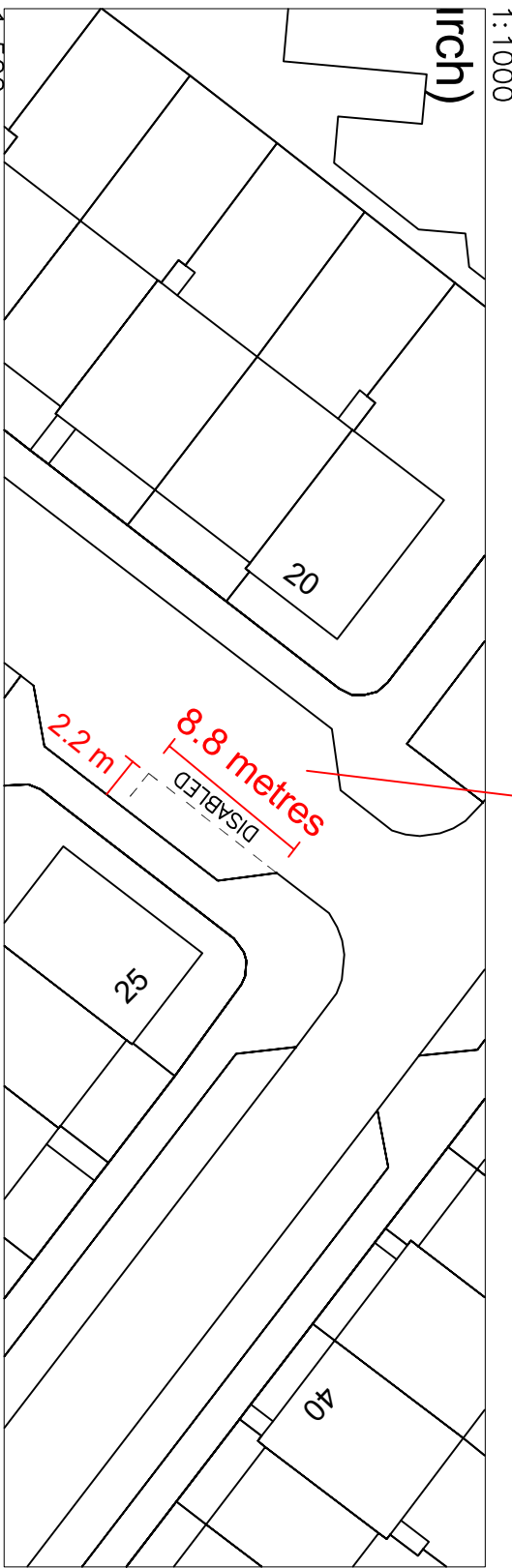
Yours sincerely

*PP Alfie O'Hare*  
Noel Grimes  
Traffic Management

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Ballynafoy Close, Belfast (south-east side in a lay-by) – from a point 62 metres south-east of its junction with Ravenhill Road, then 50 metres north-east for a distance of 8.8 metres in a north-easterly direction.



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Project					PROPOSED ACCESSIBLE/ DISABLED PARKING BAY	
Title					25 BALLYNAFOY CLOSE BELFAST	
FILE NO.		DESIGNED		AO'H	date	JUN'24
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Our reference: TM 2

[OfficeoftheChiefExecutive@BelfastCity.gov.uk](mailto:OfficeoftheChiefExecutive@BelfastCity.gov.uk)

Date: 30 July 2024

Dear Mr Walsh

**PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 33  
BALLYSILLAN DRIVE, 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

*PP Alfie O'Hare*

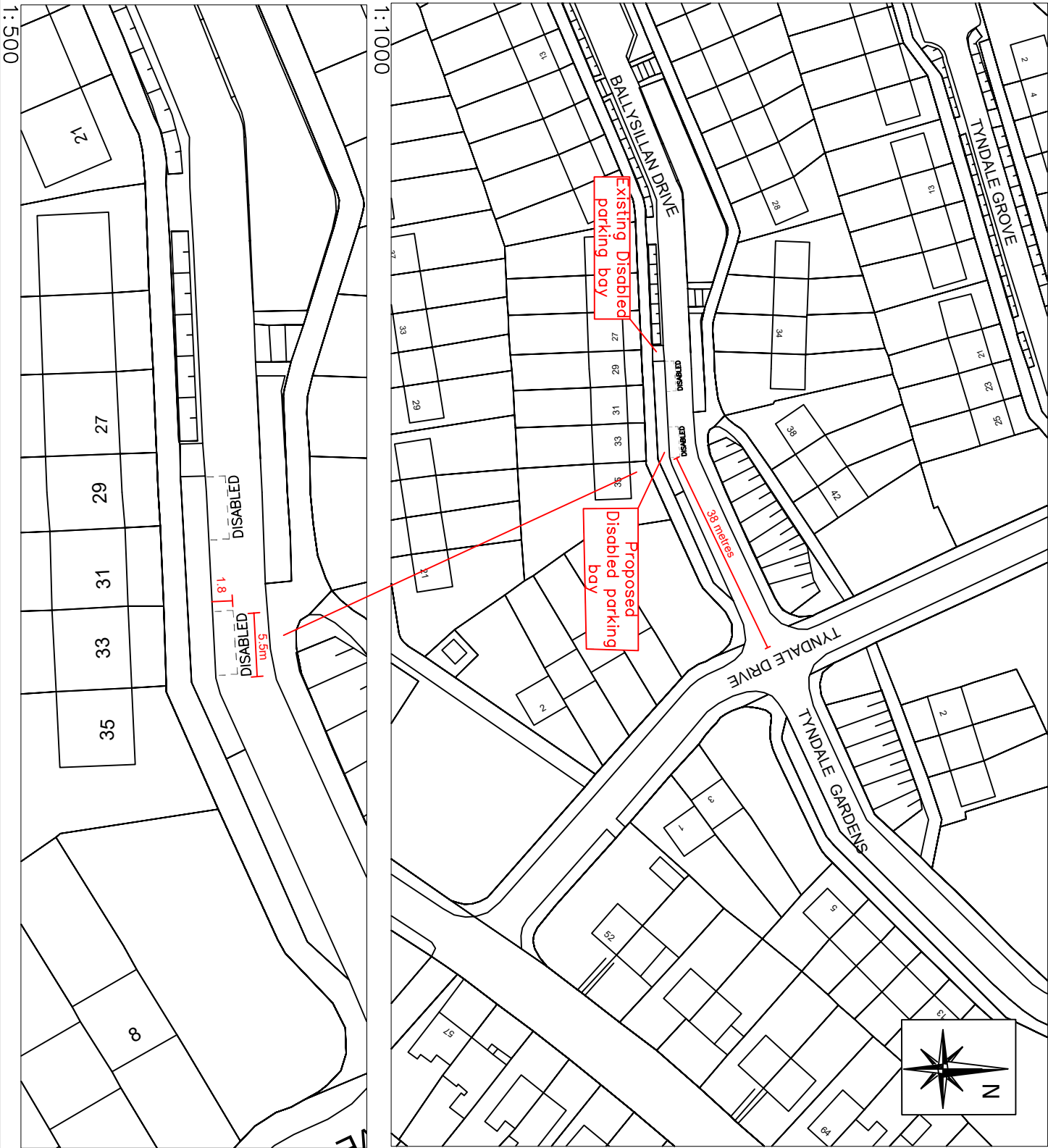
Noel Grimes

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Direct Line: 02890526241

Your reference:

Our reference: TM 2

[OfficeoftheChiefExecutive@BelfastCity.gov.uk](mailto:OfficeoftheChiefExecutive@BelfastCity.gov.uk)

Date: 29 July 2024

Dear Mr Walsh

## **PROVISION OF AN ACCESSIBLE/DISABLED PARKING BAY AT 56 LOCKSLEY GARDENS, 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

*PP Alfie O'Hare*

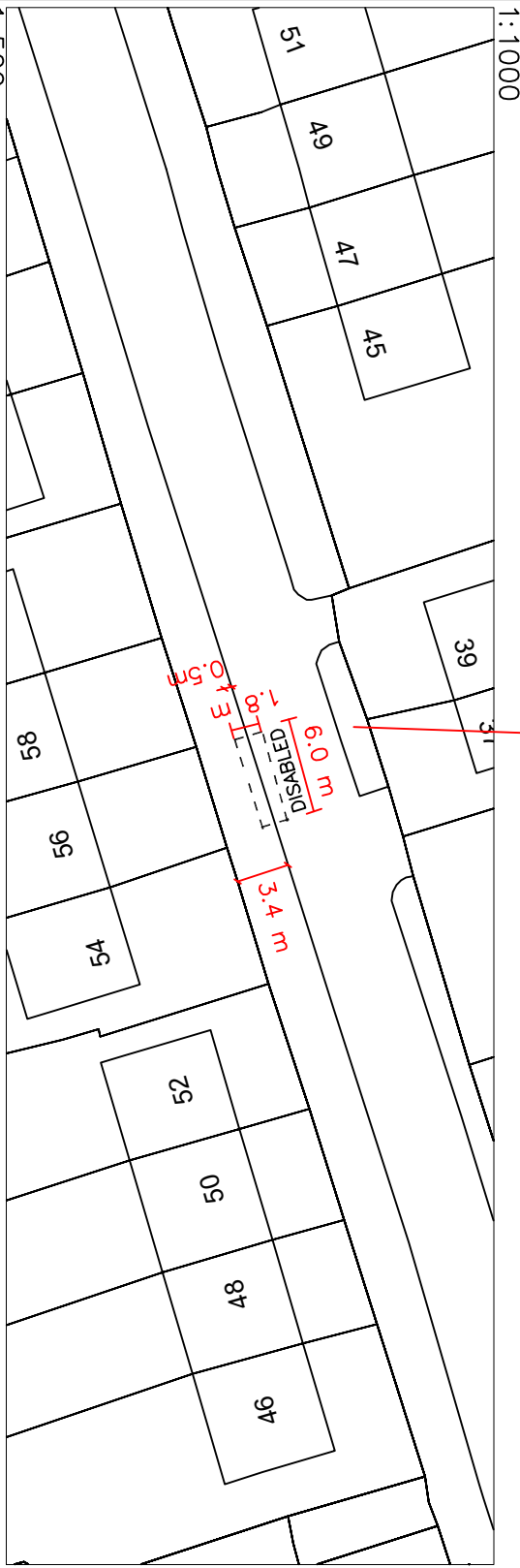
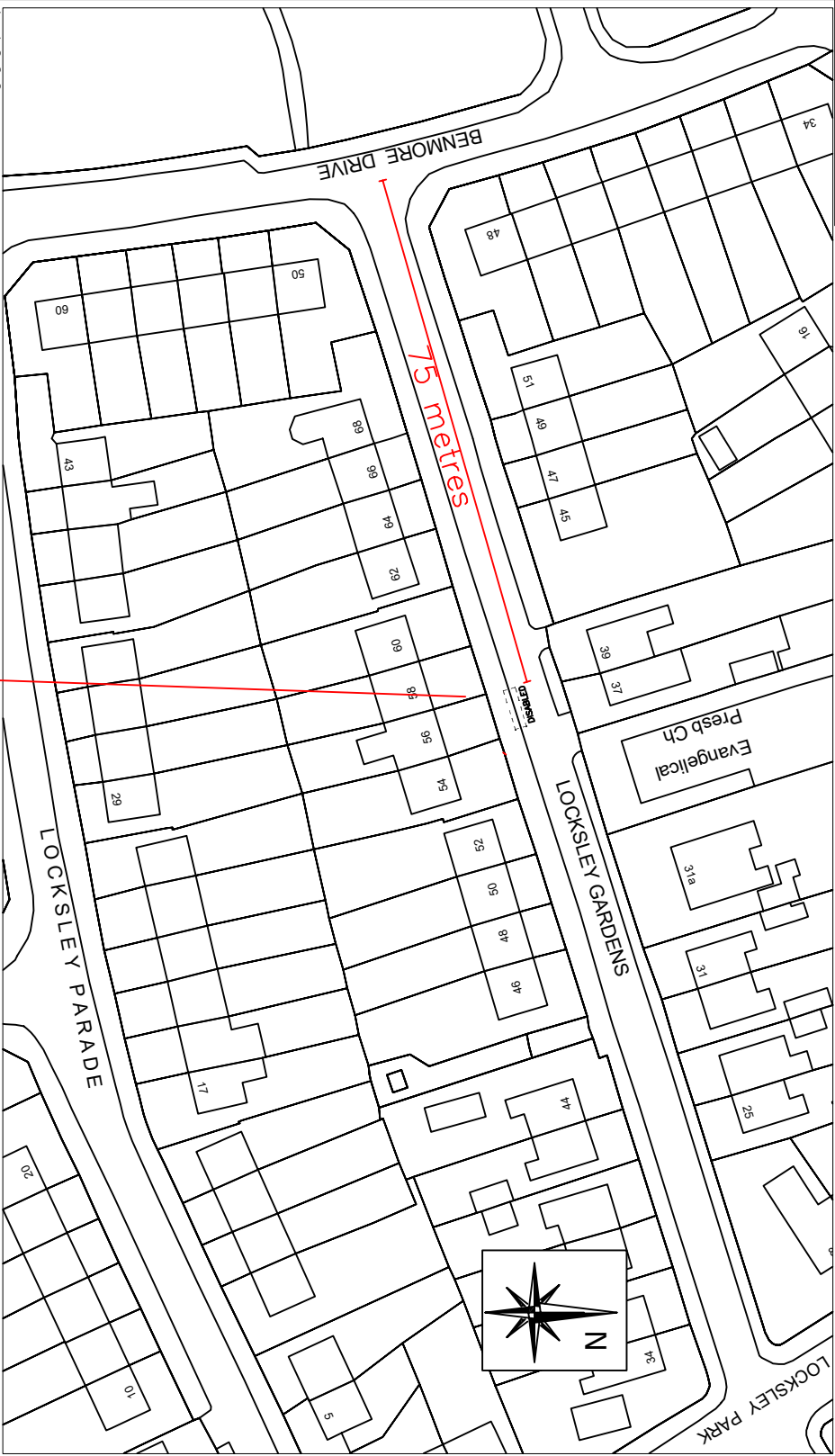
Noel Grimes

Traffic Management

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Locksley Gardens, Belfast (south-east side) – from a point 75 metres north-east of its junction with Benmore Drive, for a distance of 6.0 metres, in a north-easterly direction.



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Project  
PROPOSED ACCESSIBLE  
DISABLED PARKING BAY

Title  
56 LOCKSLEY GARDENS  
BELFAST

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

Your Ref:  
Our Ref: TM 2

Date: 23 July 2024

Dear Mr Walsh

**244 RAVENHILL ROAD, BELFAST – REMOVAL OF AN ACCESSIBLE/BLUE BADGE  
PARKING BAY**

I am writing to advise you that we propose to remove an accessible/disabled parking bay 244 Ravenhill Avenue, Belfast, as it is no longer required; I have attached a plan showing the location of the bay.

We would welcome your comments on this proposal.

Yours sincerely

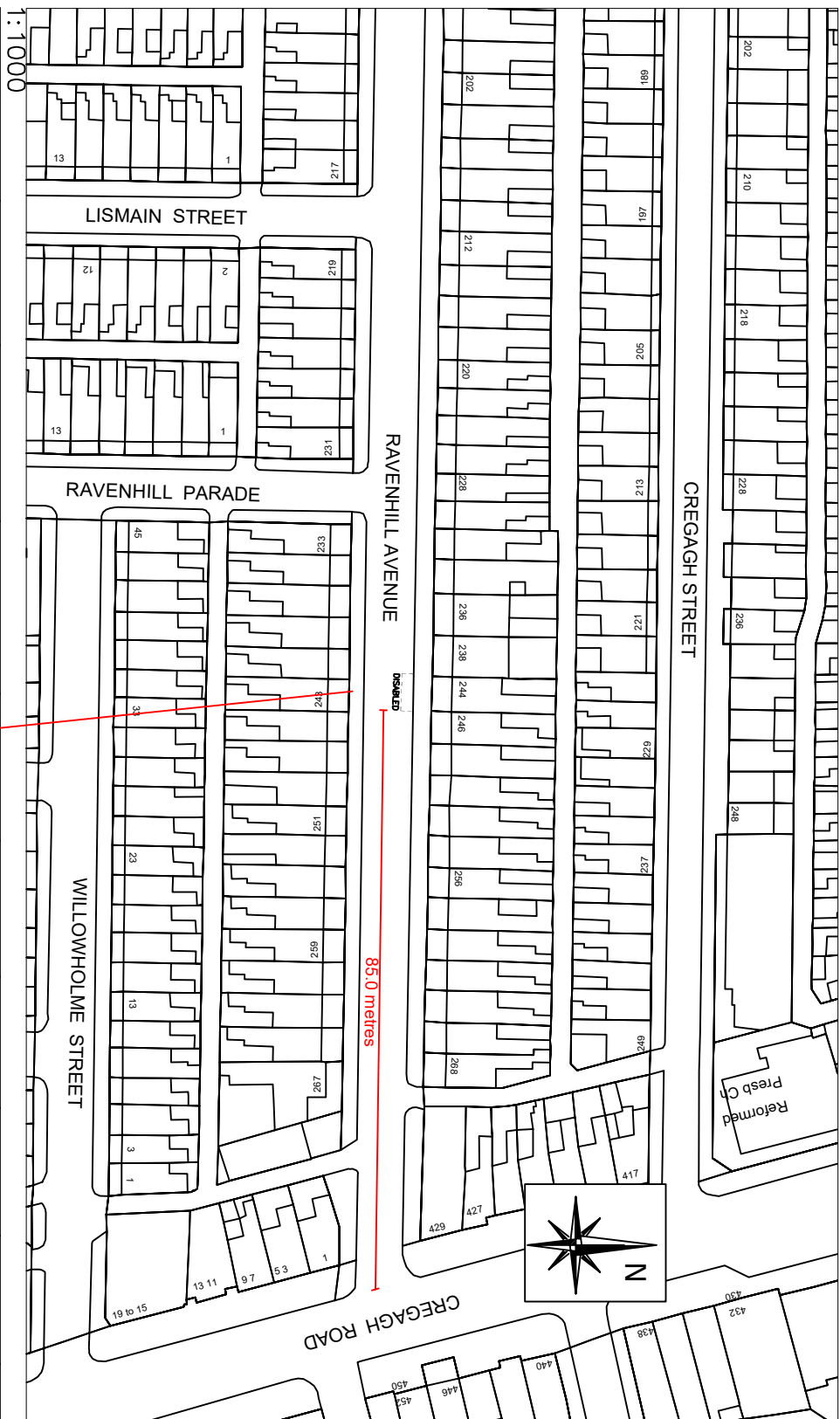
*PP Alfie O'Hare*  
Graham Campbell  
Traffic Manager

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S.R. 2019 No.38 item 2762. – No. 6 Ravenhill Avenue, Belfast (north-side) –from a point 85.0 metres west of its junction with Cregagh Road, for a distance of 5.5 metres in a westerly direction.



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1.8  
DISABLED

5.5 m

1:250

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Project  
REMOVAL OF AN ACCESSIBLE /  
DISABLED PARKING BAY  
Title  
244 RAVENHILL AVENUE  
BELFAST

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<b>Subject:</b>	Notifications from statutory bodies
<b>Date:</b>	13 <sup>th</sup> August 2024
<b>Reporting Officer:</b>	Kate Bentley, Director of Planning & Building Control
<b>Contact Officer:</b>	Dermot O’Kane, Acting Planning Manager (Plans & Policy)

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

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
1.1	To bring to the attention of the Planning Committee two notifications received from the Department for Infrastructure (DfI) and Northern Ireland Housing Executive (NIHE) (see <b>Appendix 1&amp;2</b> ). The notifications relate to the confirmation of an Abandonment Order for sections of footway between Peters Hill and Clifton Street and the extinguishment of a Public Right of Way at the rear of 17 Aughrim Park.
<b>2.0</b>	<b>Recommendation</b>
2.1	The Committee is asked to note the notification correspondence received.
<b>3.0</b>	<b>Main Report</b>
3.1	The Council has received the following notification from DfI:
3.2	<p><b>Confirmation of an Abandonment Order for sections of footway between Peters Hill and Clifton Street, Belfast</b></p> <p>Received on 26<sup>th</sup> June 2024 this notification confirms the abandonment of two sections of footway of the Bullring path – 727 square metres of footway extending north 270 metres from Peters Hill and 79 square metres of footway extending 30 meters from Regent Street to Clifton Street (see <b>Appendix 1</b>).</p>
3.3	Notification of a related proposed extinguishment of a Public Right of Way was brought to the Planning Committee on 20 <sup>th</sup> June 2023. This abandonment had been requested by the Department for Communities (DfC) to facilitate an Environment Improvement Scheme which will include a new pathway and general landscaping of the area. The associated planning application was approved by the Council in May 2021 (LA04/2020/0673/F). The land subject to the Abandonment Order is owned by DfI and is to be disposed of to Belfast City Council.
3.4	<p>The Council has received the following notification from NIHE:</p> <p><b>Notice of an extinguishment of a Public Right of Way at the rear of 17 Aughrim Park,</b></p>

	<b>Belfast</b>
3.5	Received on 8 <sup>th</sup> July 2024 this notification concerns the extinguishment of a Public Right of Way, the subject area of which is 22 square metres of existing public alleyway between Aughrim Park and Mermaid Street (see <b>Appendix 2</b> ).
3.6	This area will form part of a new, larger rear garden to 17 Aughrim Park to accommodate works for an extension as part of a disability adaptation which was approved by the Council on 14 <sup>th</sup> May 2024 (LA04/2024/0180/F). This planning approval was conditioned so that no work shall commence on site until the appropriate abandonment/extinguishment order is in place.
3.7	In considering these notifications other services within the Council were consulted – City & Neighbourhood Services, Estates and City Regeneration & Development and no issues or concerns were raised. There is no requirement for the Council to respond to these consultations and it is recommended that the Committee notes this report.
3.8	<u>Financial &amp; Resource Implications</u> There are no resource implications associated with this report.
3.9	<u>Equality implications or Good Relations implications / Rural needs assessment</u> None.
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<p><b>Appendix 1:</b> Confirmation of Abandonment of footway between Peters Hill and Clifton Street</p> <p><b>Appendix 2:</b> Public Right of Way extinguishment at the rear of 17 Aughrim Park</p>



Department for

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## Road Asset Development

By e-mail

The Chief Executive  
Belfast City Council

[LargeyN@BelfastCity.gov.uk](mailto:LargeyN@BelfastCity.gov.uk)

3rd Floor Area A  
James House  
The Gasworks  
2-4 Cromac Avenue  
Belfast  
BT7 2JA

Tel: (028) 90540404  
Email: [lynsey.wilson@infrastructure-ni.gov.uk](mailto:lynsey.wilson@infrastructure-ni.gov.uk)

Your reference:

Our reference: IN1-23-10360

26th June 2024

Dear Sir/Madam

### **The Footway between Peters Hill and Clifton Street, Belfast (Abandonment) Order (Northern Ireland) 2024 - S. R. 2024 No. 145**

Please find enclosed a copy of the above-mentioned statutory rule and related map for your information.

Yours sincerely

*Lynsey Wilson*

Lynsey Wilson  
Transport Legislation Branch

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STATUTORY RULES OF NORTHERN IRELAND

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**2024 No. 145**

**ROADS**

**The Footway between Peters Hill and Clifton Street, Belfast  
(Abandonment) Order (Northern Ireland) 2024**

*Made* - - - -

*26th June 2024*

*Coming into operation* -

*3rd October 2024*

The Department for Infrastructure<sup>(a)</sup> makes the following Order in exercise of the powers conferred by Article 68(1) of the Roads (Northern Ireland) Order 1993<sup>(b)</sup> and now vested in it<sup>(c)</sup>.

The Department in accordance with Article 68(4) of that Order proposes to abandon the areas of road described in the Schedule as they are not necessary.

Notice has been published, served and displayed in compliance with paragraphs 1, 2 and 3 of Schedule 8 to that Order.

No objection has been received.

**Citation and commencement**

1. This Order may be cited as the Footway between Peters Hill and Clifton Street, Belfast (Abandonment) Order (Northern Ireland) 2024 and shall come into operation on 3rd October 2024.

**Application**

2. The areas of road described in the Schedule are abandoned.

Sealed with the Official Seal of the Department for Infrastructure on 26th June 2024

(L.S.)

*D Millar*

A senior officer of the Department for Infrastructure

---

(a) Formerly the Department for Regional Development; see section 1(6) and (11) of, and Schedule 1 to, the Departments Act (Northern Ireland) 2016 (2016 c. 5 (N.I.))

(b) S.I. 1993/3160 (N.I. 15)

(c) S.R. 1999 No. 481 Article 6(d) and Schedule 4 Part IV

## SCHEDULE

Article 2

### AREAS OF ROAD TO BE ABANDONED

Two areas of footway on the western side of the Westlink, Belfast comprising—

- (a) 726.805 square metres of footway extending north for 270 metres from Peters Hill; and
- (b) 79.053 square metres of footway extending 30 metres from Regent Street to Clifton Street;

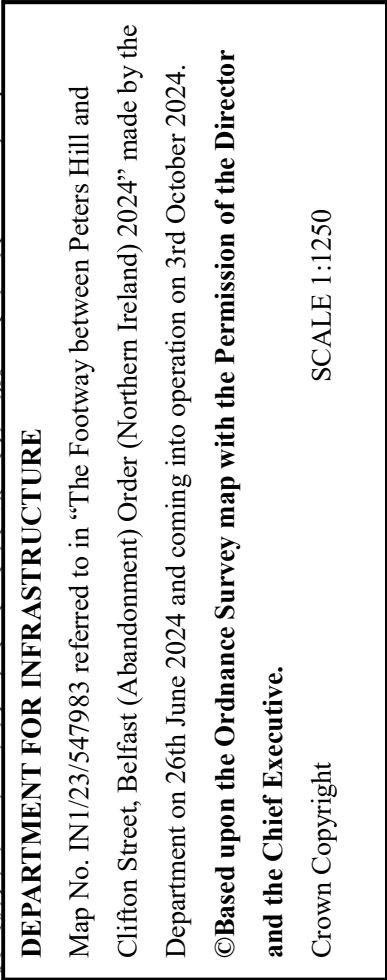
more particularly delineated and shown hatched and coloured red on map number IN1/23/547983.

A copy of the map has been deposited at the Department's Headquarters, James House, The Gasworks, 2-4 Cromac Avenue, Belfast and at DfI Roads and Rivers Eastern Division, Annexe 7 Block 2, Castle Buildings, Stormont Estate, Upper Newtownards Road, Belfast.

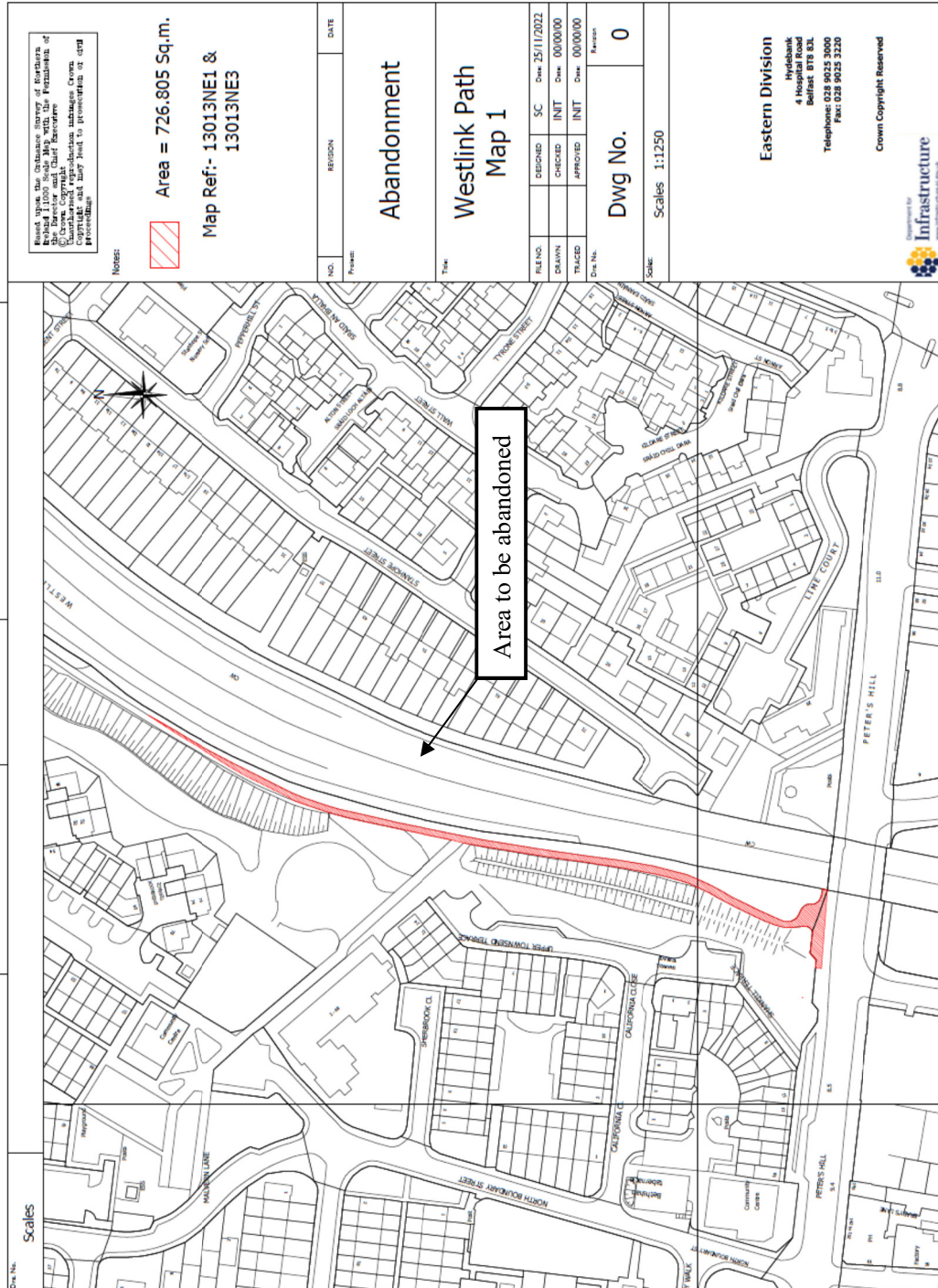
### EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order abandons the areas of road described in the Schedule.







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

Date: 4th July 2024

Our Ref: Pathway at rear of 17 Aughrim Park Belfast



Dear Sirs,

Re: Extinguishment of Public Right of Way – rear of 17 Aughrim Park Belfast

The Northern Ireland Housing Executive made an Order No 1 on 15th of May 2024 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 1<sup>st</sup> of August 2024.

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

Yours faithfully,

Aaron Maguire  
Land and Regeneration Officer  
Place Shaping Belfast  
Land and title team  
[Aaron1.maguire@nihe.gov.uk](mailto:Aaron1.maguire@nihe.gov.uk)  
028 959 84787





## **EXTINGUISHMENT OF PUBLIC RIGHTS OF WAY**

### **FORM OF ENGROSSMENTS OF ORDER**

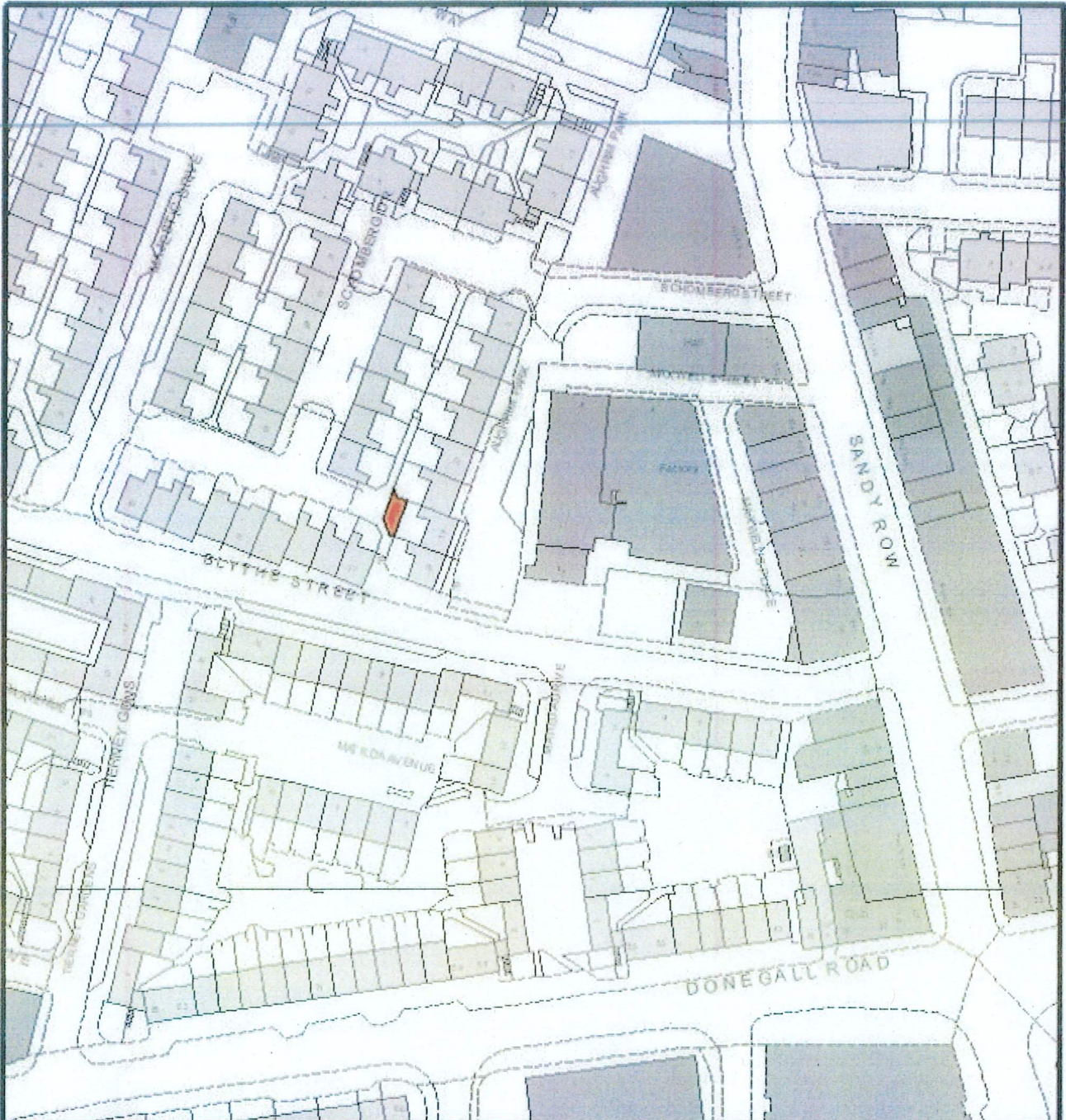
#### **THE HOUSING (NORTHERN IRELAND) ORDER 1981**

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 paving area at the rear of 17 Aughrim Park Belfast has by a resolution passed on 15<sup>th</sup> of May 2024 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 at the rear of 17 Aughrim park Belfast Order No.1 2024 and sealed with the common seal of the Northern Ireland Housing Executive and deposited at the South/East 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 rear of 17 Aughrim Park Belfast Order No.1 2024."
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.





239030

**BELFAST, 17 AUGHIRM PARK**  
**Extinguishment of Public Right-of-Way**  
**Order No. 1, 2024**  
**Map Dated 15th May 2024**

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

*[Signature]*  
 AUTHORIZED OFFICER

*[Signature]*  
 Kieron Callaghan

OFFICER, NIHE

OSNI Reference: I.G. 147-1NE1/3

Scale: 1:1,250

Your Reference:

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## SCHEDULE

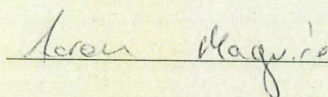
The paved area at the rear of 17 Aughrim Park Belfast -  
Extinguishment of Public Rights of Way Order No1 2024

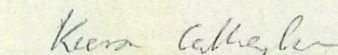
An area with average dimensions roughly 7225mm long x 2971mm wide and 22.2sqm in total, in decorative red brick paving. The area tapers at each side. At the left hand side, a new 1.8m timber vertical board fence will be constructed, and the right hand boundary will be defined by the existing red brick wall at the rear of number 15 Aughrim Park. The area in question is part of the existing public alleyway between Aughrim Park and Mermaid Street and will form part of a new, larger back garden to 17 Aughrim Park, Belfast to accommodate works for an extension as part of a disability adaptation.

Dated this – 15th May 2024

239030  
GIVEN UNDER THE COMMON SEAL OF THE  
NORTHERN IRELAND HOUSING EXECUTIVE  
THIS – 15<sup>th</sup> May 2024

  
Authorised Officer

  
Aaron Maguire

  
Officers of the Northern  
Ireland Housing Executive





## 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 the 15<sup>th</sup> of May 2024 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 15<sup>th</sup> of May 2024 referred to therein may be inspected at the South/East 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 objections 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 (The Housing Division), department of Communities, Causeway Exchange, 1-7 Bedford Street, Belfast, BT2 7EG on or before 18<sup>th</sup> of July 2024.

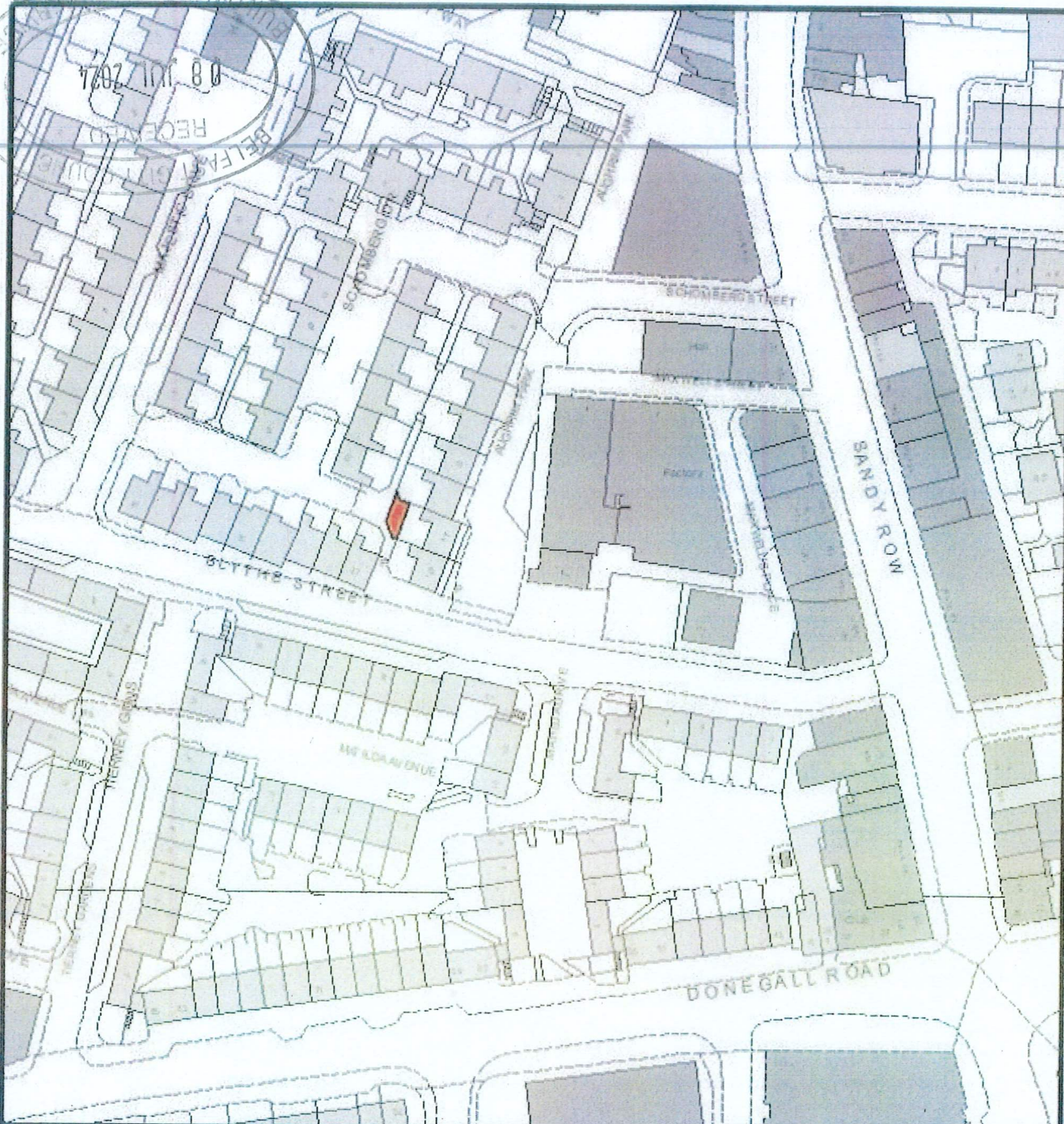
#### SCHEDULE

An area with average dimensions roughly 7225mm long x 2971mm wide and 22.2sqm in total, in decorative red brick paving. The area tapers at each side. At the left hand side, a new 1.8m timber vertical board fence will be constructed, and the right hand boundary will be defined by the existing red brick wall at the rear of number 15 Aughrim Park. The area in question is part of the existing public alleyway between Aughrim Park and Mermaid Street and will form part of a new, larger back garden to 17 Aughrim Park, Belfast to accommodate works for an extension as part of a disability adaptation.

Dated this – 4<sup>th</sup> July 2024

\_\_\_\_\_  
Chief Executive  
Northern Ireland Housing Executive  
2 Adelaide Street  
Belfast BT2 8PB





**BELFAST, 17 AUGHRIM PARK**  
**Extinguishment of Public Right-of-Way**  
**Order No. 1, 2024**  
**Map Dated 15th May 2024**

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

OSNI Reference: I.G. 147-1NE1/3

Scale: 1:1,250

Your Reference:

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## Agenda Item 5

## PLANNING COMMITTEE – 13 AUGUST 2024

## APPEALS NOTIFIED

**COUNCIL: BELFAST**

ITEM NO 1 PAC REF: 2024/A0044

PLANNING REF: LA04/2023/3481/F

APPLICANT: J J McWilliams Property Ltd

LOCATION: 272 Limestone Road, Belfast, BT15 3AR

PROPOSAL: Change of use from dwelling to 6 bed HMO (sui generis)

PROCEDURE:

ITEM NO 2 PAC REF: 2024/A0045

PLANNING REF: LA04/2023/3319/F

APPLICANT: Miss Louise Johnson

LOCATION: 27 Ponsonby Avenue, Belfast, BT15 2LS

PROPOSAL: Change of use from dwelling to 6 bed House in Multiple Occupation

PROCEDURE:

## APPEAL DECISIONS NOTIFIED

ITEM NO 1 PAC REF: 2022/A0074

PLANNING REF: LA04/2020/2457/F

RESULT OF APPEAL: DISMISSED

APPLICANT: Willisfield Property Developments Ltd

LOCATION: 5-11 Hollywood Road, Belfast

PROPOSAL: Demolition of existing commercial unit, replacement with 4 No storey building with new ground floor (Class A2) commercial unit and 12 No apartments along with associated development

## APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO 2 PAC REF: 2022/A0133

PLANNING REF: LA04/2021/2141/F

RESULT OF APPEAL: DISMISSED

APPLICANT: C K Hutchison Networks (UK) Ltd

LOCATION: Area of existing footpath located off Antrim Road 5.5m north of 184-186 Antrim Road and 1.5m south of 196-198 Antrim Road, Belfast, BT15 2AJ

PROPOSAL: Proposed installation of a 20m high telecoms streetpole c/w wraparound cabinet with integrated antenna and 3 No additional equipment cabinets and ancillary equipment

ITEM NO 3 PAC REF: 2022/A0076

PLANNING REF: LA04/2022/0810/F

RESULT OF APPEAL: ALLOWED

APPLICANT: Cedar East Investments

LOCATION: Unit 2, 142 Stewartstown Road, Belfast

PROPOSAL: Change of use from shop to hot food takeaway

ITEM NO 4 PAC REF: 2021/A0195

PLANNING REF: LA04/2021/1448/A

RESULT OF APPEAL: DISMISSED

APPLICANT: Mr Damien Scullion

LOCATION: Car Park at junction of Lavinia Square and Ormeau Road, Belfast, BT7 2EB

PROPOSAL: Digital Advertising Panel - Our appeal is based that the signage is not contrary to PPS 17 as the panel is on an arterial route with many other similarly sized panels already in existence along this arterial route. It is therefore not detrimental to the visual amenity. This is backed up by the number of objections lodged in relation to the planning application. It should also be noted that the signage has been used free of charge by local sports groups, charities and community groups and has widespread support in the local area.

## APPEAL DECISIONS NOTIFIED (CONTINUED)

ITEM NO	5	PAC REF:	2021/A0093
PLANNING REF:	LA04/20219/1833/F		
RESULT OF APPEAL:	ALLOWED		
APPLICANT:	Ms Emma Regan		
LOCATION:	11 Ashley Park, Dunmurry, Belfast		
PROPOSAL:	Planning Permission for new dwelling to replace previous dwelling on site, with connection to all existing services to the site and use of existing vehicular access into the site		

ITEM NO	6	PAC REF:	2022/A0098
PLANNING REF:	LA04/2020/1658/F		
RESULT OF APPEAL:	DISMISSED		
APPLICANT:	Hutchison 3G UK Ltd		
LOCATION:	On footpath opposite 153 Cromac Street, Belfast, BT7 1DX		
PROPOSAL:	Proposed telecommunications installation: Proposed Phase 8 15m Monopole C/W wrapround cabinet at base and associated ancillary works		

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## Planning decisions issued June 2024 - No. 184

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2021/0260/F	LOC	4 Lower Crescent Belfast BT7 1NR	Change of use from office to residential to include refurbishment of listed building and conversion to 1 No. 2 bed apartment at ground floor, 2 No. 1 bed apartments at first floor and 1 No. 3 bed apartment at second floor level. Demolish and re-build part of ground and first floor back returns (Amended description & drawings)	Permission Granted
LA04/2021/1701/F	LOC	430-432 Woodstock Road Belfast BT6 9DR	Demolition of 430 & 432 Woodstock Road and erection of new 2 storey building to accommodate 1no retail unit, 2no one bedroom apartments and 2 no two bedroom apartments with ancillary accommodation bin store and cycle parking	Permission Granted
LA04/2021/2447/F	LOC	Land to the side and rear of 184 Lower Braniel Road Belfast BT5 7NH	1no. detached (3 bed) and 2no. semi-detached (3 bed) 2-storey dwellings to the side and rear of existing dwelling	Permission Refused

LA04/2022/1835/NMC	LOC	Lands To The East Of The Westlink (A12); South Of (Nos.127-9) And Including Grosvenor Road; At Intersection Of Grosvenor Road And Stanley Street; At The Intersection Of Durham Street And Grosvenor Rd; At The Intersection Of Fisherwick Place And Howard Street; At Great Victoria Street (between Nos. 1-3 To 27-45); At Glengall St. (between Nos. 3-21); At The Junction Of Hope St. Bruce Street And Great Victoria Street; At The Junction Of Durham St. Linfield Road Sandy Row And Hope Street; At Sandy Row From 2 Hurst Park To 85-87 Sandy Row Gilpins Site; To North Of Former Whitehall Tobacco Works At Linfield Rd Weavers Court Business Park/ Linfield Industrial Estate Blythefield Primary School And Charter Youth Club; At Weavers Court Business Park And Railway Track Lands Surrounding Arellian Nursery And Bounded By Utility Street/Bentham Drive/Egmot Gardens/ Felt Street (to North); Prince Andrew Park And Abingdon Drive (to South); Beit Street Roosevelt Rise Roosevelt Square	Non material change LA04/2017/1388/F (Facade).	Non Material Change Granted
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LA04/2019/1868/PAD	MAJ	Lands at Nos. 6-7 Donegall Quay 96-108 Ann Street and 40 Princes street bounded to the north by Donegall Quay car park Belfast BT1 3FG.	Proposed erection of a 20No. floor hotel (including basement) with rooftop public observation desks, along with extension of Nos 6-7 Donegall Quay and the restoration and improvement of nos. 96-108 Ann Street to allow for 150no. bedrooms, associated cafe roastery/restaurant/bar hospitality offering landscaped courtyard and all other associated site and access works.	PAD Concluded
LA04/2020/2310/O	LOC	Lands North of 186 Old Hollywood Road Knocknagoney Holywood BT189QB.	Proposal for a 1.5 storey detached house, with a new private access off Cedar Grove with a double garage	Permission Refused
LA04/2021/0262/LBC	LOC	4 Lower Crescent Belfast BT71NR	Change of use from office to residential to include refurbishment of listed building and conversion to 1 No. 2bed apartment at ground floor, 2 No. 1 bed apartments at first floor and 1 No. 3 bed apartment at second floor level. Demolish and re-build part of ground and first floor back returns (Amended description & drawings)	Consent Granted
LA04/2022/2158/F	LOC	237 LOWER BRANIEL ROAD BRANIEL BELFAST BT5 7NQ	Demolition of existing building and the erection of three dwellings, two with in curtilage garages, landscaping and all other associated site works along with alteration to existing bus shelter to accommodate new visibility splays	Permission Granted

LA04/2023/2342/PAD	LOC	Lands located between Moyle Walk and Kilwarlin Walk, Belvoir Drive, Belfast, BT8 7DQ	Proposal for 6 no. 3 person 2 bedroom general needs social housing apartments, with associated parking and landscaping. Existing trees left largely in place, with 5 no. existing trees proposed to be removed. These are intended to be supplemented by the planting of an additional 15 native species trees around the site.	PAD Concluded
LA04/2023/2343/PAD	LOC	Lands located between 147 Belvoir Drive and 1 Mahee Close, Belfast, BT8 7DQ	4 no. social housing apartments, comprising 2 no. 3 person 2 bedroom complex needs (wheelchair) apartments at ground level, with 2 no. 3 person 2 bedroom general needs apartments at first floor level. Communal parking and bin storage, with landscaping surrounding the apartments. Each apartment to have own door access.	PAD Concluded



LA04/2023/2473/PAD	LOC	45 PARK AVENUE STRANDTOWN BELFAST DOWN BT4 1PU	This proposal is for a single building comprising 33 units over 3 storeys. The majority of the building's footprint is in the area of the existing buildings; site is at a lower level to the townhouses & apartments at Park Avenue Heights no outlooks uncompromised outlooks. The massing remains below the heights of the surrounding buildings & is similar in height of the existing building's ridge. Car Parking to be located close to the buildings entrance (approx. 1 space per unit; overlooked for security).	PAD Concluded
LA04/2023/2603/F	LOC	15 MALONE ROAD MALONE LOWER BELFAST ANTRIM BT9 6RT	Change of Use of Offices to 7 No. 1 Bedroom short-term private-rental apartments and alterations to rear return.	Permission Granted
LA04/2023/2592/DCA	LOC	15 MALONE ROAD MALONE LOWER BELFAST ANTRIM BT9 6RT	Demolition of section of roof on rear return.	Consent Granted
LA04/2023/2624/F	LOC	46 DUNCAIRN GARDENS TOWN PARKS BELFAST ANTRIM BT15 2GG	Change of use from office to three two bedroom apartments and proposed construction of three storey rear return.	Permission Refused

LA04/2023/2694/F	LOC	139 UNIVERSITY STREET MALONE LOWER BELFAST ANTRIM BT7 1HP	Change of use from offices to 6no. short-term stay apartments including 3 storey rear extension and internal alterations.	Permission Granted
LA04/2023/2833/F	LOC	AGNES STREET INDUSTRIAL ESTATE AGNES STREET TOWN PARKS BELFAST ANTRIM BT13 1GB	The proposal relates to the installation of a 17m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto.	Permission Granted
LA04/2023/2798/F	LOC	3 Pattersons Place and 51-53 Upper Arthur Street Belfast, BT1 4HW	Proposed extension to Thompsons Garage to incorporate redevelopment and change of use of Nos.51-53 Upper Arthur Street from offices (including part demolition) to provide: ground floor corner entrance to nightclub, toilets, and restaurant/café/street serving booth; first floor extension to existing nightclub, incorporating part terrace and first floor balcony over Upper Arthur Street footpath; public art to Upper Arthur Street façade; external lighting; 3No. digital internal window display screens; and all associated site works (Amended Description)	Permission Granted
LA04/2023/2791/DCA	LOC	3 Pattersons Place and 51-53 Upper Arthur Street, Belfast, BT1 4HW	Demolition of sections of the front and side elevations	Consent Granted
LA04/2023/3003/F	LOC	Unit 9, 252c Whitewell Road, Newtownabbey, BT36 7NH	Change of Use of Existing Shop to café	Permission Granted

LA04/2023/3143/F	MAJ	St Bride's Primary School Derryvolgie Avenue Malone Lower Belfast BT9 6FP	Part demolition of the existing school building and removal of 3 no. temporary classrooms on the Derryvolgie Ave campus and construction of a new single storey extension. Construction of a new single storey 8 class school building and off-road drop-off / collection lay-by on Windsor Ave campus including a new access onto Windsor Ave. Alterations to existing car parking, accesses and play areas and associated landscaping and site works.	Permission Granted
LA04/2023/3144/DCA	LOC	St Bride's Primary School Derryvolgie Avenue, Belfast, BT9 6FP	Part demolition of the existing school building and removal of 3 no. temporary classrooms on the Derryvolgie Ave campus	Consent Granted
LA04/2023/3305/O	LOC	998 CRUMLIN ROAD BALLYSILLAN LOWER BELFAST ANTRIM BT14 8FH	Erection of a detached dwelling & associated domestic garage	Permission Granted
LA04/2023/3319/F	LOC	27 Ponsonby Avenue, Belfast, BT15 2LS	Change of use from dwelling to 6 Bed House in Multiple Occupation.	Permission Refused
LA04/2023/3316/F	LOC	39 Church Road, Newtownbreda, Belfast, BT8 7AL	Two storey side/rear extension with dormer to rear and associated site works (Amended Proposal Description & Amended Plans)	Permission Granted
LA04/2023/3406/PRELIM	LOC	Lands at the Former St Clements Retreat 722 Antrim Road Belfast.	Preliminary enquiry for siteworks	PAD Concluded
LA04/2023/3481/F	LOC	272 Limestone Road, Belfast, BT15 3AR	Change of use from dwelling to 6 bed HMO (sui generis)	Permission Refused

LA04/2023/3508/F	LOC	FLAT 1, 38 ADELAIDE PARK MALONE LOWER BELFAST ANTRIM BT9 6FZ	Single storey side and rear extension	Permission Granted
LA04/2023/3546/F	LOC	5 Malone Place, Belfast, BT12 5FD	Change of use from ground floor residential to 2 bed serviced accommodation (short let)	Permission Granted
LA04/2023/3676/F	LOC	58-66 Royal Avenue, Belfast, BT1 1DJ	The refurbishment and change of use from retail to café at ground floor and conversion of 58-66 Royal Avenue c 8 No. short term let serviced apartments including new amenity space	Permission Granted
LA04/2023/3635/RM	MAJ	Lands bound by Glenalpin Street, Wellwood Street and Norwood Street, Belfast	Redevelopment of existing surface level car park for erection of residential development comprising of 205 No. units, car parking, landscaping and all associated site works.	Permission Granted
LA04/2023/3687/F	LOC	56 Jocelyn Street, Belfast, BT6 8HL	Change of Use from Dwelling to HMO	Permission Granted
LA04/2023/3728/CLEUD	LOC	APARTMENT 20 BLOCK B 110 CROMWELL ROAD MALONE LOWER BELFAST BT7 1NE	Existing use: short term holiday let accommodation	Permitted Development
LA04/2023/3737/F	LOC	101 Upper Newtownards Road, Belfast, BT4 3HW	Retrospective: Mobility scooter shelter erected to front of dwelling.	Permission Granted
LA04/2023/3763/F	LOC	3 Bridge Street, Belfast, BT1 1LT	Change of use from retail to Hot Food Bar	Permission Granted

LA04/2023/3783/DCA	LOC	FLAT 1, 38 ADELAIDE PARK MALONE LOWER BELFAST ANTRIM BT9 6FZ	Demolition of detached garage	Consent Granted
LA04/2023/3779/F	LOC	SW to and Adjacent to Unit 1-6 Channel Commercial Park, Queen's Road, Belfast Down BT3 9DT	Provision of temporary mobile offices and reception area, car parking and associated site works.	Permission Granted
LA04/2023/3790/A	LOC	SW to and Adjacent to Unit 1-6 Channel Commercial Park, Queens Road, Belfast, BT3 9DT	Hoarding signage fixed to existing boundary wall.	Consent Granted
LA04/2023/3823/CLEUD	LOC	6 Rugby Parade, Belfast, BT7 1PY	Existing use: Currently the house has operated as a HMO licenced house for 4 persons, for more than 5 years.	Permitted Development
LA04/2023/4052/F	LOC	195 Sandown Road, Belfast, BT5 6GX	Two storey side and rear extension and single storey side extension (Renewal of LA04/2018/2008/F).	Permission Granted
LA04/2023/4087/NMC	LOC	722 Antrim Rd, Belfast	Amendments to the designs of the following house types - B1, B2, C1, C2.1, C3.1 and CT10 of LA04/2019/0062/F	Non Material Change Granted
LA04/2023/4246/F	LOC	3, 5 & 7 Stanhope Street, Belfast, BT12 1BL	Amendments to planning approval LA04/2018/0875/F comprising of elevational changes to House Type A of nos. 3, 5 & 7 Stanhope Street (Plots 4A, 3A and 2A) (Retrospective).	Permission Granted
LA04/2023/4360/F	LOC	St Josephs College 518 Ravenhill Road, Belfast, BT6 0BY	2 Storey 4 Classroom Modular Accommodation & associated site works.	Permission Granted

LA04/2023/4208/F	LOC	24 Orient Gardens, Belfast, BT14 6LH	Change of use from Dwelling to HMO (6 Beds)	Permission Refused
LA04/2023/4228/F	LOC	40 London Street, Belfast, BT6 8EN	Change of use from Dwelling to 4-bedroom HMO.	Permission Granted
LA04/2023/4254/PAD	LOC	21 Skegoneill Avenue, Belfast, BT15 3JP	The proposal is to remodel the existing property to provide 3nr self contained units, and construct a new 2 storey rear extension to accommodate 1nr additional self contained unit.	PAD Concluded
LA04/2023/4291/F	LOC	12 BALLYNAHATTY ROAD BALLYNAHATTY BELFAST DOWN BT8 8LE	Erection of single storey side extensions to both sides, single storey rear extension and retrospective roof terrace (amended description)	Permission Granted
LA04/2023/4284/CLOPUD	LOC	30 Sheskin Way, Belfast, BT6 0ER	Single storey rear extension	Permitted Development
LA04/2023/4325/LBC	LOC	1 Methodist College Malone Road, Belfast, BT9 6BY	Totem signs near gate entrances and directional signage around the site for various buildings for and updating of CCTV signage.	Consent Granted
LA04/2023/4404/F	LOC	45 Upper Newtownards Road, Belfast, BT4 3HT	Change of use from dwelling to 4 bed HMO (Sui Generis)	Permission Granted
LA04/2023/4416/F	LOC	391-393 Shankill Road Belfast BT13 3AF	Change of use from furniture shop to hot food takeaway with external flue.	Permission Granted
LA04/2023/4425/F	LOC	34 Lynhurst Park Belfast BT13 3PG	Change of roof type from hip to pitch with installation of dormer to rear.	Permission Granted
LA04/2023/4454/F	LOC	4 Springdale Gardens Belfast BT13 3QT	Single storey rear extension.	Permission Granted

LA04/2023/4457/DC	LOC	Royal Group of Hospitals site, 274 Grosvenor Road, Belfast, BT12 6BA	Travel Plan. Planning Condition 8 LA04/2018/2157/F	Condition Discharged
LA04/2023/4496/F	LOC	Unit 11, 105 Boucher Road, Shane Retail Park, Belfast, BT12 6UA	Proposed Change of Use from vacant showroom to gym and creation of mezzanine.	Permission Granted
LA04/2023/4616/F	LOC	Nicos, 54 Lisburn Road, Malone Lower, Belfast, BT9 6AF	Installation of glazed box to enclose existing external seating area	Permission Granted
LA04/2024/0021/F	LOC	UNIT 2 304 ORMEAU ROAD BALLYNAFOY BELFAST BT7 2GE	CHANGE OF USE FROM INSURANCE BROKERS TO RESTAURANT	Permission Granted
LA04/2024/0017/F	LOC	96 Castlereagh Street, Belfast, BT5 4NJ	Change of use from dwelling to 5 bedroom HMO	Permission Granted
LA04/2024/0035/F	LOC	20 Stormont Park, Belfast, BT4 3GX	demolition to rear wall and roof to facilitate one and two-storey rear extension, attic conversion with dormer to rear, garage conversion into garden room and store, with solar panels to garage roof. (Amended proposal description).	Permission Granted
LA04/2024/0032/F	LOC	139 University Street, Belfast, BT7 1HP	Change of use from Offices to Guesthouse (Use Class C2) including 3 storey rear extension and internal alterations.	Permission Granted
LA04/2024/0074/F	LOC	183 Sandown Road, Belfast, BT5 6GX	Single-storey side and rear extension and associated site works.	Permission Granted
LA04/2024/0107/F	LOC	9 Shrewsbury Gardens, Belfast, BT9 6PJ	2 Storey & 1 Storey Extension to Rear of Dwelling (Amended Description)	Permission Granted

LA04/2024/0191/F	LOC	14D Adelaide Park, Belfast, BT9 6FX	Amendments to LA04/2019/2536/F including extending proposed dormer, provision of additional roof lights and replacing existing roof slates.	Permission Refused
LA04/2024/0130/DCA	LOC	14D Adelaide Park, Belfast, BT9 6FX	Partial demolition of roof to facilitate dormer, rooflights and replacement of existing roof slates.  (Amendments from LA04/2019/2767/DCA)	Consent Refused
LA04/2024/0168/F	LOC	26 Eastleigh Drive, Belfast, BT4 3DX	Demolition of detached garage and erection of single storey rear/side extension	Permission Granted
LA04/2024/0159/F	LOC	52 Rugby Road, Belfast, BT7 1PT	Single storey side and rear extension. Demolition of existing garage.	Permission Granted
LA04/2024/0245/PAD	LOC	Lands between Hope Street and Wellwood Street to the rear of No's 55-85 Great Victoria Street and No's 44-78 Sandy Row.	Redevelopment of city centre brownfield site to deliver a mix of uses comprising affordable housing, private residential, commercial uses, including site access, car parking, cycle parking, landscaping and all associated site works.	PAD Concluded



LA04/2024/0222/DC	LOC	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School, Belfast	Discharge of Condition 20 of LA04/2020/0804/F - Lighting Plans for all phases of approved development	Condition Discharged
LA04/2024/0210/F	LOC	3 Finchley Drive, Belfast, BT4 2JA	Single storey side extension	Permission Granted
LA04/2024/0229/F	LOC	55 Holland Drive, Belfast, BT5 6EJ	Two Storey rear and side extension	Permission Granted
LA04/2024/0230/DC	LOC	41-49 Tates Avenue, Belfast, BT9 7BY	Discharge of Condition 9 of LA04/2021/2544/F - Noise Impact Assessment	Condition Discharged
LA04/2024/0286/F	LOC	102 BALMORAL AVENUE MALONE LOWER BELFAST BT9 6NZ	SINGLE STOREY REAR EXTENSION	Permission Granted
LA04/2024/0290/DCA	LOC	102 BALMORAL AVENUE MALONE LOWER BELFAST BT9 6NZ	DEMOLITION OF OUTBUILDINGS	Consent Granted
LA04/2024/0395/F	LOC	8 Coolnasilla Gardens Belfast BT11 8PT	Two storey extension to front and extension to existing front dormer.	Permission Granted
LA04/2024/0309/F	LOC	67 Ravenhill Park, Ravenhill Road, Belfast, BT6 0DG	Partial demolition to rear to facilitate two-storey rear extension and partial demolition to side to accommodate new side entrance.	Permission Granted
LA04/2024/0310/F	LOC	24 Queensberry Park, Belfast, BT6 0HN	Two-storey rear/side extension and demolition of garage.	Permission Granted

LA04/2024/0406/F	LOC	119 Lagmore Dale, Dunmurry, Belfast, BT17 0TF	Two storey side extension with pitched roof and juliet balcony to the rear.	Permission Granted
LA04/2024/0380/F	LOC	11 Annadale Avenue Ballynafoy Belfast BT7 3JH	Proposed ground floor lobby extension and replacement of first floor bridge glazing and replacement flat roof over first floor bridge.	Permission Granted
LA04/2024/0354/F	LOC	3 Cheltenham Gardens, Belfast, BT6 0HS	Build up gable wall to allow for dormer to the rear of the dwelling to allow for roofspace conversion and for installions of 4 No. rooflights to the front of the dwelling.	Permission Granted
LA04/2024/0355/F	LOC	26 Castlegowan Road, Belfast, BT5 7WP.	Single storey rear extension.	Permission Granted
LA04/2024/0357/F	LOC	99 Ardenlee Avenue, Belfast, BT6 0AD	Single storey rear extension and internal alterations	Permission Granted
LA04/2024/0361/F	LOC	6 Redcliffe Drive, Belfast, BT4 1DT	Single storey side extension	Permission Granted
LA04/2024/0376/PAD	LOC	Lands between Ballygomartin Road and Upper Whiterock Road and to the rear of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	PAD Concluded
LA04/2024/0379/F	LOC	8 Northern Road, Belfast, BT3 9AL	Replacement of 6No. Grain Silos and Associated Equipment including a Canopy over External Walkway and Conveyors	Permission Granted

LA04/2024/0402/F	LOC	679 Lisburn Road, Belfast, BT9 7GT	Change of use of ground floor unit, from retail (use class A1) to solicitors office (use class A2).	Permission Granted
LA04/2024/0403/F	LOC	1 GLENGOLAND AVENUE DUNMURRY BT17 0HY	Single storey detached outbuilding to provide ancillary residential accommodation	Permission Granted
LA04/2024/0404/F	LOC	33 Ardenlee Avenue, Belfast, BT6 0AA	De-conversion of 3no. flats to a single dwelling. Demolition of outbuildings and yard wall. Single storey side/rear extension. Rear dormer and rooflight to side of rear return. New outbuilding, boundary wall and associated site works.	Permission Granted
LA04/2024/0399/PAN	MAJ	Former Knockbreda High School site, Upper Knockbreda Road, Belfast	Full planning application for the development of a new primary school building for Forge Integrated Primary School on the site of the former Knockbreda High School including the development of a nursery unit, hard and soft play areas, landscaping, car parking, internal drop-off areas and new access arrangements onto the A55 Knockbreda Road.	Proposal of Application Notice is Acceptable
LA04/2024/0413/A	LOC	City Quays 1, 7 Clarendon Road, Belfast, BT1 3BG	Replacement of 2no. internally illuminated lightbox lettering and logo with 2 lightbox lettering signs	Consent Granted
LA04/2024/0425/F	LOC	Public footpath four metres east of No. 1 - 3 Lower Garfield Street Belfast BT1 1FP	Proposed Landmark MK1 Ad Bus Shelter. (Temporary) (Amended Description)	Permission Granted
LA04/2024/0416/A	LOC	Bus Shelter 4 metres East of No. 1- 3 Lower Garfield Street, Belfast BT1 1FP	1 Other - Bus Shelter Advertisement Unit	Consent Granted
LA04/2024/0437/CLEUD	LOC	43 Sandymount Street, Belfast, BT9 5DP	House in Multiple Occupation (HMO)	Permitted Development

LA04/2024/0443/F	LOC	346 Castlereagh Road, Belfast, BT5 6AE	Single storey flat roof rear extension	Permission Granted
LA04/2024/0456/F	LOC	2 Old Coach Avenue, Belfast, BT9 5PY	Rear single storey extension. Roofspace conversion included velux and dormers to front and back	Permission Granted
LA04/2024/0465/DC	LOC	Lands on McClure Street, Belfast, BT7 1SH	Dicharge Condition 9 of LA04/2018/2659/F  Noise Verification Report	Condition Discharged
LA04/2024/0455/F	LOC	24 Thornhill Park Upper Newtownards Road, Belfast, BT5 7AR	Single storey side and rear extension and demolition of existing garage.	Permission Granted
LA04/2024/0482/F	LOC	85 Belmont Church Road, Belfast, BT4 3FG	Demolition of existing timber garage, erection of detached garage.	Permission Granted
LA04/2024/0489/LBC	LOC	11 Annadale Avenue, Ballynafoy, Belfast, BT7 3JH	Proposed ground floor lobby extension and replacement of first floor bridge glazing and replacement flat roof over first floor bridge	Consent Granted
LA04/2024/0494/F	LOC	59 Newforge Lane, Belfast BT9 5NW	Renovation of existing dwelling to provide extension and new balcony and a new large single storey garage. Dwelling to have external alterations	Permission Granted
LA04/2024/0502/CLEUD	LOC	15 Ashley Avenue, Belfast, BT9 7BT	HMO Use	Permitted Development
LA04/2024/0498/F	LOC	1 Newforge Grange, Belfast, BT9 5QB	Alterations to existing boundary wall (Retrospective)	Permission Granted
LA04/2024/0509/F	LOC	7 Danesfort Park Wood, Belfast, BT9 7RH	Single storey extension to side and rear of dwelling.	Permission Granted

LA04/2024/0512/A	LOC	North-East of 3 West Bank Road/South-West of the existing Stena Line Terminal West Bank Road, Belfast, BT3 9JL	2 no. permanent internally illuminated company logo signs on front and side of building and 1 no. free standing permanent internally illuminated totem sign with company logo and directional signage.	Consent Granted
LA04/2024/0519/CLEUD	LOC	52 Chadwick Street, Belfast, BT9 7FD	HMO Use	Permitted Development
LA04/2024/0531/DC	LOC	Lands at Nos. 348-350 Ormeau Road, Ormeau, Belfast, BT7 2FZ	Discharge of Conditions 2, 3, 4, 5, 10 and 14 of LA04/2017/2800/LBC	Condition Partially Discharged
LA04/2024/0567/F	LOC	7 Olde Forge Manor, Belfast, BT10 0HY	2 storey rear and side extensions, new entrance canopy, elevation and façade alterations. New garden wall and amendments to boundary treatments	Permission Granted
LA04/2024/0539/MDPA	LOC	Kings Hall Healthcare Village	Parts 3 and 5 of Schedule 1 of the Section 76 agreement for LA04/2020/0845/O.  Car Club Strategy and Open Space Management Plan	Condition Partially Discharged
LA04/2024/0566/DC	LOC	21 Queen Street, Belfast, BT1 6EA	Discharge of condition 6 of LA04/2020/0568/F  Archaeological POW	Condition Not Discharged
LA04/2024/0546/F	LOC	55 Adelaide Park, Belfast, BT9 6FZ	Single storey rear extension	Permission Granted
LA04/2024/0560/DCA	LOC	55 Adelaide Park, Belfast, BT9 6FZ	Demolition of ground floor rear walls to existing rear return and yard area	Consent Granted
LA04/2024/0577/F	LOC	9 Prince Regent Road, Belfast, BT5 6QR	Retention of recladding of roofing and replacement of flat roofing on an existing warehouse building.	Permission Granted

LA04/2024/0581/DC	LOC	Lands on McClure St to include land south of railway and north of 38-52 Cromwell Rd, Belfast, BT7 1SH	Discharge of Condition 4 from LA04/2021/2829/F  Noise Specification Report	Condition Discharged
LA04/2024/0706/F	LOC	8 BLADON DRIVE MALONE LOWER BELFAST BT9 5JL	Single storey kitchen extension to the rear of the dwelling	Permission Granted
LA04/2024/0606/DC	LOC	4 Parkgate Ave, 6 Parkgate Ave: Apts 1-10, 8 Parkgate Ave, 10 Parkgate Ave, 12 Parkgate Ave, BELFAST, BT4 1JA	Discharge of conditions 2,3,8,9 &10 of planning approval LA04/2020/1377/F. Verification Report	Condition Discharged
LA04/2024/0647/DC	LOC	Campbell College Belmont Road, Belfast, BT4 2ND	Discharge of condition 4 LA04/2023/2567/F. Landscape plan	Condition Not Discharged
LA04/2024/0625/F	LOC	128 Areema Drive, Dunmurry, Belfast, BT17 0QH	Single Storey Rear Extension	Permission Granted
LA04/2024/0623/F	LOC	14 Knockdhu Park, Belfast, BT11 8LS	Single-storey side extension. Demolition of an existing single-storey coal store.	Permission Granted
LA04/2024/0654/DC	LOC	Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor, Ballymurphy, Belfast, Co. Antrim	Discharge of condition 9 of LA04/2022/0129/F materials management plan	Condition Not Discharged
LA04/2024/0657/F	LOC	94 Tildarg Avenue, Belfast, BT11 9LW	Construction of Disabled User Ramp to front /side of dwelling, widening of driveway and extension of dropped kerb at roadway.	Permission Granted
LA04/2024/0658/F	LOC	10 Shaws Park, Belfast, BT11 9QQ	Single storey rear extension to provide disabled user bathroom and lobby.	Permission Granted
LA04/2024/0659/F	LOC	65 Milfort Avenue, Belfast, BT17 9BJ	Single storey rear extension.	Permission Granted

LA04/2024/0718/LBC	LOC	6 Royal Avenue, Belfast, BT1 1DA	Proposed refurbishment works to internal spaces and external shopfront. Replacement of existing Santander fascia and hanging signage.	Consent Granted
LA04/2024/0744/A	LOC	6 Royal Avenue, Belfast, BT1 1DA	2 Projecting signs, 4 Shop signs	Consent Granted
LA04/2024/0670/F	LOC	461 Falls Road, Belfast, BT12 6DD	Change of use from office to 5no bed HMO	Permission Granted
LA04/2024/0720/F	LOC	20 Mount Gilbert, Belfast, BT13 3XH	New window to both gable walls for proposed loft conversion.	Permission Granted
LA04/2024/0684/F	LOC	1 Glengoland Avenue, Belfast, BT17 0HY	Single storey extension to rear of existing dwelling. Demolition of existing garage and replacement with new garage.	Permission Granted
LA04/2024/1238/F	LOC	1 Mayfair Avenue, Belfast, BT6 9JA	2-Storey Dwelling to side of Existing Dwelling	
LA04/2024/0694/F	LOC	3 Upton Avenue, Belfast, BT10 0LU	Single Storey Rear Extension & Rear Dormer	Permission Granted
LA04/2024/0750/F	LOC	54 Upper Arthur Street, Belfast, BT1 4GJ	Change of use to Nail Salon	Permission Granted
LA04/2024/0712/A	LOC	38-40 University Road and 3 Mount Charles, Belfast, BT7 1NH	External building signage	Consent Granted
LA04/2024/0726/LBC	LOC	38-40 University Road and 3 Mount Charles, Belfast, BT7 1NH	External building signage - 2 no. brushed stainless steel individual lettering and logo, 2 no. plaques and 2 no. brackets.	Consent Granted
LA04/2024/0763/DC	LOC	1-5 Graham House Albert Square, Belfast, BT1 3EQ	Discharge Condition 13 on LA04/2017/1707/F  Archaeological Investigation Report for the north-west section of the site	Condition Partially Discharged
LA04/2024/0772/F	LOC	8 Stranmillis Gardens, Belfast, BT9 5AS	Single storey rear extension and new dormer to rear elevation of existing HMO.	Permission Granted

LA04/2024/0732/DC	LOC	29 Springfield Heights, Belfast, BT13 3QZ	Discharge of condition 2A LA04/2022/0853/F. ATG Asbestos Remedial Works	Condition Not Discharged
LA04/2024/0773/F	LOC	5 Trossachs Drive, Belfast, BT10 0HS	Single storey extension to side of dwelling	Permission Granted
LA04/2024/0774/F	LOC	4 Glen Manor, Andersonstown, Belfast, BT11 8QP	Single storey side extension	Permission Granted
LA04/2024/0747/CLEUD	LOC	Apartment 51 Block C, Cromwell Court Cromwell Road, Belfast, BT7 1NE	Retrospective short term let accommodation continuously from March 2019	Permitted Development
LA04/2024/0739/DC	LOC	Centre House 69-87 Chichester Street, Belfast, BT1 4JE	Discharge of Condition 9 on LA04/2022/2216/F  Piling Risk Assessment by Tetra Tech.	Condition Discharged
LA04/2024/0703/WPT	LOC	7 Windsor Park, Belfast, BT9 6FQ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/0741/F	LOC	19 Clifton Crescent, Belfast, BT14 6LF	Change of use from dwelling house to 5no bedroom HMO	Permission Granted
LA04/2024/0900/CLOPUD	LOC	59 Horn Drive, Belfast, BT11 9NE	Replacement windows	Permitted Development
LA04/2024/0899/CLOPUD	LOC	103 Horn Drive, Belfast, BT11 9NE	Replacement windows and rear door.	Permitted Development
LA04/2024/0848/F	LOC	93 Kerrykeel Gardens, Belfast, BT11 9HR	Single storey rear extension	Permission Granted



LA04/2024/0868/PAN	LOC	Land north of Springfield Road and Workman Avenue, west of Woodpile Avenue and Woodvale Park, south and west of Tesco Ballygomartin, south of Nos. 4 to 54 Ballygomartin Road and east of Forth River greenway (including former Mackies lands) and unused land at Springvale Gardens and Springfield Parade.	Development of a mixed use neighbourhood to be constructed in severable phases incorporating 16,000 square metres of employment floorspace, 2,000 square metres of community floorspace, 2,000 square metres of local shopping, a city farm, allotments, up to 750 dwellings in a mix of types and sizes including apartments and town houses and in a mix of tenures, up to 70 co-living units and up to 25 co-housing units, public open space in a variety of forms and a footbridge across the Forth River ravine with access from Springfield Road, Woodvale Avenue, Circular Road West and Ballygomartin Road and provision of hydro-electric energy and water-source heat generation in the Forth River. The proposed buildings are to range between two-storey and five-storey in height. Phasing of the development includes connection between the delivery of employment floorspace and the delivery of housing, community floorspace and public open space.	Proposal of Application Notice is Acceptable
LA04/2024/0809/CLEUD	LOC	9B Cameron Street, Belfast, BT7 1GU	House of Multiple Occupancy	Permitted Development
LA04/2024/0810/CLEUD	LOC	7B Cameron Street, Belfast, BT7 1GU.	House of Multiple Occupancy	Permitted Development
LA04/2024/0817/CLEUD	LOC	7A Cameron Street, Belfast, BT7 1GU	Existing House of Multiple Occupancy	Permitted Development

LA04/2024/0820/CLEUD	LOC	11A Cameron Street, Belfast, BT7 1GU.	Existing House of Multiple Occupancy	Permitted Development
LA04/2024/0822/DC	LOC	Cleaver House, 56 Donegall Place, Belfast, BT1 5BB	Discharge the planning conditions 4 & 7 of planning permission LA04/2022/0780/F  internal and external work finishes	Condition Partially Discharged
LA04/2024/0824/CLEUD	LOC	11B Cameron Street, Belfast, BT7 1GU.	Existing House of Multiple Occupancy	Permitted Development
LA04/2024/0843/F	LOC	Ground Floor Scottish Legal Building 65-67 Chichester Street, Belfast, BT1 4JD	Change of use from store to takeaway coffee shop (no food to be prepared on site)	Permission Granted
LA04/2024/0842/A	LOC	Ground Floor Scottish Legal Building, 65-67 Chichester Street, Belfast, BT1 4JD	1 Shop sign, 1 Projecting sign	Consent Granted
LA04/2024/0836/CLEUD	LOC	5A Cameron Street, Belfast, BT7 1GU.	Existing House of Multiple Occupancy	Permitted Development
LA04/2024/0890/CLEUD	LOC	5 Ulsterville Place, Belfast, BT9 7BH	Change of use to HMO	Permitted Development
LA04/2024/0881/PAN	LOC	39 Corporation Street, Belfast, BT1 3BA	Erection of purpose-built manage student accommodation (Comprising clusters and studios) including landscaped courtyard and roof terrace, communal facilities and all other associated site and access works.	Proposal of Application Notice is Acceptable
LA04/2024/0886/WPT	LOC	25 Sandown Park South, Belfast, BT5 6HE	Works to TPO protected trees	Works to TPO Granted
LA04/2024/0889/WPT	LOC	12 Glenmachan Grove, Belfast, BT4 2RF	Works to TPO protected trees	Works to TPO Granted
LA04/2024/0919/F	LOC	27 Trench Park, Belfast, BT11 9FF	Single storey extension to rear and side of property with level access to side of property.	Permission Granted
LA04/2024/0912/CLEUD	LOC	Apt 4, 103 Eglantine Avenue, Belfast, BT9 6EX	Change of use to existing house of multiple occupation (HMO)	Permitted Development

LA04/2024/0913/CLEUD	LOC	11 Sandhurst Drive, Belfast, BT9 5AY	Existing house of multiple occupancy (HMO)	Permitted Development
LA04/2024/0930/CLEUD	LOC	Flat 2 13 Malone Avenue, Belfast, BT9 6EN	Change of use to HMO (Existing)	Permitted Development
LA04/2024/0906/CLEUD	LOC	10 St Ives Gardens, Belfast, BT9 5DN	Existing HMO (House in multiple occupation)	Permitted Development
LA04/2024/0922/WPT	LOC	17 Cranmore Avenue, Belfast, BT9 6JH	As per attached survey report.	Works to Trees in CA Agreed
LA04/2024/0915/CLEUD	LOC	55 Agincourt Avenue, Belfast, BT7 1QB	Existing house in multiple occupation	Permitted Development
LA04/2024/0925/A	LOC	69 Osborne Park, Belfast, BT9 6JP	Retention of illuminated sign on front façade of nursing home building	Consent Granted
LA04/2024/0942/F	LOC	36 Rosemary Park, Belfast, BT9 6RG	Two storey rear extension including demolition of existing garage	Permission Granted
LA04/2024/0947/CLEUD	LOC	5B Cameron Street, Belfast, BT7 1GU	Existing HMO	Permitted Development
LA04/2024/0956/NMC	LOC	45 Horn Drive, Belfast, BT11 9GS	changes to external finish from red brick to wet dash render of LA04/2023/2584/F	Non Material Change Granted
LA04/2024/0959/DC	LOC	527-531 Lisburn Road and 2-4 Ferndale Street, Malone Lower, Belfast, BT9	Discharge of condition 5 of planning approval LA04/2019/0101/F	Condition Discharged
LA04/2024/1009/DC	LOC	31-39 Queen Street, Belfast, BT1 6EA	Discharge of condition 22 LA04/2021/0303/F - Archaeological report	Condition Discharged
LA04/2024/1011/DC	LOC	29 Springfield Heights, Belfast, BT13 3QZ	Discharge of condition 2B LA04/2022/0853/F. GQA Environmental Gas Protection Verification Report	Condition Not Discharged
LA04/2024/1015/CLOPUD	LOC	6 Wellington Court, Belfast, BT1 6HW	change of use from previous betting shop to library, including internal reconfiguration	Application Required

LA04/2024/1016/DC	LOC	29 Springfield Heights, Belfast, BT13 3QZ	Discharge condition 2 part C LA04/2022/0853/F - Gas Protection Verification Report Blackmountain	Condition Not Discharged
LA04/2024/0969/DC	LOC	Lands north-east of 43 Stockman's way and south west of 49 Stockman's Way, Belfast, BT9 7ET	Discharge of condition 4 LA04/2021/0629/F - permeable surface materials	Condition Discharged
LA04/2024/1023/CLOPUD	LOC	185 Riddel Hall Stranmillis Road, Belfast, BT9 5EE	Proposed erection of a pergola smoking shelter	Permitted Development
LA04/2024/0977/PAN	MAJ	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Ashley Grove, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development for social/affordable housing with landscaping and associated works.	Proposal of Application Notice is Acceptable
LA04/2024/1005/CLEUD	LOC	20 Belgravia Avenue, Belfast, BT9 7BJ	Existing House in Multiple Occupation (HMO)	Permitted Development
LA04/2024/1008/NMC	LOC	1 Willesden Park, Belfast, BT9 5GX	Change of finishes to render at side and rear in relation to LA04/2024/0342/F	Non Material Change Granted
LA04/2024/0971/WPT	LOC	29 Malone Park, Belfast, BT9 6NJ	Trees within Malone Park CA	Works to Trees in CA Agreed
LA04/2024/0972/WPT	LOC	1 Pavilion Park Dub Lane, Belfast BT9 5NX	Works to TPO protected trees	Works to Trees in CA Agreed
LA04/2024/0991/DC	LOC	Clarence House 4-10 May Street, Belfast, BT1 4NJ	Discharge of condition 3 LA04/2023/4589/LBC - Method Statement	Condition Not Discharged
LA04/2024/0978/WPT	LOC	15 Knockdene Park North, Belfast, BT5 7AA	Works to trees in CA	Works to Trees in CA Agreed
LA04/2024/1074/DC	LOC	Lands between McDonalds and Railway Line Rear of 233-263 Shore Road Belfast BT15 3PW	Discharge of condition 19 LA04/2018/2835/F. Landscape Plan, and Landscape Management & Maintenance Plan	Condition Discharged
LA04/2024/1031/CLEUD	LOC	33 Melrose Street, Belfast, BT9 7DL	Existing House of Multiple Occupancy (HMO)	Permitted Development

LA04/2024/1048/WPT	LOC	26 Malone Park, Belfast, BT9 6NJ	Fell 1x tree in a CA	Works to Trees in CA Agreed
LA04/2024/1099/CLEUD	LOC	70 Sandhurst Drive, Belfast, BT9 5AZ.	House of Multiple Occupation (HMO)	Permitted Development

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## Planning decisions issued July 2024 - No 183

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2019/1627/DC	LOC	Belvoir Park Hospital Hospital Road Belfast BT8 8JP.	Discharge of conditions 3,4,5 & 15 Y/2009/0464/LBC.	Condition Discharged
LA04/2022/0106/PAD	LOC	ECIT Queen's University Belfast Science Park Queen's Road Queen's Island Belfast BT3 9DT	Extension to the existing Institute of Electronics, Communications and Information Technology (ECIT) building (currently 4,035 sq m) to provide an additional 6,490 sq.m in order to create the new Global Innovation Institute (GII). The GII will bring together CEIT and other QUB facilities with commercial partners into a new innovation centre for leading research. The building will include a mix of open plan workspaces, offices, meeting spaces, collaborative zones and support facilities including a cafe.	PAD Concluded
LA04/2022/0837/DC	LOC	218a Springfield Road Belfast BT12 7DR	Discharge Condition 2 - LA04/2019/0557/F	Condition Not Discharged

LA04/2022/0940/F	LOC	The Devenish Complex 33-37 Finaghy Road North Belfast BT10 0JB	Retrospective application for ground floor extension to restaurant to provide storage accommodation and link corridor, change of use of existing store to toilet block. 2.4m boundary wall , provision of 2 storage tanks, bin store compound, and removal of existing store located on the north-eastern corner of site.	Permission Granted
LA04/2022/1076/F	LOC	Site of Former Greencastle PSNI Station 804 Shore Road Newtownabbey BT36 7DG.	6 No. dwellings (social housing).	Permission Granted
LA04/2022/2110/F	LOC	96 Donegall Pass, Belfast. BT7 1BX	3 Storey building. Ground floor retail, 1st floor 1 bedroom apartment and 2nd floor 2 bedroom apartment.	Permission Granted
LA04/2021/1808/F	MAJ	Lands South and East of 148-163 Lagmore View Lane North and West of 37, 81, 82 and 112 Lagmore Glen and Lagmore View Road, Belfast	Proposed residential development comprising of 14 dwellings, access from Lagmore View Lane and Lagmore Glen, completion of remaining areas of open space (including hard and soft landscaping), provision of parking bays and speed cushions to improve road safety along Lagmore View Road, and all associated site works	Permission Granted



LA04/2023/2459/F	MAJ	Lands within the Stormont Estate to include The Maynard Sinclair Pavilion and Dundonald House, Belfast, County Down, BT4 3TA & BT4 3SU	Redevelopment of the NICSSA pavilion complex within the Stormont Estate creating a centre of excellence for sport. The development will comprise of demolition of the existing pavilion building and replacement with new 2 storey building providing state of the art indoor sports halls, changing accommodation, function/meeting space offering improvements to the existing offering. Day to Day operation of the site will be improved by way of improvements to internal road network via new access/egress arrangements from the existing Stoney Road junction, additional car and cycle parking and new waste/recycling areas. (Revised description, reduction in site boundary and further information received)	Permission Granted
LA04/2023/2496/F	LOC	30M SOUTH EAST OF 150A UPPER SPRINGFIELD HANNAHSTOWN BELFAST ANTRIM BT17 0LZ	2 no. 2 storey detached dwellings	Permission Granted

LA04/2023/2715/F	LOC	8 Shrewsbury Gardens, Belfast, BT9 6PJ	Demolition to rear and side walls to facilitate singles storey side extension & two storey/single storey rear extension with fenestration changes and demolition of existing detached garage. Internal demolition associated with internal reconfiguration. (Amended proposal description & Amended plans)	Permission Granted
LA04/2023/2730/DC	LOC	30, 32 & 34 Corrib Avenue, Belfast, BT11 9JB	Discharge of condition 8 and 9 LA04/2020/1126/F. Updated Drainage Assessment & WWIA	Condition Not Discharged
LA04/2023/2747/DC	LOC	60 St Mark's Nursery Gardenmore Road, Dunmurry, Belfast, BT17 0DF	Previously approved Drainage Impact Assessment Approved A161 agreement with NIW  Discharge of condition 7 - LA04/2021/0690/F	Condition Not Discharged
LA04/2023/2748/A	LOC	12-13 Shaftesbury Square, Belfast, BT2 7DB	1 Digital Advertisement Display	Consent Refused
LA04/2023/2797/A	LOC	3 Pattersons Place, Belfast, BT1 4HW	Public art to Upper Arthur Street façade and 3No. digital internal window display screens.	Consent Granted

LA04/2023/2803/PAD	LOC	14 Dublin Road, Belfast, BT2 7HN	PROPOSED PURPOSE BUILT OFFICE (C. 100,000 SQFT) FOR KAINOS HEADQUARTERS, AND PURPOSE BUILT MANAGED STUDENT ACCOMODATION (PBMSA) COMPRISING APPROXIMATELY 500 BEDROOMS FOR QUEENS UNIVERSITY, AND ALL ASSOCIATED SITE WORKS.	PAD Concluded
LA04/2023/2815/DC	LOC	581 Shore Road, Belfast, BT15 4HE	Dishcharge of Conditions 5,6 and 7 of Z/2014/1277/F following archeological report and flood mitigation strategy	Condition Discharged
LA04/2023/3061/F	LOC	305 Ormeau Road and 1A Ava Avenue, Ormeau Road, Ormeau, Belfast, BT7 3GG	Proposed ground floor cafe / restaurant use and 4 no. one bedroom apartments on first and second floors with associated bin storage	Permission Granted
LA04/2023/2964/F	LOC	5 Sunninghill Drive Belfast BT14 6SQ	Single storey front extension	Permission Granted
LA04/2023/3071/F	LOC	106-110 Donegall Street, BT12GX and 1 Union Street, BT1 2JF, Belfast	Proposed First & Second Storey Extension, Rooftop Bar and related alterations to The Maverick Public House.	Permission Granted
LA04/2023/3106/F	LOC	97 LANARK WAY EDENDERRY BELFAST ANTRIM BT13 3BH	Erection of 2no. multi use workshop, warehousing, storage units and associated siteworks and carparking (amended scheme).	Permission Granted
LA04/2023/3171/A	LOC	103-105 Castle Street, Belfast, BT1 1GJ	Retrospective LED Digital Advertisement. (Amended)	Consent Refused

LA04/2023/3275/DC	LOC	239-241 Upper Newtownards Road Belfast BT4 3JF	Discharge of conditions 1-4 LA04/2020/0793/F.	Consent Refused
LA04/2023/3400/F	LOC	49 - 51 Malone Road, Belfast, BT9 6RY	Proposed alterations to existing premises to facilitate change of use from offices to guest accommodation and ancillary space including installation of lift and railings to the front boundary (Amended Description)	Permission Granted
LA04/2023/3409/LBC	LOC	49 - 51 Malone Road, Belfast, BT9 6RY	Proposed alterations to existing premises to facilitate change of use from offices to guest accommodation and ancillary space including installation of lift and railings to the front boundary (Amended Description)	Consent Granted
LA04/2023/3424/DCA	LOC	8 Shrewsbury Gardens, Belfast, BT9 6PJ	Demolition to rear and side walls to facilitate singles storey side extension & two storey/single storey rear extension with fenestration changes and demolition of existing detached garage. Internal demolition associated with internal reconfiguration. (Amended Proposal Description & Amended Plans	Consent Granted
LA04/2023/3515/DC	LOC	3 Shankill Shared Women's Centre 3 Mayo Link, Belfast, BT3 9DT	Discharge condition 6 LA04/2016/1276/F Archaeological Monitoring Report Discharge condition 9 LA04/2016/1276/F Verification Report	Condition Discharged

LA04/2023/3576/F	LOC	11-15 Donegall Place and 1-7 Fountain Lane, Belfast, BT1 5AA	Proposed change of use (part first floor and second, third, fourth and fifth floors) from hairdresser/office space to provide 30 no. serviced apartments with associated roof terraces. Proposed stairwell extension at fourth and fifth floors and elevational changes to existing building including panelling at ground floor level (Fountain Lane elevation). Proposed upgrade of existing odour abatement system serving the fast-food restaurant at ground floor (amendment to previously approved application LA04/2020/0252/F).	Permission Granted
LA04/2023/3577/DCA	LOC	11-15 Donegall Place and 1-7 Fountain Lane, Belfast, BT1 5AA	Proposed partial demolition of internal/external walls, floors and stairs.	Consent Granted
LA04/2023/3572/DC	LOC	Lands approx. 40m south of 77 Edenderry Road, Belfast, BT8 8LQ	Discharge condition 3 LA04/2020/0995/F Sewage waste disposal layout	Condition Not Discharged
LA04/2023/3780/A	LOC	14 Donegall Place, Belfast, BT1 5BA	Retrospective Projecting Sign and Fascia Sign. (Amended)	Consent Granted
LA04/2023/3821/F	MAJ	Dorchester House, 52-58 Great Victoria Street, Belfast, BT2 7BB	Proposed change of use from offices to aparthotel (136 rooms) with the creation of additional floors to the upper section of building along with elevational alterations and associated development.	Permission Granted
LA04/2023/3843/F	LOC	14 Donegall Place Town Parks Belfast BT1 5BA	Retrospective replacement shopfront installation to existing high street retail premises. (Amended)	Permission Granted

LA04/2023/3935/F	LOC	72 Knockbreda Road, Belfast, BT6 0JB	Renewal of planning approval LA04/2018/2191/F, proposed single storey extension to existing showroom including two storey escape and ancillary site works	Permission Granted
LA04/2023/3936/O	LOC	89a Upper Springfield Road, Hannahstown, Belfast, BT17 0LU	Proposed replacement dwelling and all associated site works	Permission Refused
LA04/2023/3964/F	LOC	164 FINAGHY ROAD SOUTH BALLYFINAGHY BELFAST ANTRIM BT10 0DH	1st floor side extension; single storey front extension, 2 storey rear extension; alterations to facade; erection of boundary wall and associated landscaping (retrospective)	Permission Granted
LA04/2023/4007/F	LOC	10 Beechmount Avenue, Belfast, BT12 7NA	Proposed change of use from ground floor office unit to ground floor 1 bedroom apartment with external changes.	Permission Granted
LA04/2023/4134/DC	LOC	40-50 Townsend Street, Belfast, BT13 2ES	Discharge Condition 10 LA04/2018/2076/F Private Street Determination	Condition Discharged
LA04/2023/4209/F	LOC	56 Parkmount Street, Belfast, BT15 3DX	Change of use from dwelling to HMO	Permission Granted
LA04/2023/4264/F	LOC	Tesco Filling Station Knocknagoney Road, Belfast, BT4 2PW	Formation of Jet Wash Bay including 1.8m High Screens and Associated Works	Permission Granted
LA04/2023/4237/PAD	LOC	38 Boucher Road, Belfast, BT12 6HR	Proposed change of use of part of former B&Q retail warehouse to use as a private medical facility with associated development.	PAD Concluded
LA04/2023/4281/O	LOC	47 Kennedy Way, Belfast, BT11 9AP	Erection of 5 storey building comprising of 36 Residential apartments with Ground Floor Residents Only Gymnasium and associated car parking (Amended Description)	Permission Refused

LA04/2023/4279/LBC	LOC	41 Hamilton Street, Belfast, BT2 8LP	Change existing single glazed box sash windows to new hardwood double glazed box sash windows (like for like except glazing)	Consent Refused
LA04/2023/4315/F	LOC	128-130 Cavehill Road, Belfast, BT15 5BU	Change of use from hot food takeaway to a veterinary practice.	Permission Granted
LA04/2023/4316/F	LOC	47 Wynchurch Road, Belfast, BT6 0JH	Single storey rear/side extension, roof conversion with change of roof type from hipped to pitched roof, extended gable end and rear dormer and associated site alterations.	Permission Granted
LA04/2023/4358/A	LOC	Unit 34 Castlecourt, 12-56 Royal Avenue, Belfast, BT1 1DD	4 external signs to existing facade - 3 banner signs and 1 3D logotype sign above entrance door	Consent Granted
LA04/2023/4352/F	LOC	60, 62 & 64 Berry Street, Belfast, BT1 1SX.	Change of use from existing retail units to office accommodation and reconfiguration of existing parish hall to incorporate conference room, with associated elevational changes (Amended Description)	Permission Granted
LA04/2023/4353/DCA	LOC	60, 62 & 64 Berry Street, Belfast, BT1 1SX	Removal of existing cills to form door openings and removal of existing shop frontage.	Consent Granted
LA04/2023/4387/F	LOC	23-29 QUEEN STREET TOWN PARKS BELFAST ANTRIM BT1 6EA	Change of use from ground floor and part first floor retail unit (Class A1) with ancillary office/ storage space to art gallery with ancillary office/ storage space (Class D1); alterations to ground floor shopfront; internal refurbishment of Ground floor and partial refurbishment of first floor	Permission Granted

LA04/2023/4388/DCA	LOC	23-29 QUEEN STREET TOWN PARKS BELFAST ANTRIM BT1 6EA	Alteration to groundfloor shopfront; demolition of exterior walkways and ladders; demolition of interior walls and partitions; demolition of existing windows and re-instatement with new	Consent Granted
LA04/2023/4394/F	LOC	123 Shore Road, Belfast, BT15 3PN	Change of use from dwelling to a House of Multiple Occupancy (HMO) (5 bed)	Permission Granted
LA04/2023/4390/DC	LOC	Lands at 13-23 Clarence Street and, 26-28 Linenhall Street, Belfast, BT2 8ED.	Discharge of condition 13 LA04/2015/0674/F.  public realm improvement details before work commences.	Condition Not Discharged
LA04/2023/4433/DC	LOC	56 - 58 Townsend Street, Belfast, BT13 2ES	Noise impact assessment. Condition 9 of LA04/2022/1029/F	Condition Not Discharged
LA04/2023/4434/F	LOC	Adjacent to 25 Deramore Drive, Belfast, BT9 5JR	Proposed dwelling in lieu of planning approval ref. LA04/2021/0004/F	Permission Granted
LA04/2023/4474/F	LOC	10 Glencregagh Drive, Belfast, BT6 0NL	First floor rear extension and new steps/decking (amended description).	Permission Granted
LA04/2023/4602/F	LOC	96 Fitzroy Avenue, Belfast, BT7 1HX	4 storey rear extension to facilitate extensions to 4no apartments.	Permission Granted
LA04/2023/4521/F	LOC	4 Woodcot Avenue, Belfast, BT5 5JA	Change of use from 4 bed dwelling to 5 bed HMO	Permission Granted
LA04/2023/4485/F	LOC	14 Cairnburn Avenue, Belfast, BT4 2HT.	2 storey side / rear extension. Single storey rear extension. Front porch extension to include bay window. Additional site works.	Permission Granted



LA04/2024/0046/PAD	LOC	39 Newforge Lane, Belfast, BT9 5NW	Demolition of existing bungalow. Construction of 6 no. apartments with external amenity space. New access to Newforge Lane (existing road not adopted) providing access to associated car parking.	PAD Concluded
LA04/2023/4497/F	LOC	15 Newforge Lane, Belfast, BT9 5NT	Rear and side extension to existing detached dwelling with rear balcony, also elevational changes and new front porch projection, and improved vehicular access (including new entrance gates). (Amended description)	Permission Granted
LA04/2023/4532/F	LOC	123 North Queen Street, Skegoneill, Belfast, BT15 1EL	Single storey rear extension	Permission Granted
LA04/2023/4554/LBC	LOC	2-14 Little Donegall St, Belfast, BT1 2JD	Remove existing large fascia board at ground floor and replace it with new section for glazing and associated site works. Application to include new hand painted signage to new fascia and existing fascia above 1st floor level, along with additional hand painted signage and projecting signage to the Little Donegall St and Library St elevations. (Amended Proposal Description)	Consent Granted
LA04/2023/4557/F	LOC	40 Denorrtton Park, Belfast, BT4 1SF	Two storey extension to side & rear of dwelling with domestic workshop at ground floor & games room above (amended address) (amended description).	Permission Granted

LA04/2023/4595/A	LOC	2-14 Little Donegall St, Belfast, BT1 2JD	7 Hand painted signs & 3 projecting signs & 1 Surface Mounted Neon Sign (Amended Proposal Description)	Consent Granted
LA04/2023/4593/F	LOC	228-234 Upper Newtownards Road, Belfast, BT4 3ET	Retention of existing awning to front of 232-234 and erection of new retractable awning to front of 228-230 Upper Newtownards Road. (Amended Proposal Description)	Permission Granted
LA04/2023/4585/NMC	LOC	Lands adjacent to 14 College Square North and south of 62-76 Hamill Street, Belfast.	Non-Material Change to planning approval LA04/2018/1719/F	Non Material Change Granted
LA04/2023/4613/F	MAJ	Lands west of Donegall Quay, east of Tomb Street, south of Corporation Square (opposite Belfast Harbour Office) and immediately north of the NCP Multi Storey Car Park, Belfast.	Proposed building ranging between 5 - 10 storeys (20.60m - 42.35m) including offices (Class B1a), ground floor retail (Class A1), community and cultural (Class D1) and restaurant uses, and licensed restaurant at upper level with external terrace, rooftop plant area, landscaping, servicing, public realm improvements, and all associated site works.	Permission Granted
LA04/2024/0007/F	LOC	Land at Plot 3 of the Kings Hall and RUAS site, south of 829 Upper Lisburn Road and North East of Balmoral Golf Club, Belfast	Reconfiguration of ground floor to facilitate a maxillofacial surgery (Use Class D1), reduction in local retail/restaurant/leisure unit floorspace, replacement of residential plant and store rooms with local retail/restaurant/leisure floorspace with associated roof plant and ground floor fenestration changes.	Permission Granted
LA04/2024/0043/DC	LOC	138 Castlereagh Road, Belfast, BT5 5FS	Discharge of condition 2 of LA04/2021/0359/F - Odour Verification Report	Condition Not Discharged

LA04/2024/0044/F	LOC	17 Lower Courtyard Belfast BT7 3LH	Change of use from HMO to single dwelling and proposed rear dormer (amended description).	Permission Granted
LA04/2024/0076/F	LOC	114 Ashmount Park, Belfast, BT4 2FL	Single storey rear extension. Level access to front & side. Additional site works.	Permission Granted
LA04/2024/0081/DCA	LOC	15 Newforge Lane, Belfast, BT9 5NT	Demolitions to front, rear and side walls of existing dwelling in order to allow for alterations and extensions applied for separately.	Consent Granted
LA04/2024/0128/F	LOC	Existing GAA pitch at Falls Park (Approx. 80 metres north of No. 13 Norfolk Park), Falls Road, Belfast (Amended site address)	Proposed 11m (Height) x 30m (length) ball stop fencing, including perimeter and spectator fencing, with a pathway surrounding the existing pitch, and associated site works (Amended red line boundary)	Permission Granted
LA04/2024/0144/F	LOC	30 Ardcarne Drive Belfast BT5 7RS	Conversion of existing roofspace to bedroom and ensuite including erection of dormer	Permission Granted
LA04/2024/0216/F	LOC	10 Mill Valley Way, Belfast, BT14 8LH	Retrospective alterations to rear garden to including raised patio, garden room, pergola and landscaping	Permission Granted

LA04/2024/0190/F	MAJ	Former Belfast Telegraph complex at 124-144 Royal Avenue and, 1-29 Little Donegall Street, Belfast, BT1 1DN	Renewal of planning permission ref: LA04/2018/1991/F for the demolition of existing non listed buildings and redevelopment of site with 6-8 storey buildings to accommodate office led mixed use development comprising Class B1 (a) office, ancillary Class B2 industrial floorspace, active ground floor uses retail (A1), restaurants, cafes and bars (sui generis); basement parking and associated access and circulation. Proposals include the retention and restoration of the listed Seaver building comprising façade restoration; new roof and reintroduction of dormers, replacement windows and reinstatement of original entrance to southern façade.	Permission Granted
LA04/2024/0203/LBC	LOC	Former Belfast Telegraph complex at 124-144 Royal Avenue and, 1-29 Little Donegall Street, Belfast, BT1 1DN	Demolition of attached structures, retention and restoration of the listed Seaver building comprising internal reconfiguration works, façade restoration of dormers, replacement windows and reinstatement of original entrance to southern façade.	Consent Granted
LA04/2024/0232/F	LOC	18 Chesham Crescent, Belfast, BT6 8GW	Erection of a garden shed (Retrospective)	Permission Granted
LA04/2024/0251/CLOPUD	LOC	21 Grand Parade, Belfast, BT5 5HG	Change of rear sunroom to single storey rear extension	Permitted Development
LA04/2024/0259/F	LOC	Existing Garage at 4 Foxglove Street, Beersbridge Road, Belfast, BT5 4SQ	Conversion and Alterations to Existing Garage at Side of Existing Dwelling to Provide 1no New Self Contained Apartment	Permission Granted

LA04/2024/0253/F	LOC	43-45 The Lifeboat, Queens Square, Belfast BT1 3FG	Change of use of ground & first floor levels from restaurant to office use.	Permission Granted
LA04/2024/0289/F	LOC	Junction of Queens Road and Hamilton Road and lands 40m north of Sydenham Road, Belfast	Junction improvements to Queens Road/Hamilton Road including signalisation, erection of bus shelter and associated site works.	Permission Granted
LA04/2024/0313/F	LOC	Bavarian Belfast 2 Boucher Crescent, Belfast, BT12 6HU	Erection of new sales hub & removal of existing fenced boundary along Boucher Road to be replaced with new steel bollards.	Permission Granted
LA04/2024/0332/LBC	LOC	Harbour Office Corporation Square, Belfast, BT1 3AL	Removal of the existing granite entrance step. Replace with 2 no. new granite steps. Relocation of historic railings and existing footpath levels regraded.	Consent Granted
LA04/2024/0382/F	LOC	6 Castle Gardens Belfast BT15 4GA	Alterations and fenestration changes to external elevations and internal refurbishment of ground floor.	Permission Granted
LA04/2024/0438/F	MAJ	A Wing, Crumlin Road Gaol 53-55 Crumlin Road, Belfast, BT14 6ST	Section 54 application to vary condition 27 (parking, servicing and circulating), condition 28 (parking facilities), condition 29 (vehicular access) , condition 30 (cycle parking) and condition 31 (service management plan) of planning approval LA04/2019/2756/F (alterations to vacant Gaol wing (Wing A) to facilitate change of use to operational whiskey distillery with tourist centre.	Permission Granted
LA04/2024/0401/LBC	LOC	Former telephone kiosk, adjacent to former Northern Bank, 1-3 Waring Street, Belfast	Refurbishment of existing kiosk and internal fit-out with display-case.	Consent Granted

LA04/2024/0412/DC	LOC	5 Springvale Business Park Millennium Way, Belfast, BT12 7AL	Discharge of Condition 2 LA04/2023/4558/F. Generic Quantitative Contamination Risk Assessment and Remediation Strategy	Condition Not Discharged
LA04/2024/0447/F	LOC	North-East of 3 West Bank Road, West Bank Road, Belfast, BT3 9JL	Second storey extension to warehouse/office building with alterations to the elevations.	Permission Granted
LA04/2024/0474/NMC	LOC	5 Prince Regent Road, Belfast, BT5 6QR	LA04/2022/0068/F  Due to location of existing/established right of way serving neighbouring property, the proposed building has had to be modified accordingly (i.e. slightly stepped back from adjacent building).  The proposed building in terms of use, height and specified finished materials remains as previous.	Non Material Change Granted
LA04/2024/0471/F	LOC	261 Falls Road, Belfast, BT12 6FB	change of use from first floor office (class A2) to 1 apartment (class C1), amended ground floor shopfront and installation of solar panels	Permission Granted
LA04/2024/0538/F	LOC	47 Forthriver Parade, Belfast, BT13 3UU	Rear Dormer	Permission Granted
LA04/2024/0544/F	LOC	8 Forthriver Parade, Belfast, BT13 3UU	Single story rear extension	Permission Granted
LA04/2024/0573/F	LOC	89 Lansdowne Road, Belfast, BT15 4AB	Proposed single storey extension to rear of dwelling	Permission Granted
LA04/2024/0533/F	LOC	1 Laganvale Manor, Stranmillis, Belfast, BT9 5BE	Single storey side extension with first floor balcony (amended description)	Permission Granted

LA04/2024/0574/F	LOC	Land adjacent and east of No. 44 Montgomery Road, Belfast, BT6 9HL	Temporary nursery and primary school, soft play area, access, parking, landscaping and ancillary site works	Permission Granted
LA04/2024/0587/F	LOC	Lands adjacent to 54 and 56 Kinnaird Street, Belfast, BT14 6BE	Erection of approximately 30m of 3.8m high paladin fencing to secure boundary with adjacent school.	Permission Granted
LA04/2024/0588/F	LOC	17 Harberton Drive, Belfast, BT9 6PF.	Demolition of existing garage and single storey rear and side extensions. Erection of new single storey rear and side extensions. First floor side extension. Amendments to windows and extension of door canopy on front elevation.	Permission Granted
LA04/2024/0589/F	LOC	23 Ardcaoin Avenue, Dunmurry, Belfast, BT17 0UN	Single storey rear extension.	Permission Granted
LA04/2024/0641/F	LOC	277 Cavehill Road, Belfast, BT15 5EY	Proposed single storey extension to the rear of a detached dwelling	Permission Granted
LA04/2024/0591/DC	LOC	197-199 Castlereagh Road Belfast BT5 5FH	Discharge of condition 6 LA04/2023/3591/F. Remediation Strategy	Condition Discharged
LA04/2024/0597/F	LOC	6 Lyndhurst Drive, Belfast, BT13 3PA	2 storey extension to rear of dwelling	Permission Granted
LA04/2024/0645/DC	LOC	41-49 Tates Avenue, Belfast, BT9 7BY	Discharge of condition 10 LA04/2021/2544/F. Specification of alternative means of ventilation	Condition Discharged
LA04/2024/0610/F	LOC	71c Shandon Park, Belfast, BT5 6NY	Remove Existing Door & Window at Rear Elevation, Enlarge Opening to Provide Sliding Door	Permission Granted

LA04/2024/0636/DC	LOC	Lands at the Gasworks Northern Fringe site; bounded to the north by McAuley Street Stewart Street and Raphael Street; Cromac Street to the west; the River Lagan and Belfast-Newry railway line to the east; and the Gasworks Business Park to the south.	Discharge of condition 44 of LA04/2021/1672/O.	Condition Discharged
LA04/2024/0632/CLEUD	LOC	FLAT 2 24 WESTMINSTER STREET MALONE LOWER BELFAST BT7 1LA	4 Bed House in multiple occupation (HMO)	Permitted Development
LA04/2024/0655/F	LOC	6 Sawel Hill, Andersonstown, Belfast, BT11 8HD	Single storey rear extension and level access to the front	Permission Granted
LA04/2024/0662/F	LOC	Lands on McClure Street to include land south of Railway and north of Powerscourt Place between 10 Cameron Street and 85 Ormeau Road Belfast BT7 1SH.	Vary condition 2 of LA04/2018/2659/F (Private Streets Determination (PSD) Layout)	Permission Granted
LA04/2024/0699/F	LOC	FinTrU, 4 Cromac Place, Belfast, BT7 2JB	Addition of Solar Panels to roof	Permission Granted
LA04/2024/0651/F	LOC	Site bounded by Little York Street Great George's Street and Nelson Street Belfast	Public realm improvements associated with purpose built managed student accommodation building including layby parking and cycle stands.	Permission Granted
LA04/2024/0666/F	LOC	98 Ballymurphy Road, Belfast, BT12 7JP	Single story rear extension	Permission Granted
LA04/2024/0685/F	LOC	64 Orby Drive, Belfast, BT5 6AG	Retrospective two storey rear extension	Permission Granted
LA04/2024/0682/F	LOC	6 Curzon Street, Belfast, BT7 1QU	Rear dormer window	Permission Granted



LA04/2024/0674/WPT	LOC	Bottom of rear garden of 19 Harberton Park, Belfast, BT(	Works to tree in CA	Works to Trees in CA Agreed
LA04/2024/0722/DCA	LOC	17 Harberton Drive, Belfast, BT9 6PF	Demolish existing garage, rear single storey utility and single storey sunlounge extensions at rear of dwelling.	Consent Granted
LA04/2024/0695/F	LOC	HMG Powder Coatings, Dill Road, Belfast, BT6 9HU	Retrospective 189No. photovoltaic (PV) panels (1722mm (h) x 1134mm (w) x 30mm (d)) (76.55kWp system output). Ancillary development including 23mm brackets and cabling  The development will have a system output of 76.55kWp	Permission Granted
LA04/2024/0696/F	LOC	Agnew Volkswagon, 1 Boucher Road, Belfast, BT12 6HR	276No. photovoltaic (PV) panels to front roof with associated infrastructure (Retrospective)	Permission Granted
LA04/2024/0734/DC	LOC	Surface level car park to east of Harbour Office and adjoining lands at Corporation Square and Clarendon Road Belfast BT1 3AL.	Discharge of condition 8 of LA04/2022/0262/F relating to art screen	Condition Not Discharged
LA04/2024/0746/F	LOC	45-71 Telephone House May Street, Belfast, BT1 4NB	Installation of 300mm dish mounted on existing offset bracket c/w dish support pole plus all associated ancillary equipment thereto.	Permission Granted
LA04/2024/0807/F	LOC	Fleming Fulton Special School, 35 Upper Malone Road, Belfast, BT9 6TY	Elevational alterations to facilitate internal reconfigurations to create 2 no. classrooms. Proposed external Bitmac area to replace existing pavers with perimeter railings.	Permission Granted

LA04/2024/0776/F	LOC	2 Stephen Street, Belfast, BT1 2JE	First floor rear extension, relocation of courtyard entrance to side, new window to gable.	Permission Granted
LA04/2024/0740/DC	LOC	Lands adjacent to and south east of the river lagan, west of Olympic Way of Queens Road, Queens Island, Belfast, BT2 9EQ.	Discharge of condition 43 of planning approval LA04/2021/2280/F. Schedule of external materials and sample panels for brickwork, render, cladding panels, windows and rainwater goods	Condition Discharged
LA04/2024/0736/MDPA	LOC	3rd floor,31-39 Queen Street, Belfast BT1 6EA	Office Phasing Plan and Employability and Skills plan as required by our s76 Agreement	Condition Discharged
LA04/2024/0778/LBC	LOC	2 Belfast City Hall, City Hall Donegall Square North, Belfast, BT1 5GS	Removal of existing wall mounted cycle racks and replacing with semi vertical cycle racks (free from wall mounting).	Consent Granted
LA04/2024/0788/F	LOC	Dunmurry Golf Club, 91 Dunmurry Lane, Belfast, BT17 9JS.	Extension to provide a swing room and reconfiguration of existing shop.	Permission Granted
LA04/2024/0793/F	LOC	13 Ormonde Park, Belfast, BT10 0LS	2 roof dormers to rear and 2 rooflights to front of dwelling	Permission Granted
LA04/2024/0819/F	LOC	47 Greystown Park, Belfast, BT9 6UP	Single storey rear extension and front elevation changes to facilitate conversion of garage to playroom / home office	Permission Granted
LA04/2024/0893/F	LOC	6 Prince Edward Gardens, Belfast, BT9 5GD	Roof space conversion involving the removal of hipped roof and construction of gable wall and rear dormer.	Permission Granted
LA04/2024/0829/F	LOC	6 Beech Heights, Belfast, BT7 3LQ	Proposed single storey rear extension.	Permission Granted

LA04/2024/0856/A	LOC	Triangular wedge of hardstanding on the corner of Donegal Pass/Ormeau Road, adjacent to the Howard Street South car park. The land is owned by the Northern Ireland Housing Executive.	1 Other - Aluminium Tourism Totem	Consent Granted
LA04/2024/0859/NMC	LOC	Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor, Ballymurphy, Belfast, Co. Antrim	Proposed Minor amendments to apartment blocks and associated retaining structures and alterations to external footpaths and steps of approval LA04/2022/0129/F	Non Material Change Refused
LA04/2024/0830/F	LOC	16 Orpen Park, Finaghy, Belfast, BT10 0BN.	Proposed single storey side & rear extension	Permission Granted
LA04/2024/0831/F	LOC	70 The Green, Dunmurry, Belfast, BT17 0QA	Single storey rear extension.	Permission Granted
LA04/2024/0863/F	LOC	32 Orchardville Crescent, Belfast, BT10 0JT	Single storey rear extension	Permission Granted
LA04/2024/0865/F	LOC	82 White Rise, Belfast, BT17 0XD	Single-story rear extension, alongside facilitating works.	Permission Granted
LA04/2024/0866/CLEUD	LOC	27 Tates Avenue, Belfast, BT9 7BY	Change of use to HMO (Existing HMO)	Permitted Development
LA04/2024/0873/F	LOC	29 Ava Drive, Belfast, BT7 3DW	Change of use from short term holiday let accommodation to a residential dwelling	Permission Granted
LA04/2024/0918/F	LOC	45 Mill Pond Glen, Belfast, BT17 0XX	Single storey rear extension.	Permission Granted
LA04/2024/0931/DC	LOC	14 Dublin Road, Belfast, BT2 7HN	Discharge of condition 20 LA04/2023/4373/F, Piling Risk Assessment	Condition Discharged
LA04/2024/0928/WPT	LOC	23 Beechlands, Belfast, BT9 5HU	Felling in CA	Works to Trees in CA Agreed

LA04/2024/0951/LBC	LOC	1st Floor, 43 High Street, Belfast, BT1 2AB	Proposed Change of Use of 1st Floor Storage Area to Beauty/Hair Salon (no external alterations)	Consent Granted
LA04/2024/0943/F	LOC	Footpath in front of vacant land adjacent to 170 Finaghy Road North, Belfast, BT11 9EG.	Proposed three bay insignia bus shelter.	Permission Granted
LA04/2024/0945/F	LOC	2 Barrington Gardens, Belfast, BT12 5PY	First floor extension to be built above existing single storey rear return.	Permission Granted
LA04/2024/0949/LBC	LOC	26, 28, 30 Mount Charles, Belfast, BT7 1NZ	Reinstating and creating new stud walls and doors. Reinstating an existing opening within the party wall between 26 & 28 Mount Charles and creating an access hallway	Consent Granted
LA04/2024/0965/DC	LOC	197-203 Crumlin Road, Belfast, BT14 7DX	Discharge of condition 2 LA04/2020/0754/F - Remedial Actions Verification Report	Condition Not Discharged
LA04/2024/1003/A	LOC	2-24 York Street, Belfast, BT15 1AP	4 no. individual lettering signage	Consent Granted
LA04/2024/1017/CLEUD	LOC	79 Upper Springfield Road, Hannahstown, Belfast, BT17 0LU	Dwelling approved and started within time line of planning approval.	Permitted Development
LA04/2024/0973/A	LOC	Erskine House Unit 3, Arthur Street Belfast BT1 3ET	2 projecting signs, 1 fascia sign and 1 plaque.	Consent Granted
LA04/2024/0970/WPT	LOC	21 Windsor Avenue, Belfast, BT9 6EE	Fell 3x trees in Malone CA	Works to Trees in CA Agreed
LA04/2024/1012/NMC	LOC	Vacant lands at access road to Olympia Leisure Centre – directly opposite and approx. 70m east of Nos 9-15 Boucher Road, Belfast	Non-material changes to approved supermarket building in regard to floor space - LA04/2021/2815/F	Non Material Change Granted

LA04/2024/0992/DC	LOC	348-350 Ormeau Road, Ormeau, Belfast, BT7 2FZ	Discharge of condition 23 LA04/2021/2519/F	Condition Discharged
LA04/2024/1065/DC	LOC	St. Clement's Retreat, 722 Antrim Road, Belfast, BT36 7PG	Discharge of condition 19 LA04/2017/0882/F - Archaeological Evaluation Report.	Condition Discharged
LA04/2024/1028/NMC	LOC	21 Cyprus Avenue, Belfast, BT5 5NT	Removal of existing inner hallway, door and steps to allow a larger opening to the proposed living area. Installation of a retractable awning to the rear elevation. Reduction in window openings to the side elevation to revised cloakroom and WC layout. Approved extension to be moved from the existing side boundary by 100mm.	Non Material Change Granted
LA04/2024/1034/A	LOC	Units 15 & 16 The Lesley Centre, 89 Boucher Road, Belfast, BT12 6HH	Front Signage over doors Front high- level signage with led backlighting Gable end fabric signage	Consent Granted
LA04/2024/1044/WPT	LOC	34 Lacefield, Belfast, BT4 3PA	Works to TPO protected trees	Works to TPO Granted
LA04/2024/1049/WPT	LOC	55 Adelaide Park, Belfast, BT9 6FZ	Works to trees in a Conservation Area	Works to Trees in CA Agreed
LA04/2024/1052/WPT	LOC	9 Ormiston Square, Belfast, BT4 2RU	Works to TPO protected trees	Works to Trees in CA Agreed
LA04/2024/1068/DC	LOC	Diageo Bonding Centre, 3 Marshalls Road, Castlereagh, Belfast, BT5 6SL	Discharge conditions 2, 4, 7, 9 & 13, LA04/2023/3969/F	Condition Discharged
LA04/2024/1111/A	LOC	340 Lisburn Road, Malone Lower, Belfast, BT9 6GH	1 Projecting sign	Consent Granted
LA04/2024/1090/CLEUD	LOC	7 Edinburgh Street, Belfast, BT9 7DS	Existing house in multiple occupation (HMO).	Permitted Development
LA04/2024/1092/F	LOC	315 North Queen Street, Skegoneill, Belfast, BT15 1HS	Rear Dormer	Permission Granted
LA04/2024/1117/CLEUD	LOC	26 Elmwood Avenue, Belfast, BT9 6AY.	House of Multiple Occupation Use	Permitted Development

LA04/2024/1098/F	LOC	21 Ava Parade, Belfast, BT7 3BU.	2 Storey side extension	Permission Granted
LA04/2024/1133/F	LOC	Public Footpath directly outside No. 8-18 York Street Belfast, BT1 2NF	Three bay Bus Shelter with advertisement	Permission Granted
LA04/2024/1134/A	LOC	Public Footpath directly outside No. 8-18 York Street, Belfast BT1 2NF	Illuminated Bus shelter advertisement	Consent Granted
LA04/2024/1112/F	LOC	23 St Johns Park, Belfast, BT7 3JG	Single storey extension on boundary and single storey side/rear extension off gable	Permission Granted
LA04/2024/1124/F	LOC	122 Kingsway, Belfast, BT17 9NP	Single storey side and rear extension to existing dwelling with associated site works and landscaping	Permission Granted
LA04/2024/1123/CLOPUD	LOC	271 Holywood Road, Belfast, BT4 2EW	Proposed one storey Rear Extension	Permitted Development
LA04/2024/1135/WPT	LOC	45 Cranmore Gardens, Belfast, BT9 6JL	Works to tree in CA	Works to Trees in CA Agreed
LA04/2024/1262/CLOPUD	LOC	30 Massey Court, Belfast, BT4 3GJ	Internal renovations including the replacement of window with a patio door to rear of house.	Permitted Development
LA04/2024/1154/PAD	LOC	Land at corner of Donegall Quay & Ann Street Owned by DFI	Temporary pavement cafe space Already in discussions with Mary Toner from DFI Install , tables , chairs umbrellas ,/ windbreakers .create an entrance	PAD Concluded

LA04/2024/1174/PAN	MAJ	Lands at nos. 6-7 Donegall Quay, 96-108 Ann St. and 44 Prince's St, bounded to the north by Donegall Quay car park, Belfast, BT1 3FG	Proposed erection of a hotel (including basement) with rooftop restaurant/bar and viewing platform, along with the refurbishment and second floor extension to 6-7 Donegall Quay creating 2 no. hotel apartments, demolition of No. 44 Princes Street, part-demolition, retention, improvement and extension of nos. 90-108 Ann St. to facilitate hotel accommodation and restaurant/café/bar hospitality offering and new pedestrian connection and courtyard linking Ann Street to Donegal Quay and all other associated site and access works	Proposal of Application Notice is Acceptable
LA04/2024/1160/DC	LOC	8 Nelson Place 8 Nelson Street, Belfast, BT15 1BH	Discharge condition 9 LA04/2021/2893/F - Environmental assessment and verification report	Condition Discharged
LA04/2024/1182/DC	LOC	1-7 Grays Lane and 776-780a Shore Road, Belfast, BT15 4HW	Discharge Condition 11 of LA04/2020/0027/F - Verification Validation report.	Condition Discharged
LA04/2024/1183/DC	LOC	Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerards Manor, Ballymurphy, Belfast, Co. Antrim	Discharge condition 9 LA04/2022/0129/F - Materials Management Plan	Condition Discharged
LA04/2024/1184/DC	LOC	14 Dublin Road, Belfast, BT2 7HN	Discharge of condition 13 LA04/2023/4373/F - Foul and surface water drainage programme for implementation	Condition Not Discharged
LA04/2024/1203/WPT	LOC	37 Bawnmore Road, Belfast, BT9 6LB	Works to trees in CA	Works to Trees in CA Agreed

LA04/2024/1219/DC	LOC	lands south of 25 Harberton Park Belfast	Discharge condition 4 LA04/2019/0463/F - Provision of remediation verification report	Condition Discharged
LA04/2024/1224/DC	LOC	21 Queen Street, Belfast, BT1 6EA	Discharge of condition 6 LA04/2020/0568/F - programme of archaeological work	Condition Partially Discharged
LA04/2024/1228/CLEUD	LOC	22 Carmel Street, Belfast, BT7 1QE	Existing HMO (House in multiple occupation)	Permitted Development
LA04/2024/1240/DC	LOC	467a Ballynafeigh Methodist Church Ormeau Road, Ormeau, Belfast, BT7 3GR	Discharge condition 5 LA04/2021/1588/F - Foul and surface water drainage.	Condition Not Discharged
LA04/2024/1242/DC	LOC	139 University Street, Belfast, BT7 1HP	Discharge condition 2 LA04/2023/2694/F - Service Management Plan	Condition Discharged
LA04/2024/1246/WPT	LOC	Malone Exchange, 226 Lisburn Road, BT9 6GE	1 x fell tree in Malone CA	Works to Trees in CA Agreed
LA04/2024/1271/CLEUD	LOC	43 Candahar Street, Belfast, BT7 3AR	Existing House in Multiple Occupation (HMO)	Permitted Development
				<b><u>Total Decisions</u></b>





<b>Subject:</b>	Listing of various structures
<b>Date:</b>	Tuesday, 13 <sup>h</sup> Aug 2024
<b>Reporting Officer:</b>	Dermot O’Kane, Ext 2293
<b>Contact Officer:</b>	Robert Kennedy, Ext 2294

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	<p>Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of</p> <ul style="list-style-type: none"> <li>- Inchmarlo Prep School, Cranmore Park, Belfast, BT9 6JR; and,</li> <li>- 143 Malone Road, Belfast, BT9 6SX</li> </ul>
1.2	Article 80 (3) of the Planning Act (NI) 2011 requires the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
1.3	<p>The structures being considered are considered by HED to fall within the definition of the word ‘building’;</p> <p><i>“Listed building” is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: “(7) In this Act “listed building” means a building which is for the time being included in a list compiled under this section.</i></p> <p><i>“Building” is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term “building” <b>includes any structure or erection</b>, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest</i></p> <p><i>80 — (1) The Department—</i></p> <p><i>(a) shall compile lists of <b>buildings (which means structure/erection)</b> of special architectural or historic interest; and</i></p> <p><i>(b) may amend any list so compiled.</i></p>

<b>2.0</b>	<b>Recommendations</b>
2.1	<p>Committee is requested to:</p> <p>Consider the contents of Appendix 1 and if appropriate support the proposed listing as detailed in paragraph 3.5 of this report in respect of:</p> <ul style="list-style-type: none"> <li>• Inchmarlo Prep School, Cranmore Park, Belfast, BT9 6JR</li> <li>• 143 Malone Road, Belfast, BT9 6SX</li> </ul>
<b>3.0</b>	<b>Main report</b>
3.1	The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.
3.2	<p>In considering whether to include a building as Listed, the Historic Environment Division (HED) takes into account the architectural and historic interest of a structure and is also given the power to consider:</p> <ul style="list-style-type: none"> <li>• any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and</li> <li>• the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.</li> </ul>
3.3	Should the Department for Communities decide to list a property, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.
3.4	The summaries set out in Appendix 1 for the proposed listings are taken from the evaluation in the consultation report and details the main features alongside the recommended class of listing. The appendix also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey.
3.5	<p>The Department based on the completion of detailed surveys, is currently considering the listing the following structures and has requested the Council's comments in relation to:</p> <ul style="list-style-type: none"> <li>• Inchmarlo Prep School, Cranmore Park, Belfast, BT9 6JR</li> <li>• 143 Malone Road, Belfast, BT9 6SX</li> </ul>
3.6	<p><u>Financial &amp; Resource Implications</u></p> <p>None</p>
3.7	<p><u>Equality or Good Relations Implications</u></p> <p>None</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<b>APPENDIX 1: Structure Evaluations</b>

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## APPENDIX 1: Structure Evaluations

### Background

The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. This second survey in Belfast was due to be completed in 2017 but is ongoing.

The structures being considered are considered by HED to fall within the definition of the word 'building'.

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Should the Department for Communities decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

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## **Inchmarlo Prep School, Cranmore Park, Belfast, BT9 6JR**

**HB26/18/009**

### **Evaluation**

Substantial multi-period complex comprising original two storey with attic, symmetrical stone former linen house constructed in 1881 in Scottish Baronial style with distinctive crow-stepped detailing to gables for James Anderson Bulloch of the firm Messrs Bulloch Bros manufacturer of linen shirts in Donegall Square South and Linenhall Street and successive extensions to rear and side of the principal dwelling. The complex is located in the centre of a large mature site on the SE side of Cranmore Park, to NW of RBAI playing fields containing former walled garden and sweeping avenue with extensive and attractive belts of planting and mature trees. The original house was built on the proceeds of Belfast's burgeoning linen industry and was the residence, successively, of three prominent businessmen involved in the linen trade, before being taken over by Royal Belfast Academical Institution in 1935 and remodelled as the school's preparatory department. Despite some changes which have taken place to the main building in recent years, the principal building retains its internal layout largely intact together with many internal and external features evocative both of its first 50 years as a villa residence, built and occupied by wealthy linen merchants and its adaptation as a successful private school almost a century ago.

Proposed NIEA listing – **B1**

Extent of proposed listing – Main block including rear courtyard [excluding gymnasium], dining hall and gate pillars

**Image:**



**143 Malone Road, Belfast, BT9 6SX**

**HB26/18/045**

### **Evaluation**

Substantial, two-storey Italianate stuccoed former villa, built 1897 for Frank Kerr Solicitor, to designs by architect William J Moore. Now in use as offices for the Construction Employers Federation, this impeccably maintained building is located on a generous corner site on junction of Malone Road and Myrtlefield Park in South Belfast, surrounded by mature landscaping. The building is located on the SW side of St John's Church of Ireland (HB26/18/015). Both the interior and exterior of the main front block retain much original historic fabric and detailing. Externally, details such as 1/1 timber sliding sash windows with single glazing, an open-columned porch with decorative capitals, stone string coursing and corbelled, dentilled eaves survive. Internally there is a fine, decorative timber staircase, much original joinery and particularly fine plaster detailing to ceilings and friezes. While the NE return has been modernised and extended to the rear, and other alterations have taken place over the years including the alteration of the original gatelodge, this is a building that expresses its significance through retention of its original style, survival of ornamentation and much of the original plan form. Its authenticity, combined with an interesting history determines it to be of special architectural and historic interest.

Proposed NIEA listing – **B2**

Extent of proposed listing – Former villa

**Image:**



**Note:**

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Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

**Grade B+**

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

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By virtue of paragraph(s) 5 of Part 1 of Schedule 6  
of the Local Government Act (Northern Ireland) 2014.

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<b>Subject:</b>	Delegation of Local applications with NI Water objections
<b>Date:</b>	13 <sup>th</sup> August 2024
<b>Reporting Officer(s):</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer(s):</b>	Ed Baker, Planning Manager (Development Management) Ciara Reville, Principal Planning Officer

## Restricted Reports

Is this report restricted?

Yes

☐

No

☒

If Yes, when will the report become unrestricted?

After Committee Decision

After Council Decision

Some time in the future

Never

☐  
☐  
☐  
☐

## Call-in

Is the decision eligible for Call-in?

Yes

☒

No

☐

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
1.1	The Planning Committee will recall that at its meetings on 27 June 2022, 15 November 2022 14 February 2023, 14 March 2023 18 April 2023, 15 August 2023 17 October 2023, 12 December 2023, 12 February 2024 19 March 2024, 24 <sup>th</sup> May 2024, and 27 <sup>th</sup> June 2024 it agreed to delegate authority to the Director of Planning and Building Control the determination of a number of Local applications to which NI Water had objected.
1.2	The Council continues to receive objections from NIW to some Local applications. The purpose of this report is to seek the Committee's agreement to delegate to officers those Local planning applications to which NI Water has objected as set out at <b>Appendix 1</b> .
1.3	For the avoidance of doubt, it is only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water which are proposed to be delegated. Therefore, any of the Local applications listed at <b>Appendix 1</b> which it may later transpire require to be referred to the Committee for other reason/s (other than the NI Water objection) will be reported to the Committee to determine. Individual

	Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
<b>2.0</b>	<b>Recommendation</b>
2.1	That the Committee agrees to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water has objected set out at <b>Appendix 1</b> .
<b>3.0</b>	<b>Main Report</b>
	<u>Background</u>
3.1	The Committee will be aware from the Committee Workshop on 18 November 2021 that NI Water has objected to a significant number of Local applications on grounds of insufficient waste-water infrastructure capacity.
3.2	As advised at the Committee Workshop, officers have been engaging with NI Water to try to resolve those objections. Whilst progress is being made, and NI Water is actively considering a threshold for the scale and nature of development above which they would like to be consulted on future planning application, the objections to these Local applications remain.
	<u>Scheme of Delegation</u>
3.3	Members will be aware that the Council operates a Scheme of Delegation for Planning which identifies which matters are to be determined by the Committee and which are delegated to officers.
3.4	Paragraph 3.8.5 (f) of the Scheme of Delegation (January 2020) states that planning applications are not delegated where <i>'There is an objection from a statutory consultee and the recommendation of the Planning Officer is to approve.'</i> This means that those applications are required to be determined by the Planning Committee.
3.5	The Planning (General Permitted Development) Order (Northern Ireland) 2016 identifies NI Water as a statutory consultee <i>'...where a development proposal is likely to significantly impact upon the availability of suitable water and sewerage infrastructure to service development proposals.'</i>
3.6	This means that where NI Water has lodged an objection to a Local application and the officer recommendation is to approve, the application cannot be delegated and must be determined by the Committee.
3.7	Therefore, at those previous meetings, the Committee agreed to delegate Local applications, as appended to the respective reports, with NI Water objections to the Director of Planning and Building Control. This has avoided the potential need to report to date 218 applications individually to the Committee. To have reported all those applications to the Committee would have been logistically extremely difficult, costly and would have resulted in further delays for applicants.
	<u>Nature of NI Water objections</u>
3.8	NI Water has lodged objections to Local applications for one or both of the following reasons. <ul style="list-style-type: none"> <li>a) There is insufficient capacity at the local Waste Water Treatment Plant to support the proposed development, <b>and/or</b></li> <li>b) There is insufficient network capacity within existing Combined Storm Overflows to support the development, <b>and/ or</b></li> </ul>

	c) There is insufficient network capacity within the foul sewerage system and a Wastewater Impact Assessment is required.
3.9	In broad terms, NI Water is concerned that a lack of infrastructure capacity would give rise to risk of environmental harm including pollution, flooding and adverse impact on existing property. In some cases, NI Water is concerned that the application site may be hydrologically linked to Belfast Lough and may harm its water quality.
3.10	However, despite requests, NI Water has to date not provided robust evidence to support individual objections including demonstration of actual specific impacts resulting from individual proposals that stems from their broad concerns outlined above.
3.11	Importantly, allowance must be made for existing significant committed development across the city including extant planning permissions. It is highly unlikely that all such development, which includes unimplemented permissions for over 20,000 houses and significant levels of commercial floor space across the city, will come forward at once, if at all. In practical terms it would be unreasonable for the Council to withhold planning permission given the fall-back of the need to connect those developments to existing waste water infrastructure.
3.12	In the case of Waste Water Treatment capacity, NI Water advises that there will be increased capacity from July 2023, albeit this will not be sufficient to address long term waste water treatment plant infrastructure requirements.
3.13	The Council must be mindful that were it to refuse planning permission based on NI Water's concerns, it would need to provide robust evidence to the Planning Appeals Commission in the event that the applicant appeals the decision. In the absence of robust evidence, it would be unreasonable to refuse planning permission. NIW have in recent months added further detail to their responses but sufficient robust evidence has not been provided..
	<u>Habitats Regulations Assessment</u>
3.14	Officers have met with Shared Environmental Services (SES). Belfast City Council is the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) for undertaking an Appropriate Assessment where a proposal is likely to have a significant environmental effect on Belfast Lough, an environmentally protected Special Protection Area (SPA), RAMSAR and Special Area of Conservation (SAC). Water quality of the lough is a key consideration. The Habitats Regulations are framed in such a way that it is not only the impacts of individual development proposals that need to be considered, but also "in combination" impacts with other development.
3.15	Whilst a precautionary approach applies to Habitats Regulations Assessment (HRA), SES confirms that the onus is on NIW to provide evidence of likely actual impacts, rather than hypothetical impacts. As Competent Authority, the Council may take its own objective view on whether a proposal is likely to have a "significant effect" on water quality of the Lough. However, having regard to the precautionary approach, where there is clear intensification the Council will consult SES and ask them to undertake a HRA Appropriate Assessment Screening to ascertain whether there would be a likely significant impact. This would also trigger statutory consultation with DAERA NI Environment Agency. The Planning Service will consult SES and DAERA on a case by case basis as required.
	<u>Local applications for which delegated authority is sought to determine</u>
3.16	The further Local applications to which NI Water has objected and which delegated authority is sought to determine are listed at <b>Appendix 1</b> .

3.17	It should be noted that only those applications which would have been delegated to officers under the Scheme of Delegation were it not for the objection from NI Water are proposed to be delegated. Therefore, any of the Local applications listed at <b>Appendix 1</b> which it transpires need to be referred to the Committee for other reason/s under the Scheme of Delegation will be reported to the Committee to determine. Individual Members can also still request that the applications at Appendix 1 are referred to the Committee under paragraph 3.8.1 of the Scheme of Delegation.
<b>4.0</b>	<b>Financial &amp; Resource Implications</b>
4.1	The cost, time and resources involved in individually reporting all Local applications to which NI Water has objected to the Planning Committee would be considerable. It would also require several additional sittings of the Committee. The recommended approach set out in this report is considered to be a much more efficient use of resources.
<b>5.0</b>	<b>Equality or Good Relations Implications / Rural Needs Assessment</b>
5.1	No adverse impacts identified.
<b>6.0</b>	<b>Appendices – Documents Attached</b>
	<b>Appendix 1</b> – List of Local applications which are proposed to be delegated to officers to determine.

## Appendix 1 – Local applications with NIW objections (August 2024)

	DEA	REFERENCE	DATE RECEIVED	PROPOSED	ADDRESS
1	Botanic	LA04/2024/0954/F	28/05/24	Proposed change of use from former Girls Brigade HQ to provide 6No short term let accommodation units. Works to include new 3 storey accommodation block to rear with undercroft car parking, ancillary bin/bike storage and open amenity space	16 May Street, Belfast, BT1 4NL
2	Botanic	LA04/2024/1073/F	05/06/24	Change of use of the second, third, fourth, fifth and sixth floors from office use to 26no. short term let apartments with associated building works.	Land adjacent to 5-11 Lombard Street and 4-8 High Street, Belfast
3	Ormiston	LA04/2024/0552/F	29/02/2024	Demolition of dwelling for replacement with 2No detached dwellings including attached garages and new vehicular accesses	5 Kensington Gardens Knock Belfast BT5 6NP
4	Balmoral	LA04/2024/0964/F	27/05/2024	Proposed New dwelling and amended boundary to neighbouring dwelling to create rear amenity space	218 Upper Lisburn Road Belfast BT10 0LB
5	Court	LA04/2023/2778/O	28/02/2023	Five Dwellings	21a Ross Road Belfast BT12 4JR

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ADDENDUM REPORT	
<b>Application ID:</b> LA04/2023/3030/F	<b>Committee Date:</b> 13 <sup>th</sup> August 2024
<b>Proposal:</b> Erection of 201-bed Purpose Built Managed Student Accommodation scheme and retail unit (11-storey).	<b>Location:</b> 41-49 Dublin Road and 3-5 Ventry Street, Belfast, BT2 7HD
<b>Referral Route:</b> Major development	
<b>Recommendation:</b> Approval with conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b> FMN Properties Limited 248 Upper Newtownards Road Belfast BT4 3EU	<b>Agent Name and Address:</b> O'Toole & Starkey Ltd 1st Floor River House 48-60 High Street Belfast BT1 2BE
<b>Valid date:</b> 4 <sup>th</sup> May 2023	
<b>Target date (30 weeks):</b> 1 <sup>st</sup> November 2023	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Background:</b>  <p>This application was approved by the Planning Committee on 12<sup>th</sup> December 2023. Delegated authority was given to the Director of Planning and Building Control to resolve the final response from DfI Roads, Section 76 Planning Agreement and the wording of conditions.</p> <p>The final response from DfI Roads was received on 03 May 2024, advising no objection and recommending conditions.</p> <p>The Section 76 planning agreement was delayed due to a parcel of land within the application site (red line) not being in the applicant's ownership – planning agreements must be agreed by all parties with an estate in the land. This issue has only recently been resolved and the planning agreement now completed. The decision was due to be issued, however, on 25<sup>th</sup> June 2024, a late objection was received by the Council from the new owner of the adjacent ETAP hotel.</p> <p>The objection is from Andras House Ltd. who purchased the adjacent ETAP Hotel in March 2024. Their concerns are summarised as follows:</p> <ol style="list-style-type: none"> <li>1. Inadequate consideration of the adjacent ETAP Hotel in the original Committee report;</li> <li>2. Overlooking into ETAP Hotel from the proposed building;</li> <li>3. Overshadowing of the ETAP hotel by the proposed building;</li> <li>4. The absence of a Tall Buildings Design Statement and consequential impact on the Committee's consideration of the application;</li> <li>5. Inadequacy of the Noise Impact Assessment; and</li> </ol>	

6. Concerns about the robustness of the Student Management Plan.

This addendum report provides an assessment of the new objection. It also considers a new planning application submitted in relation to Fanum House to the immediate west on Ventry Street and Great Victoria Street, which seeks permission for a Purpose-Built Managed Student Accommodation (PBMSA) scheme of 594 bedrooms (LA04/2024/0664/F). That application was valid in April 2024 and is a new material consideration not previously before the Committee.

This report should be read in conjunction with the original Committee report, appended.

**Consideration of matters raised in the recent objection:**

*1. Inadequacy of the consideration of the adjacent ETAP Hotel in the Case Officer Report*

Whilst the section of the original report that sets out the description of the surrounding area does not make specific reference to the adjacent hotel, the hotel and impact of the proposed building on it are clearly referenced in the main assessment part of the appended original Committee report. The hotel is also shown in the contextual imagery section of the report as well as included in the officer presentation to the Committee.

Policies HOU12, DES1, DES2 and DES3 are considered in the appended original Committee report at paragraphs 8.3 – 8.29. A response to the further recent specific objection points from the hotel are addressed below.

*2. Overlooking from the proposal into ETAP Hotel*

The objection references the amendments made to the rear elevation of the proposed building to resolve overlooking concerns into Fanum House to the immediate west. These amendments were made due to the living spaces having windows which would potentially prejudice future development of the adjacent site. The only windows which overlook from the proposal into the ETAP hotel are from the internal courtyard and are all from bedrooms. Generally, the separation distance between the windows is 13 metres between the proposed building and hotel (albeit that there would be some oblique overlooking at smaller distances). Given these distances, the high density character of this part of the City Centre and nature of the PBMSA and hotel uses (which are less sensitive than permanent housing), it is considered that the relationship would be satisfactory and that there would be no harmful or unacceptable inter-overlooking.

*3. Overshadowing of the ETAP hotel by the proposal and prejudice of future uses*

The shadow analysis submitted with the application demonstrates that the proposed building would result in overshadowing of the hotel, and greater overshadowing than the existing situation, with the site currently containing lower buildings. Given the City Centre location, it is expected that overshadowing will occur between tall buildings and indeed, the ETAP hotel itself causes a degree of overshadowing on adjacent sites at times. Regard is also had to the benefits of a building of the proposed scale and height, which would be consistent with the evolving street scene and ensure high density and effective use of the land. Again, given the nature and character of the PBMSA and hotel uses, it is not considered that this shadowing would cause demonstrable harm.

In relation to compatibility with future uses on the ETAP hotel site, there are currently no planning permissions for its redevelopment and it is not zoned for alternative uses in relevant Development Plans. It is entirely reasonable for the Council to assess compatibility with its current use, which is found to be acceptable for the reasons set out in the original report and this addendum report.



*4. The absence of a Tall Buildings Design Statement (TBDS) and consequential impact of that on the Committee's consideration of the application*

Policy DES3 applies to proposals for tall buildings, defined as 35 metres above ordinance datum or those which are significantly higher than their surroundings. The associated Tall Buildings Supplementary Planning Guidance requires the submission of a *Tall Buildings Design Statement* (TBDS) that sets out the design rationale for such buildings.

The original Committee report acknowledges the absence of a TBDS. The building has a shoulder height of 34 metres and overall height with plant of 36.75 metres, which means the proposal constitutes a tall building. The application was received just prior to the adoption of the new Plan Strategy and officers were content that the key issues were covered in the Design and Access Statement (DAS). It remains the view that sufficient information has been submitted to permit comprehensive assessment of the scale, height, massing and impact of the proposed building.

*5. Inadequacy of the Noise Impact Assessment*

The final Environmental Health consultation response acknowledges that further information is required regarding noise which could be dealt with by way of a Grampian condition that requires the submission of further information. Whilst the draft conditions in the original report did not specifically mention a final Noise Impact Assessment (NIA) with regards to the impact of plant and machinery on the ETAP Hotel, officers have agreed with Environmental Health that the final NIA will require this detail to ensure all receptors have been considered. Subject to conditions, it is considered that noise impacts from the hotel on the proposed building (and visa versa) can be appropriately dealt with. The additional draft condition is set out below.

*6. Robustness of the Student Management Plan (SMP)*

The objector made a Freedom of Information request to view the draft Section 76 planning agreement ahead of it being agreed and this was declined under Article 12(4)(d) of the Environmental Information Regulations. Officers are content that the draft SMP is satisfactory and officers confirm that the Section 76 Planning Agreement will contain the model clauses for a SMP, including noise control and tenant behaviour as well as measures for controlling hours of use and potential noise disturbance from social space/communal areas.

**New planning application for PBMSA at Fanum House:**

The Council received a planning application for redevelopment of Fanum House with a PBMSA scheme (594 beds) in April 2024 (LA04/2024/0664/F). The application is currently under consideration and is expected to be reported to the Committee later this year. An initial assessment of that planning application is that the proposed PBMSA schemes at Dublin Road / Ventry Street and Fanum House are broadly compatible, although further detailed assessment is required in relation to the Fanum House application. Given that the subject application of this report was submitted in April 2023 (i.e. one year before the adjacent Fanum House application), and the Committee's previous resolution to grant planning permission, it is considered reasonable and appropriate to give primacy to the subject application. Therefore, should any issues of compatibility between the two developments arise following further consideration of the Fanum House application then the latter may need to be modified. It should be noted that officers are currently in discussions with the applicant for the Fanum House application about improving the design of that scheme in other respects.

**Additional/amended draft conditions:**

The following additional or amended conditions are recommended.

- The development hereby approved shall not be occupied or operated unless covered bicycle storage has been provided in accordance with the approved plans. The covered bicycle storage shall be retained in accordance with the approved plans at all times.

Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable travel.

- The development hereby permitted shall not be occupied or operated unless in accordance with the Service Management Plan uploaded to the Planning Portal on 04 May 2023.

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

- The development hereby permitted shall not be occupied or operated unless in accordance with the Travel Plan uploaded to the Planning Portal on 04 May 2023.

Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking

- No development shall commence unless a final Noise Impact Assessment (NIA) has been submitted to and agreed in writing by the Council. The NIA shall detail:

- a) The specification of and potential noise impact from roof-top and other plant equipment on any nearby sensitive receptors;
- b) All the matters raised in relation to noise within Environmental Health's consultation response to the Planning Service (ref ST/STM/620201 and dated 5th December 2023);
- c) The glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades and floors of the hereby permitted development;
- d) That the proposed sound reduction specification of windows and alternative means of ventilation will achieve the following internal noise levels within proposed student accommodation units:
  - Not exceed 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;
  - Not exceed 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;
  - Not exceed 45 dB L<sub>Amax</sub> more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

All plant equipment and windows must be installed in accordance with the approved details and retained as such at all times.

Reason: To safeguard the amenity of residents.

**Recommendation:**

Having regard to the development plan and other material considerations, the proposal is considered acceptable. The recommendation remains to grant planning permission subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with any other issues that arise, provided that they are not substantive.

## Development Management Officer Report Committee Application

Summary	
<b>Application ID:</b> LA04/2023/3030/F	<b>Committee Meeting Date:</b> 12 <sup>th</sup> December 2023
<b>Proposal:</b> Erection of 201-bed Purpose Built Managed Student Accommodation scheme and retail unit (11-storey) (amended description and plans).	<b>Location:</b> 41-49 Dublin Road and 3-5 Ventry Street, Belfast, BT2 7HD
<b>Referral Route:</b> Major development	
<b>Recommendation:</b>	Approval subject to conditions and S76.
<b>Applicant Name and Address:</b> FMN Properties Limited 248 Upper Newtownards Road Belfast BT4 3EU	<b>Agent Name and Address:</b> O'Toole & Starkey Ltd 1st Floor River House 48-60 High Street Belfast BT1 2BE
<p><b>Executive Summary:</b> This application seeks full planning permission for the erection of a 201-bed Purpose Built Managed Student Accommodation scheme and retail unit at ground floor (11-storey).</p> <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Scale, Massing and Design</li> <li>• Open Space Provision</li> <li>• Impact on Built Heritage</li> <li>• Traffic and Parking</li> <li>• Impact on Amenity</li> <li>• Climate Change</li> <li>• Health Impact</li> <li>• Contamination</li> <li>• Air Quality</li> <li>• Noise</li> <li>• Drainage and Flooding</li> <li>• Wastewater infrastructure</li> <li>• Waste Management</li> <li>• Ecology</li> <li>• Developer Contributions/Section 76 Agreement</li> <li>• Pre-application Community Consultation</li> </ul> <p>The principle of Purpose Building Managed Student Accommodation is considered acceptable as the site is located within the City Centre, in a highly sustainable location and meets an identified need.</p> <p>The proposed scale and massing of the proposed building are considered acceptable. The design, detailing and materiality are considered appropriate to the site's setting and are of a quality that will not detract from the character of the area.</p> <p>DFI Roads has raised concerns due to the absence of disabled parking. However, this zero-parking scheme is consistent with previously approved city centre PBMSA schemes which also provided</p>	

no in-curtilage parking subject to a robust Travel Plan. DfI Roads have indicated that conditions and informatives will be provided - delegated authority is sought to resolve any issues arising from their final response if not received prior to Committee.

Consultation responses are summarised below.

**Statutory consultees:**

DFI Roads – final response outstanding  
NIEA – approval subject to conditions  
DFI Rivers – no objection  
NI Water – no objection  
Shared Environmental Services – no objection

**Non-statutory consultees:**

Senior Urban Design Officer (SUDO) – no objection  
BCC City Regeneration and Development team – no objection  
BCC Environmental Health – no objection  
BCC Place and Economy Team – no objection  
BCC Tree Officer – no objection  
BCC Landscape Planning and Development team – no objection  
BCC Development Planning and Policy Team – advice provided

The estimated construction cost is £7 million. It is expected that approx. 123 construction related jobs will be created over the duration of the construction of the proposal with the approximate number of new FTE opportunities created during the occupation stage being 23.

2 representations were received and the issues raised are addressed and considered in the main body of the report.

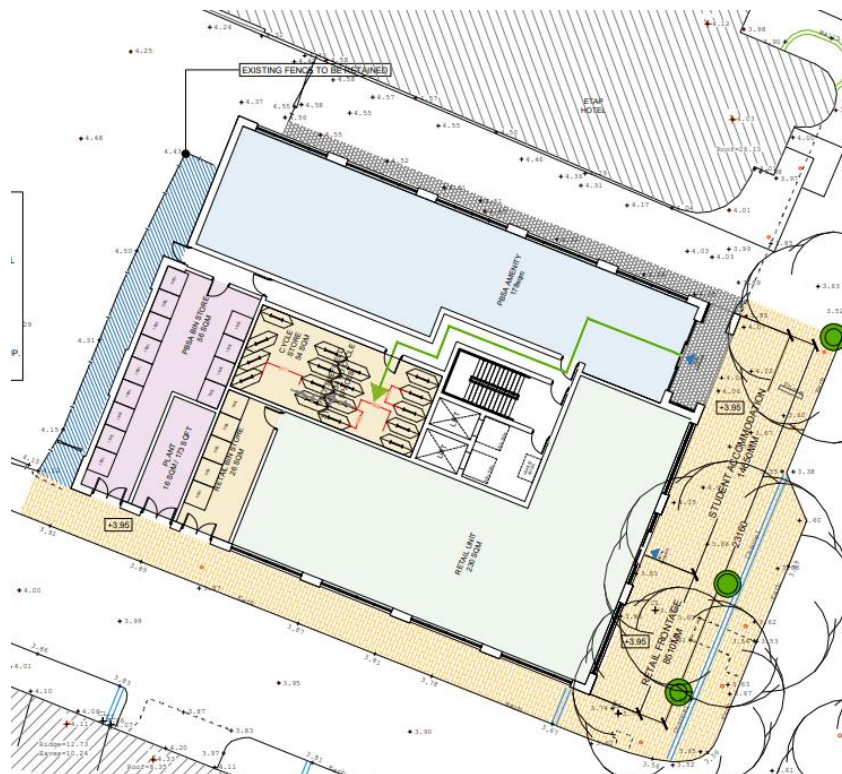
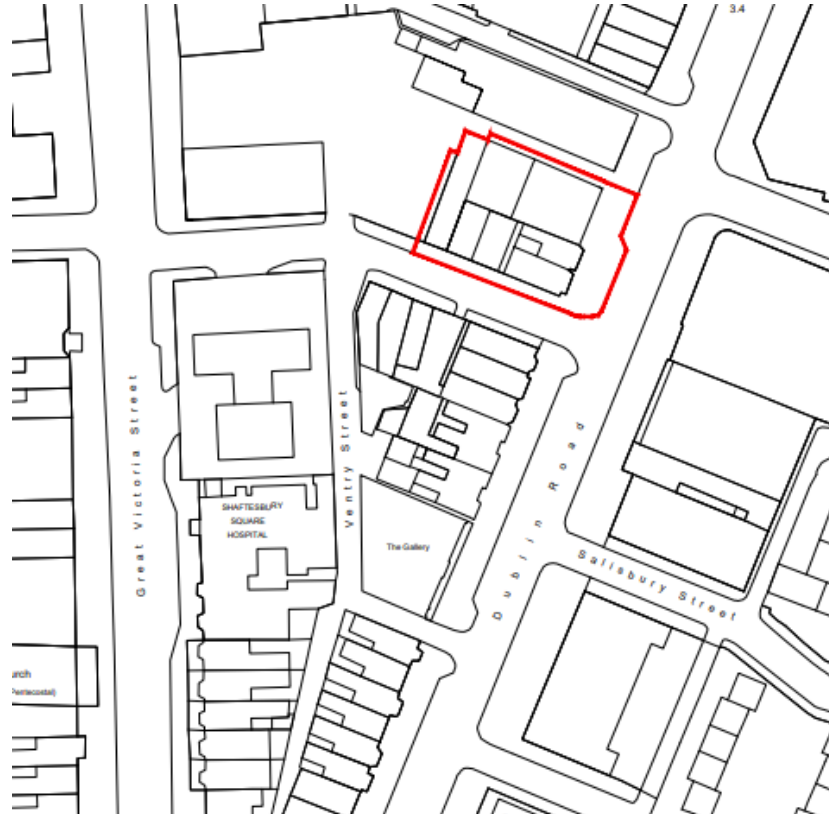
**Recommendation**

Having regard to the Development Plan and material considerations, it is recommended that planning permission should be granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the response from DfI Roads, finalise the wording of the conditions and Section 76 planning agreement and deal with any other matters that arise, provided that they are not substantive.

## Case Officer Report

### Site Location Plan and Layout



## Proposed Elevations



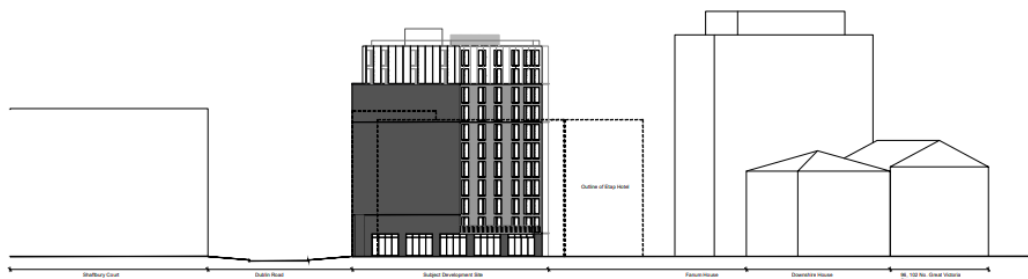
Proposed East Elevation (Dublin Road)



Proposed South Elevation (Ventry Street)



Proposed West Elevation



Proposed North Elevation

CGIs





<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The application seeks full planning permission for the erection of a 201-bed Purpose Built Managed Student Accommodation scheme and retail unit (11-storey). This comprises 155 cluster bedrooms and 46 studios.
1.2	The proposed building will have an overall height of 36.75m including plant and machinery (11 Storeys) with the main facades containing base, middle and top components.
1.3	The ground floor retail unit will be accessible to the general public with a dedicated access from Dublin Road
1.4	Cycle storage for the student accommodation is provided at ground floor level. A communal bin store for the student accommodation is also included at ground floor level with access from Ventry Street.
1.5	Private communal amenity space for the student accommodation is provided in a 107sqm first floor external courtyard and 369sqm roof garden (476sqm total), which equates to 60% of the site area. There is also internal amenity space provided on the ground floor of approximately 178sqm.
1.6	No on-site car parking is proposed, given the accessible location of the development. Green travel measures are proposed within the travel plan to encourage the use of alternative modes of public transport to the private car and a parking report has been provided to confirm there are adequate existing parking facilities in the area to accommodate any parking demand created by the proposal including for disabled residents.
<b>2.0</b>	<b>Description of Site and Area</b>
2.1	The application site occupies the corner of Dublin Road and Ventry Street within Belfast city centre. The site is currently occupied by 2-3 storey public houses (Ventry Social, Liquour XXX and Filthy McNasty's) and a Bookmakers which are finished in a painted render. The buildings have had various alterations and extensions with a mix of pitched, hipped and flat roof types. Outdoor seating and smoking areas are provided along the northern boundary of the site and a courtyard within the northwest of the site.
2.2	The building heights in the area range from 2 to 12 storeys and are mainly dominated by a mix of commercial units however recent schemes including the 'Gallery' (constructed) and 57-63 Dublin Road (approved) contain residential units.
2.3	There are two nearby student accommodation schemes which are operational, Botanic Studios at 78-86 Dublin Road (approx. 170m away) and Vita at 27 Bruce Street (approx. 160m away).
2.4	The area is within the city centre and therefore a sustainable location for development, being located within a 5 min walk to the Great Victoria Street Bus and Rail Station and Botanic Train Station. There is also many on-street and multi-storey car parks in close proximity.
2.5	The site is within the Dublin Road/Great Victoria Street HMO Development Node (HMO 4/14) as designated in the House in Multiple Occupation Subject Plan for Belfast City Council Area 2015.

<b>3.0</b>	<b>Planning History of the application site/locale</b>
<b>3.1</b>	<p><b>Application site</b></p> <p>LA04/2022/2076/PAN - Redevelopment of site to provide public house and purpose-built managed student accommodation. Decided 15<sup>th</sup> November 2022.</p> <p>LA04/2015/0723/F - Two storey extension to rear of public house + change of use of ground floor unit to bar, work to include new shop front. (amended plans). Approved 11<sup>th</sup> October 2016</p> <p>Z/2012/0223/F - Proposed first floor garden room extension to existing external beer garden to rear of premises including provision of galvanised steel staircase. Approved 26<sup>th</sup> June 2012.</p> <p>Z/2010/0372/F - Refurbishment to ground floor of existing Public House and alterations to the existing exterior facade. Approved 11<sup>th</sup> June 2010.</p> <p>Z/2004/1119/F - Change of use from public house to hot food bar carry out facility and new shop front. Approved 29<sup>th</sup> June 2004.</p> <p>Z/2003/2478/F - Change of use from public house to betting shop and new shop front. Approved 25<sup>th</sup> November 2003.</p> <p>Z/2003/2006/F - Upgrading treatment to front elevation facing Dublin Road. Approved 22<sup>nd</sup> September 2003.</p> <p>Z/2002/0854/F - New folding exterior doors to replace existing ground floor fenestration. Approved 14<sup>th</sup> June 2002.</p> <p>Z/2001/2101/1 - Demolition of existing public house &amp; construction of new mixed-use development, incorporating basement level car parking, bookmakers, 1 storey public house &amp; 6 storey office accommodation. (Amended proposal). Approved 9<sup>th</sup> July 2002.</p>
<b>3.2</b>	<p><b>Locale</b></p> <p>Z/2013/1518/F – 65-71 Dublin Road - Erection of 9 storey building comprising ground floor cafe with mezzanine level and apartments above with ancillary space including basement, servicing and lobby areas. Approved 20<sup>th</sup> June 2014.</p> <p>LA04/2015/1175/F – Lands at 78-86 Dublin Road - Construction of a purpose-built managed student accommodation (8 storey block) consisting of 156 studio rooms, reception/management suite, common room space, bike and general storage area. Approved 15<sup>th</sup> April 2016.</p> <p>LA04/2018/2602/F - Lands bounded by Little Victoria Street, Bruce Street &amp; Holmes Street - Demolition of existing building at lands bound by Little Victoria Street, Bruce Street &amp; Holmes Street and erection of new 15No. storey purpose-built student accommodation building. Approved 12<sup>th</sup> March 2021.</p> <p>LA04/2019/0991/F - 57-59 &amp; 61-63 Dublin Road - Demolition of existing buildings and erection of 10 storey mixed use development comprising a restaurant on the ground and mezzanine floors and 71 No. apartments. Approved 3<sup>rd</sup> February 2020.</p> <p>LA04/2020/0761/F - 57-59 &amp; 61-63 Dublin Road - Demolition of existing buildings and erection of 10 storey mixed use development comprising a cafe on the ground floor and</p>

	<p>85no. serviced apartments for both short and long term occupancy on the floors above. Approved 3<sup>rd</sup> March 2021.</p> <p>LA04/2023/4373/F – 14 Dublin Road - Erection of 17 storey Purpose Built Managed Student Accommodation (PBMSA) with additional use of accommodation outside term time comprising 463 no. units with communal facilities, internal and external communal amenity space and ancillary accommodation. Under consideration.</p> <p>LA04/2023/4366/F – 14 Dublin Road - Proposed 14 storey (plus basement) purpose-Built Grade A Office premises with retail/restaurant unit at ground floor, including external landscaped terrace areas, public realm works, and all associated site works. Under consideration.</p>
<b>4.0</b>	<b>Policy Context</b>
4.1	Section 6(4) of the Planning (Northern Ireland) Act 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.
4.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
4.4	<p><b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <ul style="list-style-type: none"> <li>• SP1a Managing growth and supporting infrastructure delivery</li> <li>• SP2 Sustainable development</li> <li>• SP3 Improving health and wellbeing</li> <li>• SP5 Positive placemaking</li> <li>• SP6 Environmental resilience</li> <li>• SP7 Connectivity</li> <li>• SP8 Green and blue infrastructure network</li> <li>• SD3 City Centre</li> <li>• HOU11 Intensive Housing Nodes</li> <li>• HOU12 Large-Scale Purpose-Built Student Accommodation</li> <li>• RD1 New Residential Developments</li> <li>• DES1 Principles of Urban Design</li> <li>• DES2 Masterplanning approach for Major development</li> <li>• DES 3 Tall Buildings</li> <li>• BH1 Listed Buildings</li> <li>• RET1 Establishing a Centre Hierarchy</li> <li>• TRAN 1 Active Travel</li> <li>• TRAN 2 Creating an Accessible Environment</li> <li>• TRAN 4 Travel Plan</li> </ul>

<p>4.5</p> <p>4.6</p> <p>4.7</p> <p>4.8</p>	<ul style="list-style-type: none"> <li>• TRAN 6 Access to Public Roads</li> <li>• TRAN 8 Car Parking and Servicing Arrangements</li> <li>• TRAN 9 Parking Standards within areas of parking restraint</li> <li>• ENV1 Environmental Quality</li> <li>• ENV2 Mitigating Environmental Change</li> <li>• ENV3 Adapting to Environmental Change</li> <li>• Policy ENV4 – Flood Risk</li> <li>• ENV5 Sustainable Drainage System</li> <li>• HC1 Promoting Healthy Communities</li> <li>• OS3 Ancillary Open Space</li> </ul> <p><b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan”), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p>In the BUAP, the application site is located on unzoned whiteland within the City Centre. In dBMAP (v2004), the site is also within the City Centre and defined as a Development Opportunity Site (CC060). In dBMAP (v2014), the site is un-zoned whiteland within the City Centre and Shaftsbury Square Character Area (CC013).</p> <p><u>Regional planning policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS) Creating Places</p> <p><u>Other Relevant Policies</u> PBMSA in Belfast – Planning and Place Advice Note Belfast: A Framework for student housing and purpose-built student accommodation Developer Contribution Framework</p>
<p>5.0</p>	<p><b>Statutory Consultees</b> DFI Roads – outstanding NIEA – approval subject to conditions DFI Rivers – no objection NI Water – no objection Shared Environmental Services – no objection</p>
<p>6.0</p>	<p><b>Non-Statutory Consultees</b> Senior Urban Design Officer (SUDO) – no objection BCC City Regeneration and Development team – no objection BCC Environmental Health – no objection BCC Place and Economy Team – no objection BCC Tree Officer – no objection BCC Landscape Planning and Development team – no objection BCC Development Planning and Policy Team – advice provided</p>

<b>7.0</b>	<b>Representations</b>
7.1	2 no representations were made by an adjacent landowner, one of these via a planning agent.
7.2	The sole issue raised was the fenestration to the rear of the site adjacent to Fanum House in terms of prejudicing future development.
7.3	In response to these representations, the applicant amended the scheme to remove this fenestration.
<b>8.0</b>	<b>ASSESSMENT</b>
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Scale, Massing and Design</li> <li>• Open Space Provision</li> <li>• Impact on Built Heritage</li> <li>• Traffic and Parking</li> <li>• Impact on Amenity</li> <li>• Climate Change</li> <li>• Health Impact</li> <li>• Contamination</li> <li>• Air Quality</li> <li>• Noise</li> <li>• Drainage and Flooding</li> <li>• Wastewater infrastructure</li> <li>• Waste Management</li> <li>• Ecology</li> <li>• Developer Contributions/Section 76 Agreement</li> <li>• Pre-application Community Consultation</li> </ul>
<b>8.2</b>	<p><b>Principle of Development</b> Policy RET1 encourages a centre first approach for retail. The proposed retail unit satisfies Policy RET1.</p>
8.3	Policy HOU12 of the PS relates to the provision of PBMSA. It states that planning permission will only be granted for large-scale purpose-built student accommodation where five criteria are met, a-e.
8.4	<p><i>(a) The proposal is easily accessible to higher education Institution campuses by sustainable transport modes and is not within an established residential area</i> The site is conveniently located close to active travel infrastructure and public transport network. The campuses of Queen's and Ulster Universities are approximately 15 and 20 minutes walking distance of the site respectively.</p>
8.5	The locale is not considered to be an established residential area as the Dublin Road is characterised by many non-residential uses such as pubs, a hotel, shops and restaurants. The site also sits within a HMO Development Node under the HMO Development Plan 2015.

8.6	<p><i>(b) The development consists of a minimum of 200 occupants. This will not preclude proposals for small incremental extensions or consolidations of existing halls of residence and phased development of larger schemes.</i></p> <p>The proposal is for 201 units and so this criterion is satisfied.</p>
8.7	<p><i>(c) The development provides a quality residential environment for students in accordance with the space standards for HMO's set out in Appendix C.</i></p> <p>The proposal complies with the residential space standards provided at Appendix C of the PS. The minimum space standard is 6.5sqm and all units in the proposed scheme are a minimum of 10.5sqm and so this criterion is satisfied.</p>
8.8	<p><i>(d) The development has appropriate management in place to create a positive and safe living environment for students whilst minimising any potential negative impacts from occupants.</i></p> <p>The application is supported by an Student Management Plan. The plan provides the management strategy to be adopted by the future operator of the development, and identifies the key principles by which the building will be managed. The plan will need to be secured by means of a Section 76 planning agreement to which the applicant has agreed and on this basis, this criterion is satisfied.</p>
8.9	<p><i>(e) The development meets an identified need for the type of accommodation proposed, demonstrated through submission of a statement of student housing need.</i></p> <p>The Student Need Statement in support of the application states that there has been an established shortage of student accommodation in recent years. Belfast contains four higher education institutions: Queen's University Belfast (QUB); Ulster University (UU); Stranmillis University College; St. Mary's University College, as well as Belfast Met. Both the Queens University's Strategic Plan 2030 and University of Ulster Strategy confirm the Universities' objectives which include aspirations for further growth, both locally and internationally.</p>
8.10	<p>On 7th December 2022, representatives from QUB and UU gave a joint presentation to Belfast City Council's City Growth &amp; Regeneration Committee which included details on the supply and demand for student accommodation in Belfast. The following points were recorded in Belfast City Council's official minute of the meeting:</p> <ul style="list-style-type: none"> <li>• <i>Student Accommodation in both Purpose built (PBMSA) and private rental sector was currently at capacity and a view of future demand had highlighted the city needed a further 6,000 rooms for students by 2028-30;</i></li> <li>• <i>There was a growing demand for PBMSA over Private rental sector accommodation and insufficient rooms in planning or being built to address this shortfall; and</i></li> <li>• <i>PBMSA opened since 2018 had successfully integrated with local communities and brought business and economic opportunities in the area.</i></li> <li>• <i>QUB's plans to increase its student accommodation by 40% from 3,400 to approx. 6,000 rooms.... highlighted that Ulster University's independent review on accommodation demand indicated a need for a minimum of 1,700 beds in Belfast to meet demand for first-year guarantee, with additional beds required to meet increasing demand from returning and international students studying in our new Belfast campus. It was reported that UU currently had 700 beds under nominations agreements with PBMSA adjacent to the Belfast campus, which would increase in 2023-24. UU also provided accommodation for 600 students at Jordanstown Student Village and were currently considering long-term options in the city that increases student accommodation provision adjacent to Belfast campus.</i></li> </ul>

8.11	Based on data compiled by the planning agent, due to the shortage of available accommodation, Queen's University is having to take unusual steps such as refusing accommodation to students who live within 40 miles of the campus, offering financial incentives to students to not take up university accommodation and offering accommodation in a nearby hotel rather than halls.
8.12	The application has been supported by a Statement of Student Need. The purpose of the statement is to demonstrate the increasing need for student accommodation within the city centre, with reference to relevant Corporate Plans published by Belfast's further and higher education institutions. The statement argues that the current provision is not sufficient to meet current need. The Plans and Policy Team reviewed the statement and identified some deficiencies which were then addressed in a Supplementary Statement of Student Need. The supplementary statement highlights a recent press release (September 2023) from Queen's University Belfast which cites a 5% increase in applications for student accommodation in the last year and highlights that it is ' <i>estimated that 3,000 more rooms will be needed in Belfast within the next five years for Queen's University students alone in line with an increased demand from students opting to live in high quality student accommodation</i> '. It also includes a copy of the Student Accommodation Brief for Queen's University which was put out to tender in July 2023. The brief invites expressions of interest 'from interested developers, owners and operators to put forward proposals that are capable of meeting Queen's requirements to provide up to 1,500 beds based on a number of fully developed, turnkey sites by 2026-2028'. Proof of funding was also provided. The Council considers that there is an identified need for student accommodation and there is no evidence which would demonstrate that the provision of student beds in the city is at saturation point.
8.13	The proposal has also been assessed against the Council's guidance document ' <i>Purpose Built Managed Student Accommodation in Belfast – Planning and Place Advice Note</i> '. The guidance sets out six criteria which all applications for PBMSA proposals should adhere to:
8.14	<p><i>A. The development should be at a location which is easily accessible to university/college campuses by sustainable transport modes;</i></p> <p><i>B. Policy designations specific to the City Centre;</i></p> <p><i>C. Layout, design and facilities provided within the development are of high standards;</i></p> <p><i>D. The development should be designed in a way that does not conflict with adjacent properties or the general amenity of the surrounding area;</i></p> <p><i>E. The development has appropriate management in place to create a positive and safe living environment for students whilst minimising any potential negative impacts from occupants; and</i></p> <p><i>F. The development meets and identified need for the type of accommodation proposed.</i></p>
8.15	Criteria A, E and F have been considered above under Policy HOU12 above. Criteria B, C and D are considered below.
8.16	<p><u>Criterion B</u></p> <p>Requires assessment of the proposal in relation to policy designations specific to the city centre. The site is located on un-zoned 'whiteland' within the city centre and in an area of parking restraint. The proposal does not conflict with these zonings.</p>
8.17	<p><u>Criterion C</u></p> <p>As discussed in greater detail below, the design of the building is considered in keeping with the existing built form in the immediate area in terms of overall massing, form and finishes, taking a cue in terms of heights and overall massing from buildings and approvals in the locale. Space standards are addressed under Criterion (c) of HOU12 above.</p>

8.18	<p><b>Criterion D</b></p> <p>The proposal has been designed in a manner which will not conflict with adjacent land uses or the future development of adjacent sites.</p>
8.19	<p><b>Scale, Massing and Design</b></p> <p>The proposal has been assessed against the SPPS and Policies HOU12, RD1, DES1, DES2 and DES3 of the PS.</p>
8.20	<p>The proposal relates to the demolition of an existing two-storey and three-storey building and their replacement with an eleven-storey PBMSA. According to the proposed elevations, the building measures 34.0m to parapet level with rooftop elements (glass balustrade, metal louvre screen and rendered wall to plant area), extending a further 2.75m, resulting in an overall height of 36.75m.'</p>
8.21	<p>The Senior Urban Design Officer (SUDO) notes that <i>'while SP5 and DES1 promote good placemaking, high quality design and responding positively to local context through urban form that addresses matters such as scale, height, massing, proportions, rhythm and materials. DES2 is also applicable regarding adopting a holistic approach to site layout that is mindful of adjacencies while DES3 applies in relation to the assessment and siting of tall buildings. Housing/design related policies, RD1 and HOU12 also apply which cover issues such as impact on privacy/amenity of neighbours, space standards, avoiding units that are wholly to the rear of properties, access to natural light and quality residential environment for students'</i>.</p>
8.22	<p>The initial proposal was found to be unacceptable in terms of design and the applicant was given the opportunity to amend the scheme following workshops with officers and the SUDO.</p>
8.23	<p>The SUDO notes that the amended proposal:</p> <ul style="list-style-type: none"> <li>• <i>'Included revisions which has resulted in a more legible tripartite ordering that references cues presented by neighbouring buildings'</i> which includes a lower nine-storey shoulder height that picks up on the horizontal cues presented by The Gallery building and approval at No 67</li> <li>• <i>'A 'redesigned building 'top' comprising of two storeys with appropriate setbacks on three of the four facades</i></li> <li>• <i>A more legible two-storey base</i></li> <li>• <i>The 'inclusion of a modern cornice' which picks up the shoulder height of the Etap Hotel</i></li> <li>• <i>Improved elevational design and articulation of bays</i></li> </ul>
8.24	<p>As the building height exceeds 35m it is considered a 'tall building' for the purposes of Policy DES 3. The proposal was not accompanied by a Tall Building Design Statement however as the proposal is for 36.75m overall with a parapet level of 34m, it is considered that the Design and Access Statement (DAS) is sufficient to allow full consideration of Policy DES3. Similarly a Masterplanning Statement was included within the DAS and due to the relatively small coverage of the site, this was considered acceptable.</p>
8.25	<p>The Dublin Road comprises an eclectic mix of buildings which exhibit a variety in terms of building heights and designs. The heights range from 2-storey on the subject site to taller buildings both built and approved at a similar overall height to the proposal. The Dublin Road contextual elevation provides this context below.</p>



	<div data-bbox="343 192 1460 481" data-label="Image"> </div> <div data-bbox="193 539 1495 1859" data-label="List-Group"> <p>8.26 Following revisions which better articulate the building and its mass, and detailed considerations such as the solid: void ratio and longer views from the Shaftsbury Square end of the Dublin Road, the proposal is considered to fulfil the requirements of Policy DES3 (a) in that it is of a scale that is sensitive to the context of its surroundings and proportionate to its location.</p> <p>8.27 In terms of architectural treatment, the design has developed considerably during the planning application. Many options were explored in terms of detailing, fenestration and materiality including colours and tones. The Damien Hirst flagship building in Soho was a key exemplar in the consideration of the design and as such, the final option contains a blue/green coloured brick. The SUDO acknowledges that this is a bold colour combination and while he acknowledges <i>‘that this would be a unique colour tone along this stretch of the Dublin Road, I would agree with statements made in the DAS regarding the wide range of materials along the Dublin Road which includes red brick, stone, curtain walling, concrete, steel and various shades of painted render’</i>. He notes of the Damien Hirst building that the <i>‘materials palette in this case again while bold in the context of surrounding buildings which predominantly include buff/red brick and white render, results in a beautifully crafted building which in my view successfully contributes to the vibrancy and creative appeal of the Soho area whilst being sensitive to its context. While I am mindful of the expense that this level of craftsmanship and façade detailing must have incurred, perhaps in this case consideration could be given to the inclusion of a glazed brick to key accent areas across the building particularly at base level where the quality of material and its reflective and tactile capabilities would be appreciated from street level’</i>.</p> <p>8.28 Bay studies provided reflect similar proportionality across all four floors however the SUDO expresses a preference for either Option 2 or 3. The SUDO states that <i>‘careful consideration will need to be given to the final tone and finish of brick and how elements of the building are to be treated i.e. darker tone to the base when compared to the seven storey mid-section with consideration given to the materiality that will be applied to the upper two storeys. In this regard, should a recommendation for approval be made I would suggest that a condition is included which covers the various elements of the proposed materials palette including tone and texture of brick, horizontal stone banding, PPC aluminium fins (to both mid-section and upper floors), metal screen louvres, curtain walling and render It is recommended that a condition is placed on any approval which requires submission of building materials for approval prior to construction’</i>. As such, a condition has been included to cover this issue.</p> <p>8.29 It is considered that criteria (a) to (k) of Policy DES1, criteria (a) to (f) of DES2 and criteria (a) to (h) of Policy DES3 are met.</p> </div>
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<b>8.30</b>	<p><b>Open Space Provision</b></p> <p>The proposal has been assessed against Policies OS3 and RD1 (d) and regional guidance, 'Creating Places'. The proposal includes an external courtyard at first floor level providing an amenity space of approximately 100 sqm and a rooftop garden providing approximately 370 sqm.</p>
8.31	<p>Additionally there is an internal amenity space of 178 sqm which is not required by policy but is welcomed.</p>
8.32	<p>Cumulatively the internal and external open space/ amenity areas provide approximately 3.2 sqm of amenity space per unit. This is well below the 10sqm per unit requirement in 'Creating Places', however, given the nature of the proposal, the site's inner-city context, on balance, this level of provision is considered acceptable.</p>
8.33	<p>The provision exceeds that required by Policy OS3 which requires a minimum of 10% open space.</p>
<b>8.34</b>	<p><b>Impact on Built Heritage</b></p> <p>DfC Historic Environment Division (HED) has advised that the proposal has the potential to impact upon the setting of a number of listed buildings. These include:</p> <ul style="list-style-type: none"> <li>a. HB26/29/007 Great Victoria Street Presbyterian Ch, 129 Great Victoria St Grade B2</li> <li>b. HB26/30/066 Shaftesbury Square Reformed Presbyterian Ch, 72 Dublin Rd Grade B1</li> <li>c. HB26/30/072 Shaftesbury Square Hospital, 116 Great Victoria St, Belfast Grade B1</li> <li>d. HB26/30/075 2/6 Bradbury Place, Shaftesbury Square, Belfast Grade B2</li> </ul>
8.35	<p>Following assessment, HED has considered the impacts of the proposal on the setting of these Listed Buildings and is content that the proposal is compliant with the SPPS and Policy BH1 of the Plan Strategy. Officers also consider this meets the requirements of Policy DES3 (b) of the Plan Strategy.</p>
<b>8.36</b>	<p><b>Traffic and Parking</b></p> <p>The proposal does not include car parking. DfI Roads considers PBMSA proposals to be residential. As the development proposal is within an area of Parking Restraint, a parking reduction is applicable. However, DfI Roads has stated that consideration should be given to accommodating dedicated disabled car users in the form of in-curtilage parking.</p>
8.37	<p>There is no specific quantum of disabled parking required by Policy TRAN8 or associated guidance, simply 'a proportion of the spaces to be provided. In this case, there are no car parking spaces provided.</p>
8.38	<p>Policy TRAN1 states that the needs of walkers and cyclists must be taken into account. The proposal includes 34 bike spaces located within an internal storage area at ground floor level. The site is a sustainable and accessible location with level access provided to the building, and close to the existing Europa Bus/Train station, the Transport Hub currently under construction and City Centre core. The submitted Travel Plan also identifies that there are three Belfast Bikes docks within 250m of the proposal. A 100% subsidy has been offered for all residents for the first three years of operation.</p>

8.39	In order to capitalise on the city centre location of the application site, the Travel Plan that accompanies the application includes a number of measures to encourage the use of non-car modes of travel. A Travel Plan Co-ordinator would be appointed by senior management to oversee the implementation and operation of the Travel Plan and would be responsible for the promotion of cycling, walking and public transport. The Travel Plan will be secured by condition whilst any green travel measures will be secured via a Section 76 legal agreement.
8.40	Policy TRAN2 seeks to achieve an accessible environment for all. The proposal contains level accesses, lifts and 10 no wheelchair accessible units. Whilst Policy HOU7 does not apply to PBSA, the Council's PBSA SPG notes the importance of incorporating a high level of accessibility and inclusive design. Building Control requirements are for one unit in 20 to be wheelchair accessible and the applicant amended the floorplans to include a further 3 wheelchair accessible units which totals 5% and meets Building Control requirements. The accessible units are dispersed throughout the floors. This is considered acceptable.
8.41	Following a request by DfI Roads to include incurtilage disabled parking, the applicant provided a Parking Statement which assesses the accessibility of the proposal for disabled persons whom wish to utilise the private car. This includes identifying areas for parking such as on-street, private and council owned car parks and the ability to park on single and double yellow lines for limited periods of time. The statement also identifies specific locations within 100-120m for disabled parking. There are 2 no bus stops within 50m of the site with signalised pedestrian crossings to assist with travelling to and from the bus stops. There are also two dedicated taxi lay-bys on Dublin Road.
8.42	Policy TRAN8 identifies the requirements for car parking and servicing arrangements. The principle of a "zero parking" scheme within the city centre core however is essentially accepted, and other PBMSA proposals have been approved with zero parking in the city centre.
8.43	No objections were raised by DfI Roads in terms of highway safety or progression. Further information was sought in terms of demonstrating the distance between bicycle stands and annotated to state that they are Sheffield Stands. Amended plans were provided which provide the required information for this request. The Council has informed DfI Roads that it does not intend to pursue incurtilage parking for the scheme as discussed above and DfI Roads have verbally indicated that they will provide conditions and informatives without prejudice. The proposal is on balance considered acceptable and in line with the SPPS and relevant PS policies. Delegated authority is sought to resolve a final response from DfI Roads.
8.44	<b>Impact on amenity</b> The proposal has been assessed against the SPPS (paras 4.11 and 4.12) and Policies RD1, DES 1, DES3 and HOU12. Policies DES1, DES3, RD1 and HOU12 highlight the need to minimise the impact of overshadowing and loss of daylight on both new and existing residents and the promotion of quality residential environments. The adjacent building is the Etap hotel. There is a separation distance which varies from 4m to 5m along the ground floor between the hotel and the proposal. There will be a degree of overshadowing to the adjacent Etap hotel rooms however this is a commercial use and stays are likely to be transitory.
8.45	The separation distance to the rear Fanum House will be in excess of 20m. Fanum House is currently disused. Whilst a PAN has been received for the site there is no live planning application at this time. However, the design was amended to remove windows looking directly into Fanum House on the boundary.

8.46	<p><i>Amenity of Prospective Residents</i></p> <p>The majority of the amenity space is located on the roof meaning it is not impacted by shadowing. On balance the proposal will provide acceptable levels of daylight and sunlight to the majority of future occupants.</p>
8.47	<p><i>Management</i></p> <p>The application is supported by a Student Management Plan. The plan provides the management strategy to be adopted by the future operator of the development and identifies the key principles by which the building will be managed. The Plan outlines aspects of Student Management including student safety, accessibility, maintenance and cleaning, tenancy agreements, staffing and emergency procedures.</p>
8.48	<p>A draft Section 76 agreement has been submitted and includes an obligation that a final management plan must be agreed prior to occupation once an operator is secured.</p>
8.49	<p><b>Climate change</b></p> <p>The proposal has been assessed against Policies ENV2 and ENV3. Policy ENV2 seeks to incorporate measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.</p>
8.50	<p>The DAS submitted in support of the proposal includes a short section on mitigating environmental change. It states that the <i>'existing 2-storey buildings on the application site could not accommodate the proposed retail unit and/or 200+ students, and they do not have the structural capability to support 9 additional floors added above them. They must be demolished to facilitate the development of the proposal. Reuse is not appropriate or feasible. The majority of the rubble from the buildings will be reused as hardcore on site. The proposal includes green roofs and has been orientated to optimise solar gain. Building Control requirements will also be met in terms of insulation values'</i>. Sustainable active travel options are also proposed for the development through introduction of cycle racks/storage and it notes that the site is well served by all forms of public and active transport options.</p>
8.51	<p>The proposal has been assessed against Policy ENV3. This policy states that developments should incorporate measures to adapt to environmental change. It was also assessed against Policy ENV5, which requires incorporate of SuDS. These primarily relate to the resilience of the development to cope with current and future climate. The landscaping and public realm will be conditioned to ensure appropriate SUDS measures are included and flood risk and drainage are considered later in the report.</p>
8.52	<p><b>Health impact</b></p> <p>The proposal has been assessed against Policy HC1 this policy requires that a Health Impact Assessment (HIA) is undertaken for all new major development. It seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. The PSS does not include a discrete HIA, but rather relies the matter being covered within the DAS.</p>
8.53	<p>The PSS states that overall, the development will result in a quality and sustainable residential environment in a highly sustainable location that regenerates an underutilised site. It states that the provision of student accommodation at this location addresses an identified need and will contribute significantly to the vibrancy of this part of the City Centre making it a positive place to live and enjoy.</p>

8.54	The proposal is in a sustainable location and would encourage walking and cycling. Communal areas and amenity space would be provided to promote positive mental health. The proposal is considered compliant with Policy HC1.
8.55	<b><u>Environmental Quality</u></b> Policy ENV1 requires that proposals do not have unacceptable environmental impacts including drainage, contamination, air quality and noise.
8.56	<b><u>Contamination</u></b> A Preliminary Risk Assessment (PRA) has been provided by RSK Ireland Ltd in support of this planning application. The PRA summarises the site history and environmental site situation including investigations and risk assessment.
8.57	No unacceptable risks to environmental receptors have been identified for the development. NIEA Regulation Unit and Groundwater Team and Environmental Health Service have offered no objections.
8.58	<b><u>Air Quality</u></b> An Air Quality impact Assessment (AQIA) has been provided by Layde Consulting in support of this planning application. However, Environmental Health notes that no information concerning heating and hot water provisions (centralised combustion plant) has been provided within the submitted Air Quality Impact Assessment. A condition is recommended to cover this.
8.59	<b><u>Noise</u></b> A Noise Impact Assessment (NIA) has been provided by Layde Consulting in support of this planning application. The Noise Impact Assessment highlights that subjectively the noise environment is dominated by traffic noise to the front and rear of the proposed property.
8.60	Environmental Health have provided negative conditions to ensure that appropriate glazing and ventilation are installed. Furthermore they have recommended a restriction on operating hours for the retail unit and a restriction on deliveries and collections.
8.61	EH also requested a condition requiring a Student Management Plan (SMP). An SMP has in fact been submitted in support of the application and a clause is included within the Section 76 to ensure submission of a final version for agreement and compliance with same.
8.62	<b><u>Drainage and Flooding</u></b> The proposal has been assessed against the SPPS and Policy ENV4 of the PS.
8.63	Flood Maps (NI) indicates that the development does not lay within the 1 in 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain.
8.64	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 watercourses of which DfI Rivers has no record.
8.65	DfI Rivers has reviewed the submitted Drainage Assessment which indicates that flood risk to and from the development will be managed using a SuDS. DfI Rivers, while not being responsible for the preparation of this Drainage Assessment accepts its logic and has no reason to disagree with its conclusions. It offers no objection to the proposal and the proposal therefore meets the requirements of Policy ENV4 of the PS.

8.66	<p><b>WasteWater Infrastructure</b></p> <p>Policy SP1a requires that necessary infrastructure is in place to support new development. A Water Impact Assessment (WIA) was requested by NI Water whom have now stated that ‘PDE (DS66398) &amp; WIA (DS71124) confirms the development can be served without detriment to existing customers’. This confirms that the requirements of Policy SP1a is met.</p>
8.67	<p><b>Waste Management</b></p> <p>The Waste Management Plan has confirmed that waste for the proposed building will be stored in communal waste storage areas at ground floor level.</p> <p>In accordance with the ‘Purpose-Built Managed Student Accommodation (PBMSA) in Belfast: supplementary guidance on waste storage’ the proposed development is anticipated to generate four main types of waste:</p> <ul style="list-style-type: none"> <li>• General Waste;</li> <li>• Dry Recyclable Waste;</li> <li>• Glass Waste; and</li> <li>• Food Waste</li> </ul>
8.68	<p>The proposal includes an enclosed communal bin store, which will be provided within an acceptable walking distance of the residential units. The communal stores will provide separate bin types to accommodate waste produced.</p>
8.69	<p>The Management Company will delegate waste management duties to a member or members of the maintenance staff. These member/members will be responsible for ensuring all streams of waste bins are individually accessible at the waste store.</p>
8.70	<p>The Management Company will be responsible for the upkeep and cleanliness of the public area.</p>
8.71	<p>Management of the student accommodation will be secured via a Section 76 planning obligation.</p>
8.73	<p><b>Ecology</b></p> <p>NIEA: Natural Environment Division were consulted and had no objection on ecological grounds.</p>
8.74	<p>DAERA Water Management Unit noted the initial objection by NI Water and stated that should NI Water be content, they would have no objection.</p>
8.75	<p>The Planning Service has also engaged Shared Environmental Services (SES) in relation to the Habitats Regulations. Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises that the proposal is eliminated from further assessment because it could not have any conceivable effect on a European site.</p>
8.76	<p><b>Developer Contributions/ Section 76 Agreement</b></p> <p>Were the application to be approved, a Section 76 planning agreement would be necessary to secure the student management plan and Construction Employability and Skills Plan advised by the Economic Development Unit. A draft planning agreement was submitted with the application and included an obligation that a management plan is agreed with the Council prior to occupation of the development.</p>

8.77	BCC Place and Economy Team notes that the estimated construction cost is £7 million. It is expected that approx. 123 construction related jobs will be created over the duration of the construction of the proposal with the approximate number of new FTE opportunities created during the occupation stage being 23. They have recommended that the Section 76 includes a clause relating to employability and skills during the construction phase.
8.78	The application site of the application extends to the edge of the public footpath and public realm improvements are proposed. This element of the proposed development will be secured by condition.
8.79	<p><b>Pre-application Community Consultation</b></p> <p>For applications that fall within the Major development category, the regulations place a statutory duty on applicant to consult the community in advance of submitting the planning application.</p>
8.80	The regulations require that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2022/2076/PAN) was submitted to the Council on 11th November 2022.
8.81	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report to accompany the planning application.
8.82	<p>A Pre-Application Community Consultation Report has been submitted in support of this application. The Report has confirmed the following:</p> <ul style="list-style-type: none"> <li>• A public information event was held on 11<sup>th</sup> January 2023 at the Clayton Hotel, Belfast</li> <li>• Notification of the public exhibition were advertised in the Belfast Telegraph on 4<sup>th</sup> January 2023</li> <li>• The PAN was circulated to a number of Councillors and MLAs on 8<sup>th</sup> November 2023 as well as the Inner South Neighbourhood Renewal Partnership, South West Neighbourhood Renewal Partnership and Forward South</li> <li>• The event was well attended and feedback was mostly verbal.</li> </ul>
8.83	<p>Comments included:</p> <ul style="list-style-type: none"> <li>• That ground floor retail would be better than a public house in terms of noise and general disturbance</li> <li>• A food retail unit would be welcomed</li> <li>• Good management should prevent sectarian flags being flown</li> <li>• Welcoming job creation and redevelopment</li> <li>• Red brick would be better than buff</li> <li>• Building lacks character and more variety would be welcome</li> <li>• The proposal will help regenerate Dublin Road</li> </ul>
8.84	<p>As a result of the feedback:</p> <ul style="list-style-type: none"> <li>• The ground floor unit was changed from a public house to a retail unit</li> <li>• Inclusion of a management plan which addresses anti-social behaviour</li> <li>• More variety in built form provided</li> </ul>
8.85	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.





	<p>4. The development hereby permitted shall not be occupied unless the remediation measures as described in the approved remediation strategy submitted under Condition 03 have been implemented to the satisfaction of the Council. The Council must be given 2 weeks written notification prior to the commencement of remediation work.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>5. 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 <a href="https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks">https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks</a>. 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>6. After completing the remediation works under Conditions 3, 4 and 5, no occupation of the development hereby permitted may occur unless a verification report has been submitted to and agreed in writing with the Council. This report must be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <a href="https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</a>.</p> <p>The verification report shall present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>7. In the event that piling is required, no development or piling work should commence on this site unless 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 to and agreed in writing with the Council. The methodology is available at: <a href="http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf">http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf</a></p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use</p> <p>8. No development shall commence unless a vibration study has been submitted to and agreed in writing with the Council. The vibration study must provide details of the proposed piling technique with an assessment of expected ground vibration levels and ground movement, in accordance with BS 5228-2. Thereafter all construction must be in accordance with the approved details.</p>
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	<p>Reason: In the interest of amenity and to ensure protection of the NIE networks.</p> <p>9. There shall be no installation of window units within the hereby permitted development unless the applicant has submitted to and agreed in writing with the Council, a report detailing the glazing configuration and sound reduction performance of the proposed windows to habitable rooms on all facades and floors of the hereby permitted development. The report must be based on a noise impact assessment which demonstrates that the proposed sound reduction specification of windows and alternative means of ventilation will achieve the following internal noise levels within proposed residential units:</p> <ul style="list-style-type: none"> <li>- Not exceed 35 dB LAeq,16hrs at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;</li> <li>- Not exceed 30 dB LAeq,8hr at any time between the hours of 23:00hrs and 07:00hrs within any bedroom, with the windows closed and alternative means of acoustic ventilation provided in accordance with current building control requirements;</li> <li>- Not exceed 45 dB LAmx more than 10 times between 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.</li> </ul> <p>All window installations thereafter must be in accordance with the approved details.</p> <p>Reason: To safeguard the amenity of occupants of the building hereby approved.</p> <p>10. There shall be no installation of any alternative means of ventilation to be incorporated within the hereby permitted development, unless the applicant has submitted to and agreed in writing with the Council, confirmation of the specification of the alternative means of ventilation to serve habitable rooms. The alternative means of ventilation shall be acoustically attenuated and capable of achieving the internal noise levels for habitable rooms outlined in British Standard BS8233:2014 with the windows shut and the alternative means of ventilation operating or in the open position.</p> <p>All installation of alternative means of ventilation thereafter must be in accordance with the approved details.</p> <p>Reason: To safeguard the amenity of occupants of the building hereby approved.</p> <p>11. No occupation of the hereby permitted development shall occur unless:</p> <ul style="list-style-type: none"> <li>- the window schedule and approved alternative means of ventilation have been installed (in addition to that provided by open windows), in accordance with the approved details from Conditions 09 and 10, to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative ventilation provided.</li> <li>- a written declaration from the supplier and installation contractor confirming such installation has been submitted to and agreed in writing with the Council</li> </ul> <p>The approved windows and alternative means of ventilation shall be retained thereafter.</p> <p>Reason: To safeguard the amenity of occupants of the building hereby approved.</p>
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12. The ground floor retail unit shall not operate outside the hours of 07:00-23:00hrs each day. This includes any associated commercial deliveries/collections.

Reason: To safeguard the amenity of occupants of the building hereby approved.

13. Within the first year of commencement of operation of the development the Applicant must submit to the Council evidence to demonstrate that the development has obtained accreditation under a government approved accreditation scheme for purpose-built student accommodation such as the ANUK/UNIPOL National Code of standards or the Universities UK/HE Guild Management Code. Continued operation of the development thereafter will be subject to accreditation under a government approved accreditation scheme being maintained.

Reason: Protection of the amenity of surrounding uses.

14. Within the 12 months of commencement of operation of the development, the Applicant must submit to and agree in writing with the Council, evidence to demonstrate that the development has obtained accreditation under a government approved accreditation scheme for purpose-built student accommodation such as the ANUK/UNIPOL National Code of standards or the Universities UK/HE Guild Management Code. Continued operation of the development thereafter will be subject to accreditation under a government approved accreditation scheme being maintained.

Reason: Protection of the amenity of surrounding uses.

15. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless a Quantitative Risk Assessment has been submitted to and approved in writing by the Council. The Quantitative Risk Assessment shall consider recommendations contained within chapter 5 of the submitted RSK report entitled- FMN Properties Ltd Preliminary Risk Assessment Lands at 41-49 Dublin Road & 3-5 Ventry Street, Belfast 604530 – R1 (00) Dated- the 3rd of February 2023. The Quantitative Risk Assessment shall follow current Environment Agency and CIRIA guidance and British Standards and include:

- A detailed site investigation in line with BS 10175:2011+A2:2017. Any ground gas investigations shall be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019.

- A satisfactory assessment of the risks (including an updated Conceptual Site Model), conducted in line with current Environment Agency guidance. Risks associated with ground gases shall be assessed under the methodology outlined in BS 8485:2015+A1:2019.

Should the Quantitative Risk Assessment demonstrate that human health contaminant linkages exist on the site, then a Remediation Strategy shall be submitted to and approved in writing by the Council. The Remediation Strategy must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified.

Thereafter, the development shall not be carried out unless in accordance with the approved Remediation Strategy.

	<p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>16. In the event that a Remediation Strategy is required, prior to occupation or operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall be completed by competent persons and be in accordance with current Environment Agency and CIRIA guidance and British Standards. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented, that they have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.</p> <p>Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.</p> <p>17. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards. In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a 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 and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>18. In the event that a combustion plant is proposed at a subsequent design stage of the development, which has a single or combined NO<sub>x</sub> emission rate greater than 5mg/s, the applicant must submit an updated Air Quality Impact Assessment for the development. The assessment shall include a specification for the combustion plant to be installed, to include emission rates and flue termination heights, of the proposed combustion systems for heating and hot water. The assessment must demonstrate that occupants of the proposed development will not be exposed to concentrations of air pollution in excess of air strategy objectives. All construction thereafter must be in accordance with the approved details.</p> <p>Reason: In the interests of human health.</p>
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	<p>19. Notwithstanding the submitted details, no development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless the detailed design of:</p> <ul style="list-style-type: none"> <li>- the colour/tone and texture of brick,</li> <li>- horizontal stone banding,</li> <li>- PPC aluminium fins (to both mid-section and upper floors),</li> <li>- metal screen louvres,</li> <li>- curtain walling and render</li> </ul> <p>have been submitted to and approved in writing by the Council. The details shall include detailed scaled section drawings. The development shall not be carried out unless in accordance with the details so approved.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>20. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.</p> <p>Reason: To ensure adequate means of sewage disposal for prospective residents.</p> <p>21. All trees and planting within the site and on adjacent streetscape shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>22. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a final hard and soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; and a programme of implementation.</p> <p>All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. 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 and soft landscape areas and works shall be permanently retained in accordance with the approved details.</p>
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	<p>Reason: In the interests of the character and appearance of the area, and to promote sustainable drainage. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.</p> <p>23. Prior to any work commencing all tree protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified within the landscape plan and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.</p> <p>24. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices service runs / cables or fires within the RPA of trees within the site and on the streetscape during the construction period.</p> <p>Reason: To avoid compaction and root severance within the RPA of existing trees to be retained.</p>
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ANNEX	
<b>Date Valid</b>	5 <sup>th</sup> April 2023
<b>Date First Advertised</b>	12 <sup>th</sup> May 2023
<b>Date Last Advertised</b>	27 <sup>th</sup> October 2023
<b>Date of Last Neighbour Notification</b>	20 <sup>th</sup> October 2023
<b>Date of EIA Determination</b>	N/A – does not meet threshold
<b>ES Requested</b>	No

## Development Management Report

Summary	
<b>Committee Date:</b> 13 <sup>th</sup> August 2024	
<b>Application ID:</b> LA04/2024/0344/F, LA04/2024/0321/LBC and LA/04/2024/0432/DCA	
<b>Proposal:</b> Construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.	<b>Location:</b> The Royal Belfast Academical Institution, College Square East, Belfast, BT1 6DL
<b>Referral Route:</b> Application for Major development; demolition of a Listed Building; and demolition of a whole building in a Conservation Area	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Ms Clare Moore The Royal Belfast Academical Institution College Square East Belfast BT1 6DL	<b>Agent Name and Address:</b> Peter Fleming Fleming Mounstephen Planning Portview Trade Centre 310 Newtownards Road Belfast
<b>Date Valid:</b> 20 <sup>th</sup> February 2024	
<b>Target Date:</b> 17 <sup>th</sup> September 2024	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  <p>This application relates to land at the Royal Belfast Academical Institution (RBAI), fronting onto College Square East, with Durham Street to the rear and west of the site.</p> <p>The applications seek planning permission (LA04/2024/0344/F) and Listed Building Consent (LA04/2024/0321/LBC) for construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.</p>	

There is also an application for Conservation Area Consent (LA04/2024/0432/DCA) for demolition of the existing dining hall, swimming pool, school steward's house and W-Block (listed structure).

The key issues for consideration of the application are set out below.

- Principle of development
- Impact on the special architectural and historic qualities of the Listed Building and setting of adjacent Listed Buildings
- Impact on the character and appearance of the Conservation Area
- Design and placemaking
- Climate change
- Access and transport
- Health impacts
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Waste management
- Natural heritage
- Employability and Skills
- Section 76 planning agreement
- Pre-application Community Consultation

The site is within un-zoned “white land” within the Belfast Urban Area Plan 2001 and draft Belfast Metropolitan Area Plan 2015 (dBMAP). It is within the City Centre in dBMAP.

The principle of the proposed use is acceptable given the established educational use on the site. The proposal would improve the school's facilities and educational environment.

The height, scale, form and design of the proposed extension to the Soane building and new South Block are considered to be in keeping with the main school building (Soane building) and campus. It is considered that the proposal would respect the special architectural and historic qualities of the Listed Building and its setting. The setting of other Listed Buildings would be safeguarded. The character and appearance of the Conservation Area would be enhanced.

The proposal would provide no additional dedicated parking, however, this is considered acceptable given the long standing existing use, minimal intensification and highly sustainable location of the site.

DfC HED offers no objection. Concerns are raised by BCC internal conservation advice and Urban Design Officer, and these issues are addressed in the main report. Final comments are awaited from Environmental Health and DfI Roads.

Two third party objection has been received (one to the full application and one to the Conservation Area Consent), expressing concerns about the height of the building and other matters. These are addressed in the main report.

### **Recommendation**

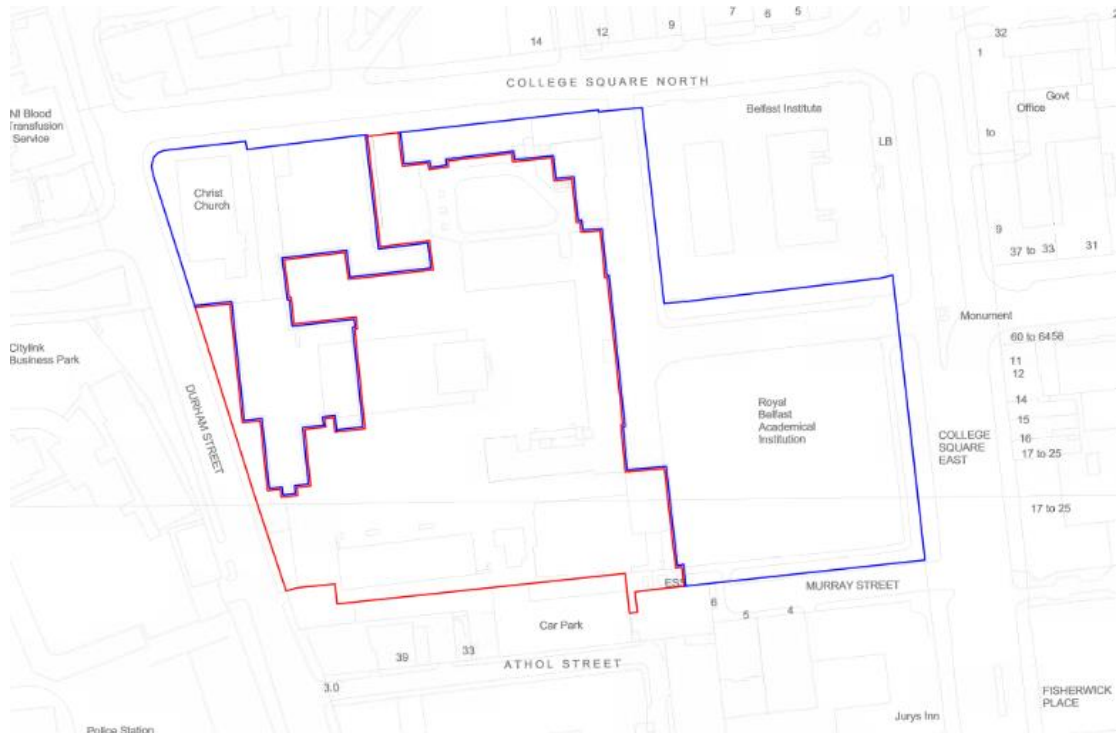
Having regard to the Development Plan and material considerations, it is recommended that planning permission, Listed Building Consent and Conservation Area Consent are granted subject to conditions.



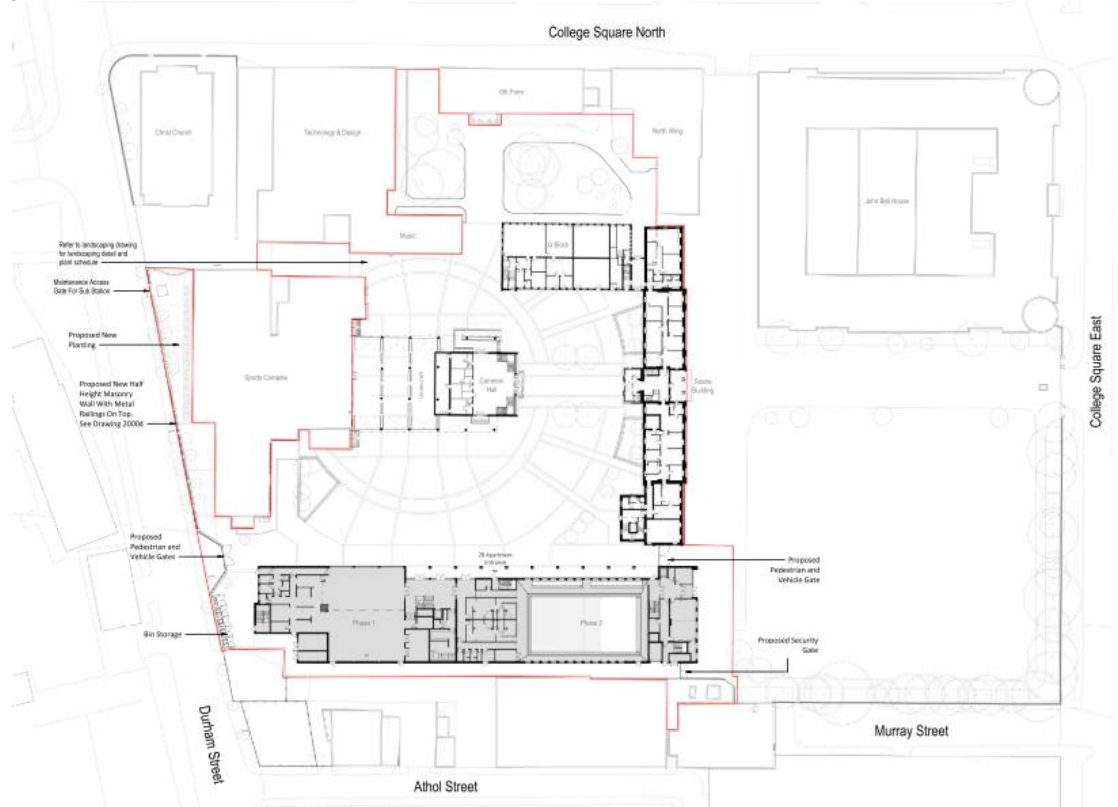
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise including the final consultation responses from DfI Roads and Environmental Health, provided that they are not substantive.

## DRAWINGS AND IMAGERY

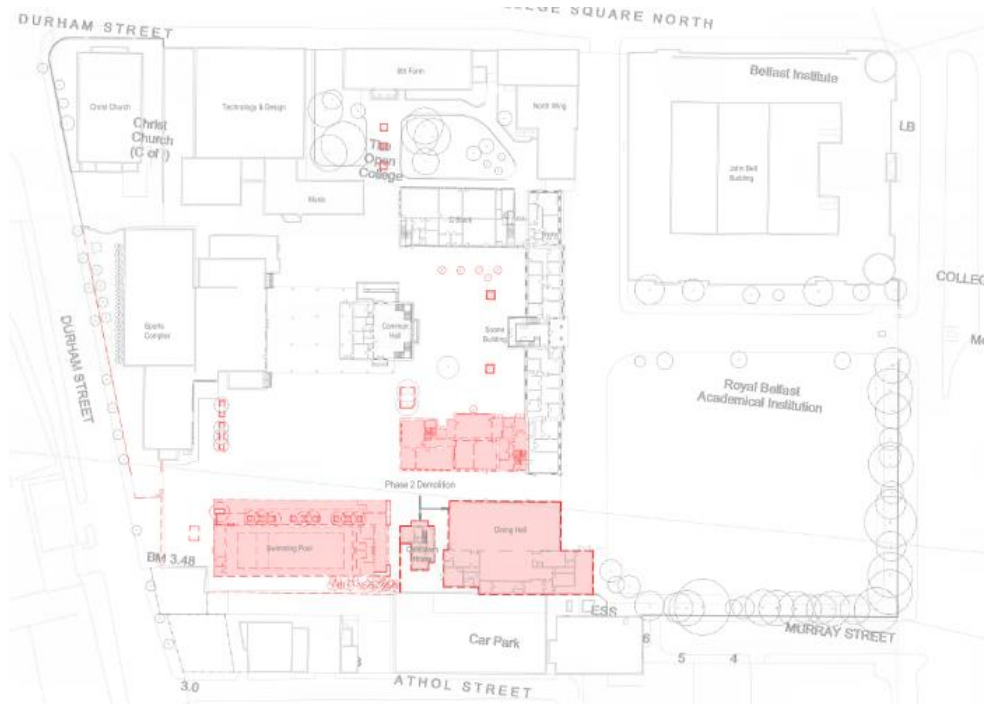
### Site Location Plan:



### Site Layout



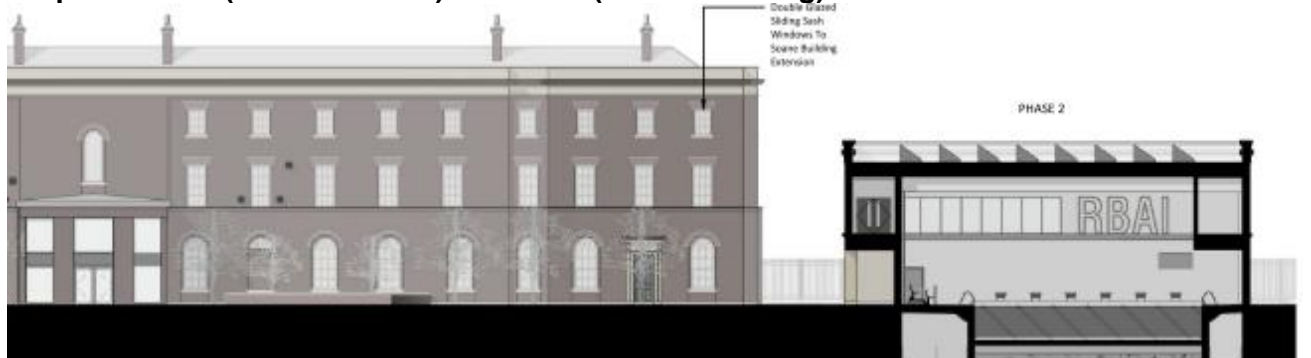
## Demolition Plan



## Proposed Front Elevation:



## Proposed Rear (Durham Street) Elevation (Soane Building):



**Proposed Rear (Durham Street) Elevation (new building):**



**Proposed Side Elevation:**



**CGIs:**







1.0	<b>Characteristics of the Site and Area</b>
1.1	The Royal Belfast Academical Institution (RBAI) is located within the City Centre and abuts College Square East, College Square North and Durham Street. The RBAI school campus is located within the Belfast City Centre Conservation Area. The school campus site has a total area of approximately 2.69 ha with the application site having an area of approximately 1.27 ha.
1.2	The boundaries of the RBAI campus are defined by College Square East (east), College Square North (north), Durham Street (west) and adjacent properties along Athol Street on the southern edge of the site. The site is at a nodal point between the commercial centre of the city to the east, and more sparsely developed office parks, bus parking and warehouse facilities to the west. Buildings along College Square East are civic in scale and are a mixture of Georgian terraces and modern commercial / office developments. Along College Square North the buildings to the eastern end are more reflective of the Georgian origins of the Square while more modern buildings have been developed towards Durham Street. By contrast the buildings along Durham Street are

	modern and of low architectural quality, interspersed with large areas of parking and some small scale social housing. Properties along the southern edge include a two storey multi-storey car park, a single domestic property and an isolated brick warehouse building (now accommodating a Fish and Chip Restaurant).
1.4	The Soane Building (the main school building) is a Grade B+ Listed Building. It is located centrally within the site with the principal vehicle access being off College Square East. The building is approximately aligned with the centre line of Wellington Place to the east and set back from College Square East by a generous lawn to one side. John Bell House (Grade B+ Listed) was built in the northern half of the front lawn in 1905.
1.5	<p>The following description is taken from DfC Historic Environment Division's evaluation of the building:</p> <p><i>'Detached symmetrical multi-bay three-storey pilastered Georgian brick school, dated 1810, to the designs of Sir John Soane. Rectangular on plan facing east with a three-storey red brick wing abutting the rear elevation to the south, built c.1915, and a further four-storey wing abutting the rear elevation to the north, built c.1960.</i></p> <p><i>Detached multi-bay three-storey brick block to the north fronting onto College Square North, built c.1835. This austere Georgian building stands as the only example of Soane's work in the city of Belfast and constitutes one of the grandest civic structures in the city. Although compromised by more recent alterations, much historic fabric and detailing survive, both internally and externally, and it continues in use as an academic institution. While the partial loss of its front grounds detracts from its original setting, the school survives as a representative of the lost Georgian character of Belfast city centre.'</i></p>
1.6	<p>Other Listed Buildings in the area include:</p> <ul style="list-style-type: none"> <li>• Dr Cooke statute (Grade B) to the east</li> <li>• Nos. 60 to 64 Wellington Place (Grade B1) to the east</li> <li>• Nos. 14, 15 and 16 College Square East (Grade B1) to the east</li> <li>• Nos. 4, 5 and 6 Murray Street (Grade B2) to the south</li> <li>• Christchurch Centre of Excellence (Grade B1) to the north west</li> </ul>
1.7	<p>The site abuts but is outside an Area of Archaeological Potential.</p> <p><b>Description of Proposal</b></p>
1.8	<p>The Committee is considering three applications as set out below.</p> <p><b>LA04/2024/0344/F and LA04/0321/LBC</b> – seeking full planning permission and Listed Building Consent for construction of a new South Wing of the RBAI Campus to include multi-purpose dining hall, 15 general classrooms, a drama suite, a 25m swimming pool, a Board Room suite, living accommodation for the School Steward with PV panels on roof and new, small extension to the Soane Building, to provide improved accessibility and upgraded WC facilities, with associated refurbishment and re-modelling of first and second floor classrooms to the southern end of the Soane Building, the development of landscaped zones including the under-croft area at the Common Hall and new boundary treatment at Durham Street and demolition of the existing dining hall, swimming pool, school steward's house and W-Block.</p>

<p>1.9</p> <p>1.10</p> <p>1.11</p> <p>1.12</p> <p>1.13</p>	<p><b>LA04/2024/0432/DCA</b> – seeking Conservation Area Consent for demolition of the dining hall, swimming pool, school steward's house and landscape planters.</p> <p>The proposed has three inter-related elements namely demolition, new build and landscape works. The demolition relates to the Dining Hall, Steward's House, Swimming Pool (which has recently had to be closed due to its condition) and the W-Block (Listed Building). The new build relates to the construction of the new South Wing and the small new extension to the Soane Building. The landscape works relate to the school campus including the under-croft area of the Common Hall.</p> <p>The accommodation in the new South Wing provides 5,595m<sup>2</sup> floorspace and the small new extension to the Soane Building provides 165m<sup>2</sup> floorspace.</p> <p>The scheme has been designed and phased to minimise disruption to school life with the following phased approach:</p> <ul style="list-style-type: none"> <li>• <b>Phase 1</b> – demolition of existing Swimming Pool and construction of new Dining Hall Block.</li> <li>• <b>Phase 2</b> – demolition of existing Dining Hall, Steward's House and W-Block.</li> </ul> <p>The construction access will be from Durham Street with works planned to start during the summer holidays to allow demolitions and site hoardings to be established.</p> <p><i>Demolition:</i></p> <p>The existing floorspace proposed to be demolished totals 2,595m<sup>2</sup> and consists of the following buildings:</p> <ul style="list-style-type: none"> <li>• Dining Hall (810m<sup>2</sup>)</li> <li>• Steward's House (125m<sup>2</sup>),</li> <li>• Swimming Pool (560m<sup>2</sup>) and</li> <li>• W-Block (1,100m<sup>2</sup>) – rear annex of the Listed Soane Building.</li> </ul>
<p><b>2.0</b></p> <p>2.1</p> <p>2.2</p>	<p><b>PLANNING HISTORY</b></p> <p>LA04/2020/0655/F - Demolition of existing swimming pool building, wall, gates, fencing and planters and development of new swimming pool building, fencing, amended access, landscaping and associated operational development. Approved 1<sup>st</sup> October 2020.</p> <p>LA04/2020/0652/DCA - Demolition of existing swimming pool building, wall, gates, fencing and planters. Approved 1<sup>st</sup> October 2020.</p>
<p><b>3.0</b></p> <p>3.1</p>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery</p> <p>Policy SP2 – sustainable development</p>


	<p>Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience  Policy SP7 – connectivity  Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy CI1 – Community Infrastructure  Policy DES1 – Principles of urban design  Policy DES2 – Masterplanning approach for major development  Policy BH1 – Listed Buildings  Policy BH2 – Conservation Areas  Policy BH4 – Works to grounds affecting built heritage assets  Policy BH5 – Archaeology  Policy HC1 – Promoting healthy communities  Policy TRAN1 – Active travel – walking and cycling  Policy TRAN 2 – Creating an accessible environment  Policy TRAN4 – Travel plan  Policy TRAN6 – Access to public roads  Policy TRAN8 – Car parking and servicing arrangements  Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV4 – Flood Risk  Policy ENV5 - Sustainable drainage systems (SuDS)  Policy GB1 – Green and blue infrastructure network  Policy OS3 - Ancillary open space  Policy TRE1 – Trees  Policy NH1 – Protection of natural heritage resources</p>
3.2	<p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design  Masterplanning approach for Major developments  Sustainable Urban Drainage Systems  Transportation</p>
3.3	<p><b>Development Plan – zoning, designations and proposals maps</b>  Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
3.4	<p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.5	<p><b>Other Material Considerations</b>  Developer Contribution Framework (2020)  <i>Belfast Agenda</i> (Community Plan)</p>



4.0	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p><b>DfI Roads</b> – Further information requested.</p> <p><b>DfC HED</b> – No objection.</p> <p><b>DAERA</b> – No objection subject to condition.</p> <p><b>NI Water</b> – No objection.</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p><b>Planning Service Urban Design Officer</b> – refer to main assessment.</p> <p><b>Planning Service Conservation Advice</b> – refer to main assessment.</p> <p><b>BCC Environmental Health</b> – Awaiting response.</p> <p><b>BCC Economic Development Unit</b> – recommends that an Employability and Skills Developer Contribution is <b>not</b> required.</p> <p><b>BCC Tree Officer</b> – No objection subject to conditions.</p> <p><b>Shared Environmental Services (SES)</b> – No objection.</p> <p><u>Representations</u></p>
4.3	The application has been advertised in the newspaper and neighbours notified.
4.4	<p>Two objections have been received to the applications. One objection has been received to the application for full planning permission from an adjacent business on Murray Street. A further objection has been received to the Conservation Area Consent from a resident on Galway Street. Concerns raised are:</p> <ul style="list-style-type: none"> <li>• Protection of adjacent building during construction and access to property is retained during construction phase.</li> <li>• Noise impact on adjacent building during construction phase.</li> <li>• Impact on residential amenity during construction.</li> <li>• Impact of vibration during demolition and construction phases. Request for noise and vibration monitoring.</li> <li>• Drainage infrastructure under adjacent site remaining fully operational during and after construction phase.</li> <li>• Assurances that operation of NIE substation on adjacent site will not be impacted by construction works.</li> </ul>
4.5	In response to these points, officers advise that the physical impact of the proposal on adjacent buildings during construction is a civil matter. Noise and vibration impacts during construction would be regulated through Environmental Protection legislation. DfI Rivers offers no objection in respect of drainage impacts. Impacts on NIE infrastructure during construction is not a planning matter.

5.0	<b>PLANNING ASSESSMENT</b>
	<b>Main Issues</b>
5.1	<p>The main issues relevant to consideration of the application are set out below.</p>
	<ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Impact on the special architectural and historic qualities of the Listed Building and setting of adjacent Listed Buildings</li> <li>• Impact on the character and appearance of the Conservation Area</li> <li>• Design and placemaking</li> <li>• Climate change</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Waste management</li> <li>• Natural heritage</li> <li>• Employability and Skills</li> <li>• Section 76 planning agreement</li> <li>• Pre-application Community Consultation</li> </ul>
	<b>Development Plan Context</b>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 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.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
	<u>Operational Policies</u>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p>



	<u>Proposals Maps</u>
5.6	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 ("Departmental Development Plan"), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.7	<b>Belfast Urban Area Plan 2001</b> – the site is un-zoned "white land".
5.8	<b>Belfast Metropolitan Area Plan 2015 (2004)</b> – the site is un-zoned "white land" within the City Centre.
5.9	<b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is un-zoned "white land" within the City Centre.
	<b>Background</b>
5.10	The proposal was subject to a detailed Pre-Application Discussion (PAD) process between the school, Planning Service and a range of consultees.
	<b>Principle of development</b>
5.11	The proposal seeks to upgrade the school's existing facilities. Policy CI1 of the Plan Strategy applies and states that: <i>'Planning permission will be granted for the provision of new and improved community infrastructure at appropriate and accessible locations within the urban area, subject to consideration of the nature and location of any proposals. All proposals shall ensure that there is no unacceptable impact on residential amenity or natural/built heritage and satisfactory arrangements are provided for access for all, including for pedestrians, cyclists and public transport.'</i>
5.12	The site is a highly accessible location within the City Centre with good access for pedestrians, cyclists and public transport. It is considered that the proposal would not adversely impact on adjacent uses and that it is acceptable in terms of its impact on built and natural heritage for the reasons set out later in the report.
5.13	The proposal would significantly improve the school's facilities and educational environment, therefore, supporting its long-term future. The proposal is considered compliant with Policy CI1 and acceptable in principle.
	<b>Impact on the special architectural and historic qualities of the Listed Building and setting of adjacent Listed Buildings</b>
5.14	Section 91(2) of the Act states that: <i>'In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, 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.'</i>


	<p><i>Demolition:</i></p>
5.15	<p>Policy BH1 states that: <i>‘There will be a presumption in favour of retaining listed buildings. Total demolition of listed buildings will only be permitted in highly exceptional circumstances. Where listed building consent is granted for demolition this will be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it.’</i></p>
5.16	<p>The rear annex (W-Block), attached to the rear of the main Soane Building, shown below, is part of the Listed Building and proposed to be demolished.</p>  <p><b>Figure 1: Listed W-Block proposed to be demolished</b></p>
5.17	<p>The demolition justification document submitted in support of the proposal outlines that <i>‘...the W Block has been developed in an ad-hoc fashion over many decades. The original two-storey structure was developed in 1914 as a detached building. It was then increased to three storeys during the 1920s and, was most likely joined on to the Soane Building at that point. Between 1927 and 1932 the W Block was further extended towards the West of the site. The level of architectural quality in the W Block is significantly lower than that of the Soane Building.’</i></p>
5.18	<p>The document also highlights that discussions with heritage groups, as part of the PAD process, along with dialogue with representatives from within HED, have shown that there is a consensus that as a standalone building the W Block would not be Listed in on its own merits. Similar analysis has concluded that removal of the W Block would not have any significant negative impact on the architectural significance and Listing status of the Soane Building.</p>
5.19	<p>The HED listing refers to “Plan Form” and “Setting” within the criteria for listing. The location and scale of the W Block disrupts the original pavilion plan form and setting of the Soane Building.</p>
5.20	<p>In terms of the internal layout of W Block, the supporting information highlights that the Department for Education’s minimum size for General Classroom is 60sqm, however, 51sqm is acceptable for a very limited number of spaces. None of the 14 classroom spaces within the W-block meet the minimum normal area requirement of 60sqm. Only six of the 14 spaces are larger than the 51sqm lesser standard. In terms of the works required to adapt the W-block to meet standards, the Structural Engineer notes it may</p>

	<p>be possible to remove the partitions between classrooms on the upper floors but it would not be possible to remove the wall along the side of the access corridor. Alterations to the partitions could in theory allow the creation of two standard sized (60sqm) classrooms on the two upper floors, however, the extent of additional structural support required to the south facing façade would be substantial and would require the façade to be underpinned and in effect the addition of a steel frame to support the facade. This steel frame would need its own new piled foundations resulting in considerable loss of the existing fabric to achieve. The classrooms would still be compromised in terms of wheelchair accessibility, overall proportions and quality of spaces and provision of support in proximity to classrooms.</p>
5.21	<p>In terms of alternative uses for the block, it is stated that it would not be feasible to provide access to third party organisations to the W Block while maintaining the necessary pupil safeguarding arrangements. Alternative commercial uses would conflict with school use, fragment the campus and would not be appropriate.</p>
5.22	<p>Historic Environment Division (HED) has accepted justification for demolition of W-block and has offered no objections. The demolition of this block will facilitate the more sympathetic extension to the main Soane building, and the wider redevelopment of the site, to which HED has offered no objections. It is considered that there are exceptional reasons for the partial demolition of the Listed Building (W Block) as outlined above. A condition will require the redevelopment of the site in accordance with the planning permission to realise the benefits of the scheme. A further condition is recommended to require W Block to be recorded before it is demolished. The proposal is considered compliant with Policy BH1 and relevant provisions of the SPPS.</p> <p><i>Impact on the special architectural and historic qualities of the Listed Building:</i></p>
5.23	<p>Policy BH1 sets out criteria for the consideration of alterations and extensions to a Listed Building. Paragraph 6.12, 6.13 and 6.15 of the SPPS also apply.</p>
5.24	<p>The proposal relates to the Soane building, which is Grade B+ Listed. The small scale three storey extension to the rear of the Soane building, located in the area of the existing W Block, is considered to be in keeping with the existing building and more sympathetic than the existing W Block. The form would complement the Soane Building not by way of a pastiche but as a high quality rebuilding.</p>
5.25	<p>The special architectural and historic qualities of the Listed Building would be preserved and the proposal is compliant with Policy BH1 and SPPS.</p> <p><i>Impact on the setting of adjacent Listed Buildings:</i></p>
5.26	<p>Policy BH1 sets out criteria for considering proposals that affect the setting of a Listed Building. The proposed new South Wing extension would generally occupy the site of the existing Dining Hall, Pool Hall and Steward's House to the immediate south of the Listed Soane building. None of these structures are themselves of any historic value. Although the new block would be taller than the buildings to be demolished, the front section of the block would be lower than the Soane building and would allow the Listed Building to retain its primacy within the overall composition.</p>
5.27	<p>The materials in the new block would mirror the texture and variety of its context. A palette of facing brick, reconstituted stone and aluminium framed glazing would provide a modern interpretation of materials used in the adjacent historic buildings. The new brick, however, would be chosen to contrast the colour of the historic brick finish. This will maintain legibility between the old and the new and avoid a potential visual conflict.</p>


5.28	HED has considered the impacts of the proposal on the setting of the Soane building and advises that it is content with the proposals, subject to conditions.
5.29	<p>In addition to the Listed Soane building, there are a number of other Listed Buildings in the vicinity of the site, including:</p> <ul style="list-style-type: none"> <li>• Dr Cooke statute (Grade B) to the east</li> <li>• Nos. 60 to 64 Wellington Place (Grade B1) to the east</li> <li>• Nos. 14, 15 and 16 College Square East (Grade B1) to the east</li> <li>• Nos. 4, 5 and 6 Murray Street (Grade B2) to the south</li> <li>• Christchurch Centre of Excellence (Grade B1) to the north west</li> </ul>
5.30	<p>HED advises that the proposal has the potential to affect the setting of the following Listed Buildings in particular:</p> <ul style="list-style-type: none"> <li>• College of Technology, College Square East (Grade B+) to the north east</li> <li>• Nos. 4, 5 and 6 Murray Street (Grade B2) to the south</li> <li>• Christchurch Centre of Excellence (Grade B1) to the north west</li> </ul>
5.31	<p>HED considers that the proposal would not have an adverse effect on the setting of the Listed Buildings. As discussed, it is considered that the proposal would be sympathetic to the Listed Building and school campus. The setting of the adjacent Listed Buildings would be preserved and the proposal is compliant with Policy BH1 and relevant provisions of the SPPS.</p> <p><b>Impact on the character and appearance of the Conservation Area</b></p>
5.32	The site is located within the City Centre Conservation Area. Policy BH2 relates to development proposals within a Conservation Area.
5.33	<p>Moreover, Section 104(11) of the Act states: <i>'Where any area is for the time being designated as a conservation area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of—</i></p> <p><i>(a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise;</i></p> <p><i>(b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.'</i></p> <p><i>Demolition:</i></p>
5.34	<p>Policy BH2 states that: <i>'There will be a presumption in favour of retaining listed buildings and non-listed buildings in conservation areas. Total or partial demolition of a building will only be permitted where:</i></p> <p><i>j. It makes either a negative or no material contribution to the character and appearance of the area; and</i></p> <p><i>k. The design quality of the proposed building is considered to enhance the overall character of the conservation area paying due regard to viability of retention or restoration of the existing building.'</i></p>




5.35	<p>BCC Conservation advice and Urban Design Officer have expressed concerns regarding the removal of the W Block rear annex. However, as set out previously, the desire to retain the existing rear annex must be viewed in a wider, holistic context. Creating the new accommodation block would allow the development of a new external space to the rear of the Soane Building and allow the building to be once more viewed as a standalone pavilion. As set out earlier, HED has offered no objection to its removal. The removal of the block must be weighed up against the quality and design of the redevelopment, discussed below, and the overall betterment of the site and the enhancement of the Conservation Area.</p>
5.36	<p>The proposal also involves the demolition of a number of non-listed buildings within the Conservation Area, namely the Steward's House, Dining Hall and Swimming Pool.</p>
5.37	<p>The Steward's House, shown below, is a recent construction and of no architectural or historical significance. It does not materially contribute to the Conservation Area. This two storey domestic style property is located on the southern boundary of the site and bears little visual relationship to the Listed Soane Building.</p>  <p><b>Figure 2: Non-listed Steward's House</b></p>
5.38	<p>Permission to demolish the existing swimming pool, below, was granted as part of the application LA04/2020/0655/F. Neither is this building of any architectural or historical significance, nor does it contribute to the Conservation Area.</p>  <p><b>Figure 3: Non-listed Swimming pool building</b></p>

5.39	<p>The single-storey Dining Hall block, below, was constructed in 1957. The façade is finished in brown brick and arches on the front elevation make limited reference to the adjacent listed building. The building requires considerable refurbishment and is not large enough to provide adequate space for pupils' dining.</p>  <p><b>Figure 4: Non-listed Dining Hall</b></p>
5.40	<p>The Dining Hall, Stewards House and Swimming Pool make no material contribution to the character and appearance of the area. BCC Conservation advice offers no objection to removal of these existing elements south of the Soane Building. However, as mentioned, they have stated the existing extension known as the W block is aesthetically pleasing and an addition of architectural and historic significance and should be retained.</p>
5.41	<p>Whilst the proposal would result in the demolition of W Block which makes a material contribution to the character and appearance of the Conservation Area, its removal is considered acceptable for the reasons previously explained. The other buildings proposed to be demolished are not considered to materially contribute to the character and appearance of the Conservation Area and their removal is considered acceptable.</p>
5.42	<p>The proposal is considered compliant with Policy BH2 and SPPS.</p> <p>New build:</p>
5.43	<p>Policy BH2 sets out criteria for the consideration of new development in a Conservation Area.</p>
5.44	<p>The proposed three storey extension to the Soane building at the broad location of the existing W Block, is of a scale, design and finish that complements the Soane building. It is considered to be in keeping with its design and reflects the character of the existing building.</p>
5.45	<p>The proposed South Wing would be finished in a light / cream tone brick with ashlar stone banding between floors and parapet feature. Glazing is of a vertical emphasis with framing. The attic floor is curtain glazed. The ground floor is part colonnaded.</p>
5.46	<p>BCC Conservation advice considers the proposed form broadly acceptable in terms of the Conservation Area and setting of the listed building. Conservation advice also considers that it is of an acceptable scale / height and reflects the broad form of the Conservation Area in terms of the horizontal paradigm of subdividing facades into base, middle and attic, vertical emphasis to openings, proportion / solid to void, materials etc.</p>



5.47	<p>Overall, it is considered that the proposals would improve the design of the school campus and enhance the character and appearance of the Conservation Area, compliant with Policy BH2 and relevant provisions of the SPPS.</p> <p><b>Design and placemaking</b></p>
5.48	<p>The proposal has been assessed against the Policies DES1 and DES2 of the Plan Strategy and SPPS. DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES2 advocates adopting a holistic approach to site layout that is mindful of adjacent development.</p> <p><i>Design, Scale, height and massing:</i></p>
5.49	<p>Policy DES1 states that planning permission will be granted for new development that is of a high quality, sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, a. to k.</p>
5.50	<p>A new rectilinear block is to replace the existing Dining Hall, Steward's House and Swimming Pool, while a smaller rear return would replace W Block to the rear of the Soane Building. The Urban Design Officer offers no objections in relation to the new pavilion block, which appears to reflect the rhythm and proportions found across the Soane Building, albeit interpreted in a contemporary manner.</p>
5.51	<p>With regards to building form and façade articulation, the south wing sits a storey lower than the main school building (the Soane Building) and appears subservient when viewed from College Square East to the front (as shown in the CGI below).</p>  <p><b>Figure 5: View of proposed South Wing from College Square East</b></p>
5.52	<p>The elevational treatment of the new block is contemporary in style and not a pastiche of the adjacent Georgian building, consistent with the advice from HED. The architectural approach is modern, however, the rhythm of the repeated windows along the elevations reflects the patterns of the adjacent Georgian structures within the immediate site context.</p>

5.53	<p>The BCC Urban Design Officer has suggested that condition(s) are included that require the Council's prior approval in relation to the proposed suite of external materials. This would include, but not necessarily be limited to, the proposed facing brick (preference for clay brick and not concrete), stonework (frieze, coping, string courses and sills), window framing, louvres, doors and roller shutter.</p>
5.54	<p>Criterion f. of Policy DES1 requires the provision of active frontages to ensure vibrancy throughout the day. The removal of the W Block provides the opportunity to provide a quadrangle which is a high-quality amenity space in its own right. Large areas of glazing are located on the northern elevation of the new block which will ensure optimum levels of additional light during the day. This will also create a vibrant frontage onto the new public space within the site, creating an attractive, enclosed and secure space for pupils, as shown in the CGI below.</p>
	
	<p><b>Figure 6: View of proposed South Wing within the new quadrangle</b></p> <p><i>Siting and Alignment:</i></p>
5.55	<p>Policy DES2 (masterplanning) states that planning permission will be granted for Major development where it accords with the principles a. to j.</p>
5.56	<p>The eastern front edge of this new block projects slightly beyond the frontage of the Soane Building. However, this reflects the building line of the North Block which also projects beyond the Soane Building and creates an appropriate symmetry across the site. It is worth noting that HED has not raised any concerns with regards to impact on the setting of the Soane building.</p>
5.57	<p>It is considered that the proposal adopts a holistic approach to site assembly, layout and design that is mindful of adjacent sites. The redevelopment will provide a high quality, enclosed area of public realm contributing positively to the improvement of the public realm within the site through the use of high quality hard and soft landscape materials and street furniture. A Landscape Management Plan has also been provided.</p> <p><i>Ancillary open space, public realm and landscaping:</i></p>
5.58	<p>The proposal has been assessed against Policies OS3, LC1 and TRE1. The proposal is considered to create an adaptable and integral area of public realm which contributes positively to place making within the school grounds. The choice of materials compliments the character and setting of the buildings on the site. The proposal incorporates various hard and soft landscaping features.</p>

5.59	Approximately 23 trees within the ground of the school are to be removed to facilitate the development, many of those trees are young / young-mature and range in height from 5m – 8m. A number of the trees are growing in confined low-level brick planters. None of the trees offer high public visual amenity offering and are screened from streetscapes due to the locations of buildings within the school site. Two trees are to be removed due to poor condition as per the submitted tree survey report.
5.60	Approximately 29 trees are to be planted within the site to help complement the scheme and promote future visual character and amenity offering as part of the development. Proposed tree planting includes specimen street trees, upright feature trees and multistemmed trees. The proposed and existing trees retained within the site as a overall group will help create and promote a pleasant environment with opportunities for local biodiversity to thrive within the urban city centre fabric.
5.61	The BCC Tree Officer has recommended that no street trees along Durham Street should be damaged or removed to facilitate the proposal. Any street trees which are adjacent to site access into the site shall be appropriately protected through tree protective fencing or boxed in to prevent any direct / indirect construction damage.
5.62	Policy OS3 relates to ancillary open space provision. The proposal features the enhancement of the school quadrangle, with hard and soft landscaping, to serve the needs of pupils and staff and provide a safe and accessible outdoor amenity space within the school campus.
5.63	The proposal is considered acceptable having regard to Policies OS3, LC1 and TRE1.
	<b>Climate change</b>
5.64	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. There is a presumption in retaining existing buildings. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.
5.65	The proposal aims to produce an environmentally sustainable facility with the thermal performance of the fabric maximised, whole life energy use minimised and embodied carbon minimised. It has been demonstrated that the continued use of the buildings to be demolished are neither appropriate nor feasible. The proposal involves, inter alia, air source heat pumps, solar phot-voltaic cells, enhanced thermal fabric performance, use
5.66	of timber structures where possible in place of steel, use of recyclable materials, use of carbon capture roof membranes, re-use of demolition materials and species rich landscape development. The proposal is considered acceptable having regard to Policy ENV2 and ENV3.
5.67	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere.
5.68	The school site is well developed. The applicant has stated that trees and landscaping have been used as a SuDS measure. The site is not affected by any floodplain and there is no change proposed to the NI Water Network with the discharges from the proposal the same as the existing situation.
5.69	The proposal is considered acceptable having regard to Policy ENV5.

	<b>Access and transport</b>
5.70	The site is a highly accessible location within the City Centre. It is within short walking and cycling distance of the city centre and its shops, services and leisure. It has very good public transport links through access to buses and rail, and is in close proximity to the Transport Hub, currently under construction. DfI Roads has requested that provision is made for sheltered and secure cycle parking for 107 bicycles within the building at ground floor. This is currently being discussed with the applicant, noting that the proposal will not increase pupil numbers or intensity use of the site. The proposal accords with Policy TRAN1.
5.71	The existing vehicular accesses on College Square North, College Square East and Durham Street will be maintained and essentially unaltered. Developing the Dining Hall facility to the south west corner of the site will allow deliveries to be made via the Durham Street entrance. There will be no predicted increase in trips (as noted in the Transport Assessment Form prepared by RPS).
5.72	No dedicated in-curtilage general parking is proposed. Having regard to the highly sustainable location of the site, and the fact that staff and pupil numbers will remain the same, the non-provision of dedicated general parking is considered acceptable. The proposal accords with Policy TRAN8.
5.73	DfI Roads has yet to provide its final consultation response but has offered no fundamental objections to the proposal. Further technical details have been sought in relation to dimensions of roadways, parking and visibility splays on the site layout along with provision of 107 cycle stands (1 per 10 students).
5.74	Delegated authority is sought for officers to deal with any further issues raised in DfI Road's final response, provided that they are not substantive.
5.75	Subject to resolution of these issues, the proposal is considered acceptable having regard to Policies TRAN1, TRAN4, TRAN6, TRAN 8 and TRAN 9.
	<b>Health impacts</b>
5.76	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.77	The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through good linkages with the city centre and beyond. The site is within a short walking distance of the City Centre, and has a sizeable quality area of new open space located to the front of the site. The proposal would enhance the educational and human experience of the school campus, therefore contributing to wellbeing. The proposal is considered to satisfy the requirements of Policy HC1.

	<b>Environmental protection</b>
5.78	Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations.
5.79	A Preliminary Risk Assessment and a Generic Quantitative Risk Assessment (GQRA) have been provided in support of this planning application. The GQRA is informed by site investigations and environmental monitoring data.
5.80	DAERA initially responded by stating that significant contamination has been detected and potential risks are apparent to groundwater receptors which have not been fully assessed. DAERA stated the potential for contamination to impact the bedrock aquifer needed to be assessed and may require further site investigations.
5.81	The applicant's environmental consultant confirmed that a detailed site history has been provided in the PRA and GQRA reports. In relation to contamination sources, the main sources of contamination were identified to be a mixture of existing and historic fuel storage tanks located on the site.
5.82	The GQRA report identified that groundwater beneath the site had been impacted by metals, hydrocarbons (including free phase LNAPL) and PAHs. The source of the metal exceedances is likely to be a combination of made ground and elevated concentrations in the surrounding area i.e. there is no specific on site source.
5.83	In terms of risks to the bedrock aquifer, the consultant has confirmed that a pathway for vertical migration of contaminated shallow groundwater into the underlying bedrock aquifer is not considered to be active. A significant thickness of Firm to Stiff Clay overlays the bedrock which will act as a barrier to the migration of contaminated shallow groundwater within the Made Ground and therefore the risk to the Sandstone aquifer from Hydrocarbon contaminated shallow groundwater is considered to be minimal.
5.84	Regarding piling, a final piling design has not yet been finalised. A Piling Risk Assessment will be required as a condition of planning approval. Whilst a final design is not yet available, given the ground conditions, it is likely that piles will be advanced into the underlying Firm to Stiff Clay. Remedial works to address the Hydrocarbon contamination in groundwater will be undertaken prior to any piling occurring on site.
5.85	DAERA Regulation Unit Land and Groundwater Team has confirmed it has no objections to the development provided negative conditions are attached to any approval. These conditions are detailed below.
5.86	A final response is awaited from Environmental Health in respect of contaminated land, noise and air quality. It is expected that the response will be available by the time of the Committee meeting and will be reported as a Late item. Delegated authority is sought to resolve any issues raised in Environmental Health's final response. Subject to this, the proposal is considered compliant with Policy ENV1.

	<b>Flood risk and drainage</b>												
5.87	Policy ENV4 states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). The council will have regard to guidance publications produced by other authorities and prospective developers/applicants are advised to liaise early in the formulation of their proposals with DfI Rivers to clarify flooding or flood plain issues that may affect particular sites. In all circumstances, the council will adopt a precautionary approach in assessing development proposals in areas that may be subject to flood risk presently or in the future as a result of environmental change predictions.												
5.88	Flood Maps (NI) indicate that the site does not lie within he 1 in 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain. There are no watercourses within this site. The site may be affected by watercourses of which DFI Rivers has no record.												
5.89	Flood Maps (NI) indicate that a small portion of the site lies within an area of predicted pluvial flooding. DFI Rivers has reviewed the Drainage Assessment Rev 2 dated January 2024, accepts its logic and has no reason to disagree with its conclusions.												
5.90	Having regard to the advice of DFI Roads, the proposal is considered acceptable with regard to flood risk and drainage, and compliant with Policy ENV4.												
	<b>Waste-water infrastructure</b>												
5.91	Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has offered no objection to the proposal and has indicated there is available capacity at the receiving Waste Water Treatment Works.												
5.92	The application proposes to dispose of foul sewage to a NI Water sewer. In view of the position of NI Water, DAERA Water Management Unit has no objection to this aspect of the proposal.												
5.93	The proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.												
	<b>Waste Management</b>												
5.94	A Waste Management Plan accompanied the planning application. It states that access will be permitted along the western boundary of the site along Durham Street, thus minimising the need for reversing and allow collection vehicles to proceed in a mainly forward direction.												
5.95	<p>Bins associated with the proposal will be located externally and to the rear of the building and southwest of the site. The proposed bin schedule, numbers proposed and possible litre capacities are presented in the table below:</p> <table><tr><th>Bin Type</th><th>Capacity (litres)</th><th>Number Proposed</th></tr><tr><td>General Waste</td><td>1100**</td><td>4</td></tr><tr><td>Recycling</td><td>240**</td><td>2</td></tr><tr><td>Food Waste</td><td>660**</td><td>2</td></tr></table> <p>** The litre capacity are not known at this design stage with the volumes above being a representation of possible litre capacities</p>	Bin Type	Capacity (litres)	Number Proposed	General Waste	1100**	4	Recycling	240**	2	Food Waste	660**	2
Bin Type	Capacity (litres)	Number Proposed											
General Waste	1100**	4											
Recycling	240**	2											
Food Waste	660**	2											
5.96	The proposed waste management arrangements are considered acceptable.												

	<b>Natural heritage</b>
5.97	Policy NH1 relates to the protection of natural heritage resources.
5.98	The Preliminary Ecological Appraisal has confirmed the absence of badgers, invasive species, otters, pine martens, red squirrels and smooth newts on and adjacent to the site. The Bat Survey has confirmed the absence of bat roosts within buildings proposed to be demolished and trees to be felled.
5.99	Within the proposed new buildings, 2 x housemartin terraces, 2 x swift boxes and 4 x bat boxes are proposed to be included to help promote local ecology. Their construction will be required by a condition.
5.100	DAERA and Shared Environmental Services has advised that they have no objection to the proposal. The proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the Strategic Planning Policy Statement.
	<b>Employability and Skills</b>
5.101	The Developer Contribution Framework requires proposals for Major development to make a contribution towards Employability and Skills where necessary.
5.102	The Economic Development Unit advises that the contract associated with this development will be subject to Buy-Social considerations. Implementation of the Buy Social considerations applied to this contract will ensure that that social benefit is achieved using Targeted Recruitment and Training clauses. It recommends that Section 76 Developer Contribution clauses should not be applied for the construction phase of the development where Buy Social requirements are in place.
	<b>Section 76 planning agreement</b>
5.103	It is considered that the impact of the proposal can be mitigated by conditions and that it is not necessary in this case for the applicant to enter into a Section 76 planning agreement.
	<b>Pre-application Community Consultation</b>
5.104	The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. The statutory Proposal of Application Notice (PAN (ref. LA04/2023/4099/PAN) was submitted to the Council on 29 <sup>th</sup> September 2023.
5.105	The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the pre-application consultation undertaken by the applicant.
5.106	Press Notices inviting the public to engage in the online pre-application community consultation information event were placed in the Belfast Telegraph and Irish News 14 days in advance of the first public event (19 <sup>th</sup> and 21 <sup>st</sup> October 2023). A press release was also issued and carried on the ITV and Irish News websites two weeks ahead of the event, which sought to raise awareness of the project and the pre-application community consultation.



5.107	<p>The applicant sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> <li>• A leaflet that advertised the online pre-application community consultation information event was developed and delivered to 550 residents and local businesses within a 100-metre radius of the project site.</li> <li>• A project web page was developed to ensure people could access further information and detail regarding the proposed development. The website URL was included in all consultation materials that were issued and the website received a high volume of traffic with 3,957 views with the video being reviewed 1,806 times.</li> </ul>
5.108	The public consultation events were attended by 23 people and 5 completed the feedback survey, all supporting the proposals.
5.109	A further 25 people left feedback at haveyoursay@rbai.org.uk or emailed the RBAI team. 18 respondents supported the proposals, there was one objection to the demolition of the W Block as an example of an early 20 <sup>th</sup> Century school building, with 3 leaving queries and questions and one stating the proposals lacked ambition.
5.110	The feedback was reviewed, and the matters were considered within the PACC report, detailing how the feedback was gathered, analysed, assessed and considered.
5.111	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 Act.
<b>6.0</b>	<b>Recommendation</b>
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission, Listed Building Consent and Conservation Area Consent are granted subject to conditions.
6.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise including the final consultation responses from DfI Roads and Environmental Health, provided that they are not substantive.
<b>7.0</b>	<p><b>DRAFT CONDITIONS</b></p> <p><b>LA04/2024/0344/F – application for planning permission:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</li> <li>2. No external facing materials shall be applied unless in accordance with a written specification of the materials, which shall have first been submitted to and approved in writing by the Council. Reason: In the interests of the character and appearance of the Conservation Area and to safeguard the setting of the Listed Building.</li> </ol>



	<p>3. No external brickwork or render shall be constructed or 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.</p> <p>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials.</p> <p>Reason: In the interests of the character and appearance of the Conservation Area and to safeguard the setting of the Listed Building.</p> <p>4. No new sliding sash windows or secondary glazing shall be installed or applied unless in accordance with details (including drawings and written specification) and physical sliding sash window and secondary glazing unit sample have been submitted to and approved in writing by the Council. The installation of the sliding sash window system shall thereafter be carried out solely in accordance with the approved details.</p> <p>Reason: In the interests of the special architectural and historic qualities of the Listed Building.</p> <p>5. Notwithstanding the submitted details, the following external features shall not be installed, implemented or carried out unless in accordance with further details and a physical sample which shall have been submitted to and approved in writing by the Council.</p> <ul style="list-style-type: none"> <li>• New windows and doors for extension to Soane Building</li> <li>• New porch surround detail for extension to Soane Building</li> <li>• New wall finishes for extension to Soane Building</li> <li>• New curtain walling and windows on the Common Hall</li> <li>• New cladding, soffit panels and rainwater goods on the Common Hall</li> <li>• New landscaping and gates (including Common Hall undercroft gates) within the Curtilage.</li> </ul> <p>The works shall not be carried out unless in accordance with the details so approved.</p> <p>Reason: In the interests of the special architectural and historic qualities of the Listed Building.</p> <p>6. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. 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: In the interests of the character and appearance of the area.</p>
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	<p>7. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated on the approved drawings which become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity</p> <p>8. Prior to any work commencing, all protective barriers (fencing) and ground protection shall be erected and installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site (and on adjacent street trees) and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.</p> <p>Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.</p> <p>9. 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 Root Protection Areas.</p> <p>10. No development shall commence until evidence has been submitted to and approved in writing by the Council demonstrating that the risks to groundwater and other environmental receptors due to on-site contamination of the ground and groundwater have been effectively assessed.</p> <p>This evidence should include:</p> <ul style="list-style-type: none"> <li>- Detailed Quantitative Risk Assessment to investigate the risks to groundwater receptors from hydrocarbon contamination, including free phase hydrocarbons, identified at the site,</li> <li>- If unacceptable risks to groundwater are identified provision of remedial criteria as soil and groundwater concentrations that would not pose a risk to receptors. The remedial criteria are required to be derived through quantitative risk assessment based on the conceptual site model.</li> </ul> <p>If unacceptable risks to receptors are identified a remediation strategy will be required to address those risks.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>11. The development hereby permitted shall not commence until a detailed remediation strategy to address all unacceptable risks to environmental receptors identified from condition 10 has been submitted to and approved in writing by the Council. This strategy shall identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design,</p>
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	<p>implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for Use.</p> <p>12. The development hereby permitted shall not be occupied until the remediation measures as described in the remediation strategy submitted under Condition 11 have been implemented. The Council must be given 2 weeks written notification prior to the commencement of remediation work.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>13. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <a href="https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks">https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks</a>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>14. After completing the remediation works under Conditions 11, 12 and 13; and prior to occupation of the development, a verification report shall be submitted to and approved 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 <a href="https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks">https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks</a>. 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>15. In the event that piling is required, no development (excluding demolition) 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 Council. The methodology is available at: <a href="http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf">http://webarchive.nationalarchives.gov.uk/20140329082415/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf</a>.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
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	<p>16. Evidence must be presented in the Verification Report that all fuel storage tanks (and associated infra-structure) have been 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 has been verified. Should contamination be identified during this process, Condition No. 11 will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p> <p>17. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p> <p>18. The development hereby permitted shall not be occupied until the secure cycle storage area has been provided in accordance with the approved plans and shall be permanently retained as such at all times.</p> <p>Reason: To promote active travel and to mitigate the absence of dedicated parking within the development.</p> <p>19. Prior to operation of the development hereby approved 2 x housemartin terraces, 2 x swift boxes and 4 x bat boxes will be provided in accordance with approved details and retained as such at all times.</p> <p>Reason: In the interests of natural heritage and ecology.</p> <p><b>LA04/2024/0321/LBC – application for Listed Building Consent:</b></p> <p>1. The works hereby granted must be begun within five years from the date of this consent.</p> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The demolition only relates to the walls / structures highlighted in red on drawing no. 4129-KFA-ZZ-ZZ-DR-A-00005 received on 20/02/24 and to no other part of the building/s or structure/s within the site.</p> <p>Reason: For the avoidance of doubt as to the extent of demolition part of this consent.</p> <p>3. No demolition shall commence on site unless a contract has been executed for the construction of the site in accordance with planning permission <b>[LA04/2024/0344/F dated X]</b> and evidence of that contract has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with planning permission LA04/2024/0344/F.</p> <p>Reason: The demolition is only permitted because of the exceptional circumstances of the case and benefits of the wider redevelopment of the educational campus.</p>
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	<p>4. No works shall commence on site unless a full survey, including analysis and photographic record of the historic fabric of the building(s) to be demolished has been submitted to and approved in writing by the Council.</p> <p>Reason: To provide a record of the building/s before demolition.</p> <p>5. No external facing materials shall be applied unless in accordance with a written specification of the materials, which shall have first been submitted to and approved in writing by the Council.</p> <p>Reason: In the interests of the special architectural and historic qualities of the Listed Building.</p> <p>6. No external brickwork or render shall be constructed or 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.</p> <p>The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.</p> <p>The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick materials.</p> <p>Reason: In the interests of the special architectural and historic qualities of the Listed Building.</p> <p>7. No new sliding sash windows or secondary glazing shall be installed or applied unless in accordance with details (including drawings and written specification) and physical sliding sash window and secondary glazing unit sample have been submitted to and approved in writing by the Council. The installation of the sliding sash window system shall thereafter be carried out solely in accordance with the approved details.</p> <p>Reason: In the interests of the special architectural and historic qualities of the Listed Building.</p> <p>8. Notwithstanding the submitted details, the following external features shall not be installed, implemented or carried out unless in accordance with further details and a physical sample which shall have been submitted to and approved in writing by the Council.</p> <ul style="list-style-type: none"> <li>• New windows and doors for extension to Soane Building</li> <li>• New porch surround detail for extension to Soane Building</li> <li>• New wall finishes for extension to Soane Building</li> <li>• New curtain walling and windows on the Common Hall</li> <li>• New cladding, soffit panels and rainwater goods on the Common Hall</li> <li>• New landscaping and gates (including Common Hall under croft gates) within the Curtilage.</li> </ul> <p>The works shall not be carried out unless in accordance with the details so approved.</p> <p>Reason: In the interests of the special architectural and historic qualities of the Listed Building.</p>
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**LA/04/2024/0432/DCA – application for Conservation Area Consent:**

1. The demolition hereby granted must be begun within five years from the date of this consent.  
Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.
2. This consent only relates to the walls / structures highlighted in red on drawing no. 4129-KFA-ZZ-ZZ-DR-A-00005 received on 07/03/24 and to no other part of the building/s or structure/s within the site.  
Reason: For the avoidance of doubt as to the extent of this consent, to preserve or enhance the character or appearance of the Conservation Area.
3. No demolition shall commence on site unless a contract has been executed for the construction of the site in accordance with planning permission **[LA04/2024/0344/F dated X]** and evidence of that contract has been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with planning permission LA04/2024/0344/F.  
Reason: As required by Sections 91(6) and 105 of the Planning Act (Northern Ireland) 2011, to preserve or enhance the character or appearance of the Conservation Area. Approval is required upfront because if redevelopment of the site does not take place it could leave the vacant site unsightly and harmful to the Conservation Area.
4. No works shall commence on site unless a full survey, including analysis and photographic record of the historic fabric of the building(s) to be demolished has been submitted to and approved in writing by the Council.  
Reason: To provide a record of the building/s before demolition.

## Development Management Report

Summary	
<b>Committee Date:</b> 13 <sup>th</sup> August 2024	
<b>Application ID:</b> LA04/2021/1593/F	
<b>Proposal:</b> Retrospective application for Construction of new seated viewing stand with a capacity of 228 people in same location as previous seated viewing stand now demolished which had 255 capacity	<b>Location:</b> Recreational grounds at Blanchflower Playing Fields Holywood Road Belfast
<b>Referral Route:</b> Section 3.8.5 (c) of the Scheme of Delegation. Application made by the Council.	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Belfast City Council 3rd Floor 9 Adelaide C/O Cecil Ward 4-10 Linenhall Street Belfast BT2 8BS	<b>Agent Name and Address:</b> Michael Mullan Architects 20 Stranmillis Road Belfast BT9 5AA
<b>Date Valid:</b> 3 <sup>rd</sup> August 2021	
<b>Target Date:</b> 16 <sup>th</sup> November 2021	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  <p>The application seeks retrospective planning permission for the construction of a new seated viewing stand with a capacity of 228 people in the same location as a previous seated viewing stand, now demolished, which had a 255 capacity. The site is Blanchflower Playing Fields on Holywood Road.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The principle of development</li> <li>• Impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Drainage</li> <li>• Access and Parking</li> <li>• Impact on natural heritage</li> </ul> <p>The site is not zoned or designated in the Belfast Urban Area Plan 2001. According to draft Belfast Metropolitan Area Plan 2015, the site is designated as a local landscape policy area (ref. BT 113 - Blanchflower / Patton). The site is also an area of existing open space.</p> <p>The proposal would not result in the loss of existing open / recreation space and therefore does not conflict with Policy OS1 of the Plan Strategy.</p>	

The proposal is also assessed against Policy OS5 of the Plan Strategy in relation to 'Intensive Sports Facilities', including stadia. It is considered the proposal complies with the policy tests of Policy OS5 in relation to residential amenity, built / natural Heritage, archaeology, design, access / mobility and roads issues, including access and parking.

Furthermore, there are no issues with regard to drainage or contamination.

There are no immediate neighbours to be notified of this application. No letters of representation have been received.

DFI Roads, DFI Rivers, NI Water and DAERA NIEA have been consulted and offer no objection to the proposal. Environmental Health has also been consulted and offers no objection.

**Recommendation:**

Having regard to the development plan 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 conditions and deal with any other matters which may arise, provided that they are not substantive.

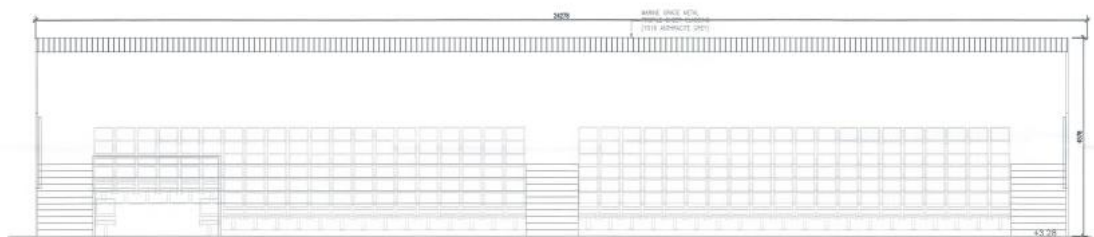




## Proposed Site Plan

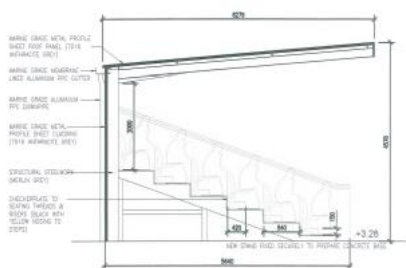


**Proposed Elevations:**



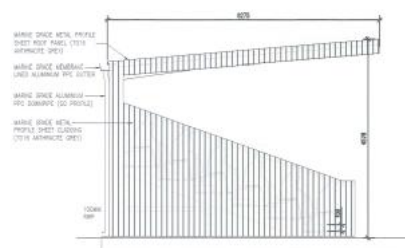
### ELEVATION

SCALE 1:50



## SECTION

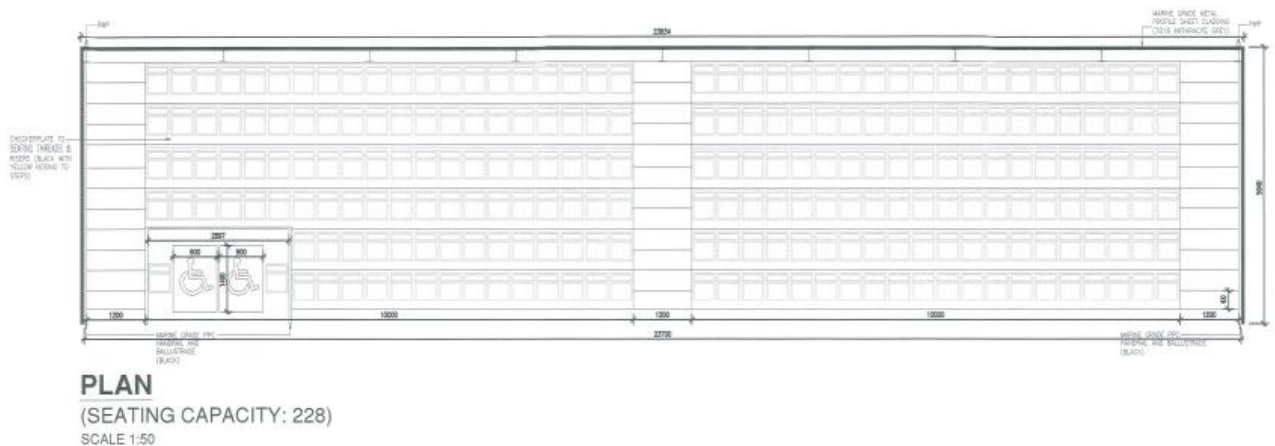
SCALE 1:50



### GABLE ELEVATION

SCALE 1:50

## Proposed Plan



<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	The site falls within the development limits of Belfast, within an area of approximately 0.1 ha. The site covers an area to the south of an existing football pitch located on a parcel of land that previously had an existing stand for capacity of 255 people. The stand seeking retrospective permission has 6 rows of seats and has an overall height of 4.5m and is 24m long.
1.2	The site lies within the wider Blanchflower Park. Sydenham Bypass is located immediately to the west of the park and Hollywood Road is located to the east. Surrounding land uses are characterised by recreational use within the park, with commercial and residential uses more prevalent along the nearby Hollywood Road.
	<b>Description of Proposed Development</b>
1.4	Retrospective planning permission is sought for the construction of a new seated viewing stand with a capacity of 228 people in the same location as a previous seated viewing stand now demolished which had 255 capacity.
<b>2.0</b>	<b>PLANNING HISTORY</b>
2.1	Z/2014/1774/F Blanchflower Playing Fields, Hollywood Road, BT4 1NU, New clubhouse and tiered seating area, 200 seat stand, and alterations to existing standing area. New 3G surface to existing pitches including floodlights, dugouts, fencing, security tower, turnstiles, toilet blocks & associated ground works. Permission Granted.
2.2	LA04/2018/0020/F Blanchflower Playing Fields, Hollywood Road, BT4 1NU, New 510 seat football stand and clubhouse with new standing terrace and toilet blocks. Permission Granted 23 <sup>rd</sup> October 2019. The permission has been implemented.
2.3	LA04/2018/1698/NMC Blanchflower Playing Fields, Hollywood Road, Belfast, BT41GU. Non material change Z/2014/1774/F. Non Material Change Refused.

<b>3.0</b>	<b>PLANNING POLICY</b>
<b>3.1</b>	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP2 – sustainable development  Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience</p> <p><i>Operational Policies:</i></p> <p>Policy DES1 - Principles of urban design</p> <p>Policy TRAN2 – Creating an accessible environment  Policy TRAN6 – Access to public roads  Policy TRAN8 – Car parking and servicing arrangements  Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy OS1 – Protection of Open Space  Policy OS5 – Intensive Sports Facilities</p> <p>Policy LC1 – Landscape  Policy LC1C – LLPAs</p>
<b>3.2</b>	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
<b>3.3</b>	<p><b>Regional Planning Policy</b></p> <p>Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
<b>4.1</b>	<p><u>Statutory Consultees</u></p> <p>DFI Roads – No objection  NI Water – No objection  DAERA NIEA – No objection  DFI Rivers – No objection</p> <p><u>Non-Statutory Consultees</u></p>
<b>4.2</b>	<p>Environmental Health – No objection</p>



	<u>Representations</u>
4.3	The application has been advertised in the newspaper. No neighbour notification letters were required. No letters of representation have been received.
<b>5.0</b>	<b>PLANNING ASSESSMENT</b>
	<b>Development Plan Context</b>
5.1	Section 6(4) of the Planning (Northern Ireland) Act 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.
5.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.3	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
	<b>Operational Policies</b>
5.4	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.
	<b>Proposals Maps</b>
5.5	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 ("Department Development Plan"), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
5.6	The site is not zoned or designated in the Belfast Urban Area Plan 2001. According to draft Belfast Metropolitan Area Plan 2015, the site is a local landscape policy area (ref. BT 113 - Blanchflower / Patton). The site is also as an area of existing open space.
5.7	The key issues to be considered are: <ul style="list-style-type: none"> <li>• The principle of development</li> <li>• Impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Drainage</li> <li>• Access and Parking</li> <li>• Impact on natural heritage</li> </ul>

	<p><b>The principle of development</b></p>
5.8	<p>The application site is zoned as an area of existing open space in draft BMAP. However, the proposed spectator stand has replaced a previous stand. Therefore, the proposal would not result in the loss of existing open space and does not conflict with Policy OS1 of the Plan Strategy.</p>
5.9	<p>The proposal is also assessed against Policy OS5 in relation to 'Intensive Sports Facilities', including stadia. Criteria e) and f) are applicable and provide two key tests that the proposal must comply with. Criterion e) requires the proposal to have no unacceptable impact on the amenities of people living nearby, by reason of siting, scale, extent frequency or timing of sporting events. It will be noted that Environmental Health offers no objection to the proposal and there are no amenity concerns; the proposed stand is some distance from the nearest residential neighbour and would replace a previous larger stand. Criterion f) requires the existing road network to safely handle the vehicular traffic the proposal will generate, as well as satisfactory arrangements are provided for access, parking, drainage and waste disposal. DfI Roads offers no objection to the proposal and it would replace a former larger stand. The proposal is considered compliant with Policy OS5.</p>
	<p><b>Impact on the character and appearance of the area</b></p>
5.10	<p>The proposed stand is the latest new development to facilitate the overall redevelopment of the Blanchflower Playing Fields, with other stands approved under LA04/2018/0020/F. The stand will provide a new updated facility that has a similar appearance to the existing stands on the North and West sides of the pitch. The stand measures 4.5m in overall height, 24.2m in length and has a depth of 5.6m. The stand is finished with Grey Metal Cladding. It is considered that the proposed stand would be in keeping with the playing fields and wider area.</p>
5.11	<p>The site is within a Local Landscape Policy Area. There would be no adverse impact on the visual amenity of the landscape area due to the scale of the stand, siting on the site of a previous spectator stand and character of the sports ground. There is no removal of trees or other vegetation on the site which would impact the landscape quality. Key environmental, built and heritage features would not be impacted by the development.</p>
5.12	<p>The proposal is compliant with Policies DES1, LC1, LC1C and relevant provisions of the SPPS.</p>
	<p><b>Impact on amenity</b></p>
5.13	<p>The nearest residential property is located approximately 90 metres away from the pitch with mature vegetation creating an additional landscape buffer.</p>
5.14	<p>Environmental Health was consulted in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations. In terms of noise, Environmental Health concluded that due to the overall reduction in spectator capacity following the demolition of the pre-existing stand, no additional acoustic assessment information is required. Environmental health is content in all other respects.</p>
5.15	<p>The proposal is considered compliant with Policies ENV1 and OS5, and relevant provisions of the SPPS.</p>

<p>5.16</p> <p>5.17</p> <p>5.18</p> <p>5.19</p>	<p><b>Drainage</b></p> <p>DFI Rivers was consulted on the application and offers no objections to the proposal. A drainage assessment was not required. The proposal is considered to comply with Policies ENV4 and ENV5 and relevant provisions of the SPPS.</p> <p><b>Access and Parking</b></p> <p>DFI Roads was consulted on the application and offers no objection. The spectator stand replaces a previous stand that had a larger capacity. Therefore, the proposal is not considered to impact on traffic and parking in the surrounding area over and above the previous situation. The proposal complies with Policies TRAN2, TRAN6, TRAN8 and OS5, and relevant provisions of the SPPS.</p> <p><b>Impact on Natural Heritage</b></p> <p>The proposal is not considered to have a negative impact on natural heritage. DAERA NIEA was consulted and referred to standing advice. A biodiversity checklist was subsequently submitted which did not identify any potential impacts on natural heritage features. Further consultation with NIEA was therefore not required. The proposal complies with Policy NH1 and relevant provisions of the SPPS.</p> <p><b>Climate Change</b></p> <p>Due to the nature of the proposal, it is not considered that there are any obvious measures to manage and mitigate climate change in the design of the proposed spectator stand. Moreover, regard is had to the longevity of the application which significantly predated adoption of the planned strategy. The proposal is therefore considered acceptable having regard to Policies ENV2, ENV3 and ENV5.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p><b>Recommendation</b></p> <p>Having regard to the Development Plan and other material considerations above, the proposal is considered acceptable and planning permission is recommended to be granted, subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
<p>7.0</p>	<p><b>DRAFT CONDITIONS</b></p> <p>1. This planning permission has effect from the date which the development hereby approved was carried out.</p> <p>Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011.</p> <p><u>Informatives:</u></p> <p>1. The drawing reference referred to above correspond with those drawings submitted to the authority in respect of this application and published on the NI Public Planning Register on: 01, 03 &amp; 04, uploaded 26 November 2022.</p>

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## Development Management Committee Report

Summary	
<b>Committee Date:</b> 13 <sup>th</sup> August 2024	
<b>Application ID:</b> LA04/2024/0358/F	
<b>Proposal:</b> Proposed change of use from Office (Use class B1) to Health Care Hub (incorporating use classes D1, A1 and A2), external alterations to the façade of the property and other ancillary site works	<b>Location:</b> Park House, 87-91 Great Victoria Street, Belfast, BT2 7AG.
<b>Referral Route:</b> Section 3.8.2 (a) of the Scheme of Delegation, a community related application over 500sq/m with a representation contrary to the officer recommendation.	
<b>Recommendation:</b> Approval subject to conditions.	
<b>Applicant Name and Address:</b> Millar Estates (Park House) N.I. Limited Park House Great Victoria Street Belfast BT2 7AG	<b>Agent Name and Address:</b> Paul McStay 388/390 Ravenhill Road Belfast BT6 0BA
<b>Date Valid:</b> 7 <sup>th</sup> March 2024	
<b>Target Date:</b> 20 <sup>th</sup> June 2024	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer, Development Management.	
<b>Executive Summary:</b>  <p>The application seeks full planning permission for change of use from Office (Use class B1) to Health Care Hub (incorporating use classes D1, A1 and A2), external alterations to the façade of the property and other ancillary site works.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• Principle of medical use at this location</li> <li>• Provision of community infrastructure</li> <li>• Access and transport</li> <li>• Environmental considerations</li> </ul> <p>The site is within the settlement limits and zoned within the city centre as detailed in the BUAP and also within the draft Belfast Metropolitan Area Plan 2015 (v2004) and dBMAP (2014v)</p> <p>The proposed use is considered acceptable within this sustainable city centre location and in compliance with Retail and community infrastructure policies contained within the LDP Plan Strategy.</p> <p>The height, scale and massing of the proposed building remain unaltered, the proposal alterations to the façade of the building are considered acceptable within the wider character of the area that exhibits a variety of building designs.</p> <p>The proposal would provide limited dedicated on-site parking to service the proposed building. This is considered acceptable given the highly sustainable location of the site.</p>	

The application proposes to deliver a purpose designed building to meet the needs of medical practitioners and associated pharmacy and opticians.

Planning Service has received 1 third party objection expressing concerns discussed within report below.

**Recommendation**

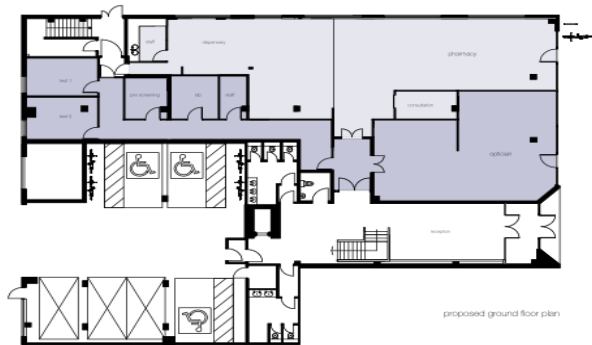
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that the issues are not substantive.

## Site Location Plan:



## Sample Floor Plans (Ground -2<sup>nd</sup> Floor)



Proposed Elevations CGI



Existing elevation



<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	The site is a modern three storey office block occupying a corner plot at the junction of Great Victoria Street (GVS) and Wellwood Street. It is finished in red brick, flat roof with large expanse of glazing. This section of GVS is defined by modern buildings although older two and three storey buildings can be found further along the road. GVS is a main arterial route into the city with many varieties of commercial uses to be found. Wellwood Street is currently an area suitable for redevelopment with a number of modern apartment buildings already constructed and having a number of large vacant plots suitable to be developed.
<b>2.0</b>	<b>PLANNING HISTORY</b>
2.1	No relevant planning history.
<b>3.0</b>	<b>PLANNING POLICY</b>
	<b>Development Plan – operational policies</b>
3.1	<u>Belfast Local Development Plan, Plan Strategy 2035</u>  Policy CI1 – Community Infrastructure Policy RET1 – Establishing a Centre Hierarchy Policy TRAN8 – Car parking and servicing arrangements Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV5 - Sustainable drainage systems (SuDS)  <b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)  <b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<u>Statutory Consultees</u> <b>DfI Roads</b> – no objection with conditions. <b>NI Water</b> – recommended refusal <b>NIEA</b> – no objection with condition <b>SES</b> – no objection with condition
4.2	<u>Non-Statutory Consultees</u> <b>BCC City Regeneration and Development</b> – supporting proposal. <b>BCC Environmental Health</b> – no objection with condition
4.3	<u>Representations</u> The application has been advertised in the newspaper and neighbours notified.
4.4	One objection/comment was received, comments posted on portal, letter raised concerns about the following:

4.5	<p>Use of premises for homeless Drug taking in area.</p> <p>Response: No indication that premises is for homeless use, medical facilities open to all. Drug taking in area not a material planning consideration.</p>
5.0	<p><b>PLANNING ASSESSMENT</b></p> <p><b>Main Issues</b></p> <p>5.1 The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of medical use at this location</li> <li>• Provision of community infrastructure</li> <li>• Access and transport</li> <li>• Environmental considerations</li> </ul> <p>5.2 <b>Development Plan Context</b></p> <p>5.3 Section 6(4) of the Planning (Northern Ireland) Act 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.</p> <p>5.4 Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>5.5 The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p>5.6 <b><u>Operational Policies</u></b></p> <p>5.7 The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above.</p> <p>5.8 <b><u>Proposals Maps</u></b></p> <p>5.9 Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p><b>Belfast Urban Area Plan 2001 – open space.</b></p>

	<b>Belfast Metropolitan Area Plan 2015 (2004) – open space</b>
	<b>Belfast Metropolitan Area Plan 2015 (v2014) – open space</b>
5.10	<b>SUPPORTING DOCUMENTS</b> Planning Statement Travel Plan TAF
5.11	<b><u>Principle of development in this location</u></b>
5.12	<p>The SPPS advises that planning permission should be granted for sustainable development that accords with the area plan and causes no harm to areas of acknowledged importance. The proposal is for a change of use of a vacant office building to a medical hub containing differing medical offices and to include a ground floor pharmacy and opticians. The proposal is within white-land in the area plan and is designated within the limits of the city centre. The proposal is considered to be a sustainable use bringing a vacant building back into use and will have no significant impact on areas of acknowledged importance. The alteration to the façade with the introduction of new windows, likewise will have no negative impact on the surrounding character, the building and the nearest neighbouring buildings are of modern construction therefore no historical features to protect that contributes to the surrounding character.</p>
5.13	<b>Community Infrastructure</b>
5.14	<p>Policy CI1 relating to the provision of community infrastructure states that the Council will seek to protect and provide development opportunities for among other things health facilities based on local need and in line with projected population growth. It is further stated that planning permission will be granted for new and improved community infrastructure at appropriate and accessible locations within the urban area that ensures no unacceptable impact on residential amenity or heritage assets. It is also expected that the proposal provides a satisfactory arrangement for access that includes for pedestrians, cyclists and public transport. The site is located on a main city thoroughfare that has excellent transport links and can cater for all modes of transport. No significant new impacts on nearby residential units will arise as a result of the proposal.</p>
5.15	<p>BCC City Regeneration and Development team has commented on the proposal and offered support stating that the proposal is likely to be sufficient for the initial stages of delivery of the City Centre Living Vision. They expanded explaining that 8,000 new housing units for the city centre could generate a population of around 16,000 residents and that the provision of GP surgeries suggests 1 full time GP to cover 1,423 patients. The new proposed city centre housing with up to 16,000 could generate a need for up to 12 additional GPs to meet this need.</p>
5.16	<p>Having regards to transport links and neighbouring residential amenity and the potential future increase in city centre population and the need to provide acceptable infrastructure the proposal is acceptable and complies with policy.</p>
5.17	<b>Retail</b>
5.18	<p>Policy RET1 sets the hierarchy for main town centre uses, the proposal in terms of usage would not normally be considered a development that should be located within the primary retail core or frontage. The proposed medical use is a community use and thus considered a main town centre use. It will also cater for a community need and thus is usually located in areas to meet that community need. The proposed pharmacy and</p>



	opticians offer a retail element to their business although the items retailed generally have a medical connection. The site being within the city centre, the next area below the retail core, and adjacent to protected city centre housing adds to the acceptability of this use at this site regarding retail element and complies with policy.
5.19	<b>Transport</b>
5.20	Policy TRAN8 relating to the provision of acceptable parking and servicing arrangements for development. The policy seeks to reduce the reliance on the private car in particular for commuting into the city to help tackle growing congestion and bring about a change in travel behaviour. The proposal will provide six car parking places to the rear of the site, with the layout including three spaces dedicated for disabled parking; also provided is cycle parking. The advice of DfI Roads Service was sought on the proposal, the response indicated no objection to the proposal. It is therefore considered that the proposal, being in a highly accessible location with excellent transport links, providing adequate on-site car parking and cycle parking meets the requirement of policy.
5.21	<b>Environmental</b>
5.22	The proposal being for a change of use offers little scope to introduce significant measures regarding environmental change. The demolition works associated with the proposal relates to replacement of existing windows, newer windows are now designed to meet a higher environmental standard to reduce the reliance on both air conditioning and heating. The reuse of a vacant building can also be seen as a supported sustainable use preventing the need for new construction and all the associated energy that is consumed. The proposal is considered to be compatible with policies ENV1 & 2.
5.23	<b>NIW objection</b>
5.24	NI Water has objected to the proposal as the site is constrained by lengths of downstream sewer operating above capacity. It advises that existing public waste-water infrastructure cannot currently support the proposal without significant risk of environmental harm, potential pollution, flood risk and harm to local amenity. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.
5.25	As the proposal would result in clear intensification of the use of the land, the Council has consulted Shared Environmental Services (SES) to assist its consideration of the Habitats Regulations. SES has advised that the proposal would not have an adverse effect on the integrity of any European site, subject to condition. DAERA has been consulted and is concerned that the sewage loading associated with the proposal has the potential to cause adverse environmental impact. Having regard to this advice, it is considered necessary to impose a condition to mitigate any likely significant effects on Belfast Lough. In this regard, the proposal is considered compliant with Policy NH1 of the of the Belfast Local Development Plan, Plan Strategy 2035 and paragraphs 6.176 and 6.177 of the Strategic Planning Policy Statement.
5.26	<b>SuDS</b>
5.27	Policy ENV5 seeks to include SuDS measures into the development where appropriate. The measures can include green roof, swales, permeable paving, detention basins open



	<p>areas and trees and landscaping. With the exception of green roof all the other measure are not achievable in this case, as the outside area of the building is not within the ownership of the developer that would allow such measures a permeable paving and landscaping. Regarding the potential for a green roof, this type of measure needs to be considered that an early design stage of a new build development to ensure that the necessary sized steels and foundations are in place to cater for the additional loads that would be generated. The opportunity for SuDs is not considered attainable in this instance however the reuse of the building is considered to comply with the aim thrust of the environmental policies within the Plan Strategy especially with regard to mitigating against climate change.</p>
<b>6.0</b>	<b>Recommendation</b>
6.1	<p>The proposal makes use of a vacant building in an area of the city that requires additional investment, remodelling of the façade will enhance the surrounding character by acting as a potential catalyst to the regeneration of the local area. The proposal will provide a community infrastructure development that satisfies a local need, offering additional medical facilities for the future growing population of the city. It is considered that the proposal will have no significant impact on residential amenity or the character of the surrounding area. Whilst there are some concerns in relation to lack of SUDs measures, on balance, it is considered the proposal is acceptable and recommendation is that planning permission is granted.</p>
6.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, including those raised in the final consultation response from BCC Environmental Health, provided that the issues are not substantive.</p>
<b>7.0</b>	<b>DRAFT CONDITIONS</b>
7.1	<p>The development hereby permitted must be begun within five years from the date of this permission.</p> <p><b>Reason:</b> As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
7.2	<p>The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.</p> <p><b>Reason:</b> To ensure that adequate provision has been made for parking and traffic circulation within the site.</p>
7.3	<p>The development shall not be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.</p> <p><b>Reason:</b> To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p>

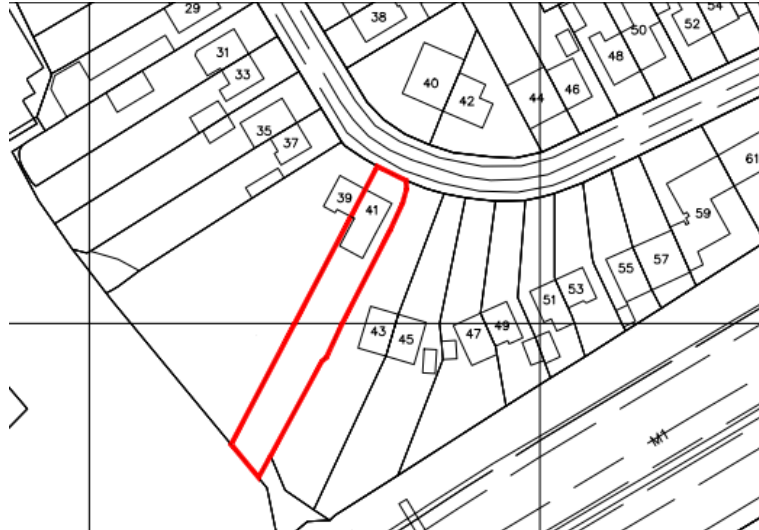
7.4	<p>The development hereby permitted shall operate in accordance with the approved Travel Plan.</p> <p><b>Reason:</b> To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
7.5	<p>In the event that any centralised combustion sources (boilers, CHP or biomass) are proposed and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning &amp; Development Control: Planning For Air Quality (January 2017), this Service would request that an Air Quality Impact Assessment is submitted in writing to the Planning authority for review and approval in writing. Where the Air Quality Impact Assessment indicates exceedances of air quality objectives, appropriate mitigation measures shall be presented and these mitigation measures shall be installed and retained thereafter.</p> <p><b>Reason:</b> Protection of human health</p>
7.6	<p>No development shall take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.</p> <p><b>Reason:</b> To ensure the project will not have an adverse effect on the integrity of any European site.</p>

## Development Management Report

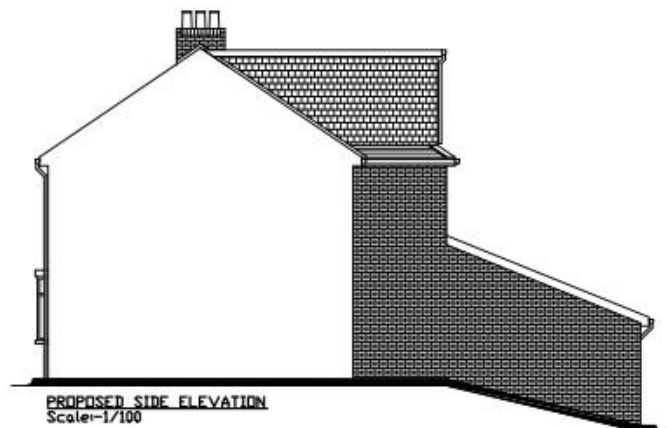
Summary	
<b>Committee Date:</b> 13 <sup>th</sup> August 2024	
<b>Application ID:</b> LA04/2024/0656/F	
<b>Proposal:</b> Proposed roof space conversion creating dormer to rear of dwelling with 2no rooflights.	<b>Location:</b> 41 Owenvarragh Park, Belfast, BT11 9BE
<b>Referral Route:</b> Section 3.8.5 (b) of the Scheme of Delegation	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> 41 Owenvarragh Park Belfast BT11 9BE	<b>Agent Name and Address:</b> Jeffrey Morrow 15 Finglush Road Caledon
<b>Date Valid:</b> 18 <sup>th</sup> April 2024	
<b>Target Date:</b> 1 <sup>st</sup> August 2024	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<p><b>Executive Summary:</b></p> <p>The application seeks full planning permission for a proposed roof space conversion creating a dormer window to the rear of the dwelling with 2no rooflights. The site is 41 Owenvarragh Park, a semi-detached dwelling located within a residential street.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The impact on the character and appearance of the area</li> <li>• Impact on amenity</li> <li>• Climate change</li> </ul> <p>Due to the minor nature of the proposal, no consultations were required. There have been no representations from third parties including neighbours.</p> <p><b>Recommendation:</b></p> <p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters which may arise, provided that they are not substantive.</p>	

## DRAWINGS AND IMAGERY

### Site Location Plan:



### Proposed side Elevations:



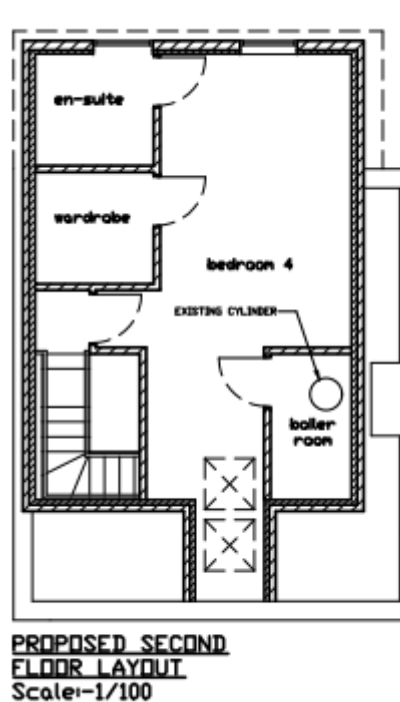
**Proposed Rear Elevation:**



**Proposed front Elevation:**



## Proposed Floor Plans:



<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	The application site is located at No. 41 Owenvarragh in west Belfast. The property is a two-storey semi-detached dwelling finished in red brick. To the front of the site, there is a small amount of hardstanding to provide in-curtilage parking and a grassed amenity space. The front of the site is enclosed by a low boundary wall.
1.2	The surrounding area is largely categorised by two storey, semi-detached dwellings finished in red brick. There is a range of roof profiles in the surrounding area with, hipped roofs, dormers and flat roof rear extensions all contributing to the character of the area.
	<b>Description of Proposed Development</b>
1.3	The application is seeking full planning permission for the proposed roof space conversion creating dormer to the rear of the dwelling with 2no rooflights.
<b>2.0</b>	<b>PLANNING HISTORY</b>
2.1	LA04/2016/0314/F – 41 Owenvarragh Park, Belfast, Two Storey Extension. Permission Granted.
	<b>Surrounding Site History</b>
2.2	LA04/2022/0848/F – 25 Owenvarragh Park, Belfast, Proposed roof space conversion, creating dormer to rear. Permission Granted.

<p><b>3.0</b></p> <p>3.1</p>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP2 – sustainable development  Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience</p> <p><i>Operational Policies:</i></p> <p>Policy DES1 – Principles of urban design  Policy RD2 – Residential extensions and alterations</p> <p>Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p><u>Supplementary Planning Guidance</u></p> <p>Residential Design  Sustainable Urban Drainage Systems</p> <p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<p><b>4.0</b></p> <p>4.1</p> <p>4.2</p>	<p><b>CONSULTATIONS AND REPRESENTATIONS</b></p> <p><u>Statutory Consultees</u></p> <p>None required.</p> <p><u>Non-Statutory Consultees</u></p> <p>None required.</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified. No letters of representation have been received.</p>

<b>5.0</b>	<b>DEVELOPMENT PLAN CONTEXT</b>
5.1	Section 6(4) of the Planning (Northern Ireland) Act 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.
5.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.3	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
	<b><u>Operational Policies</u></b>
5.4	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.
	<b><u>Proposals Maps</u></b>
5.5	Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 ("Department Development Plan"), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
<b>6.0</b>	<b>ASSESSMENT</b>
6.1	<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>- The impact on the character and appearance of the area</li> <li>- Impact on amenity</li> <li>- Climate change</li> </ul> <p><b>The impact on the character and appearance of the area</b></p>
6.2	Policy RD2 of the Belfast Plan Strategy 2035 states that planning permission will be granted for extensions or alterations to an existing residential property where the scale, massing, design and external materials of the proposal are appropriate to the built form and appearance of the existing property and will not detract from the character of an established residential area.
6.3	The proposal seeks to create a large rear dormer to facilitate a roof space conversion of the main dwelling with 2no rooflights at the front. The dormer will partially extend over the existing two storey extension that was approved under application



	LA04/2016/0314/F. The roof profile will be altered to remove the hipped roof of the existing dwelling. The proposed dormer will be finished with Rosemary tiles with the colour to match the roof tiles of the existing dwelling. This will ensure the proposed dormer will not have a negative impact on the character and appearance of the area.
6.4	The dormer will be set down slightly by 15cm from the ridge of the main dwelling and set in by 30cm from the side of the roof. Whilst this is not significant and the dormer remains large, it is situated to the rear of the dwelling where it will largely be out of view from the main street and on balance is deemed acceptable. Paragraph 4.1.23 of the Residential Extensions and Alterations Supplementary Planning Guidance (SPG) states that flat roof dormers may be acceptable to the rear of the property in instances where they are not open to public views. The proposed dormer will only be partially visible when approaching the site from a westerly direction and therefore is not considered to have a negative impact on the character and appearance of the area. 2no rooflights are proposed on the front elevation. These are deemed visually acceptable and are flush with the roof slope in line with guidance within the Residential Extensions and Alterations SPG.
6.5	The character of the prevailing area is a material consideration. Planning approval LA04/2022/0848/F at 25 Owenvarragh Park is similar in design, with the removal of the hipped roof to facilitate the addition of a rear dormer. There are a number of other rear and side dormers as well as two storey flat roof side and rear extensions, many of these are historic approvals, however, still contribute to the prevailing character of the area.
6.6	Overall, it is considered that the rear dormer is designed in a way that complements the host dwelling and is of an appropriate scale, massing and design. It is considered that the proposal is appropriate to the built form and appearance of the existing property and will not detract from the character of an established residential area, compliant with Policy RD2.
	<b>Impact on amenity</b>
6.7	Paragraph 4.3.6. of the SPG states that extensions can cause problems for the enjoyment of a local area, particularly in neighbouring properties, through loss of privacy, dominance and overshadowing/loss of light.
6.8	It is considered that the proposed dormer would respect neighbouring amenity. The rear dormer would not hinder the privacy of neighbouring properties given its location, orientation and distance to neighbours. There is a large rear amenity area to the property which the dormer window would primarily overlook.
6.9	The dormer window would not result in unacceptable overlooking of the primary private amenity space of No.39. The host dwelling is set forward of the neighbouring site at No. 43 and is orientated slightly away from it. Also, given the separation distances, there would be no harmful overlooking. It is also noted that the dormer window would serve an ensuite and bedroom which are rooms that would not be frequently occupied throughout the day. Therefore, there will be no expected harmful impact on overlooking or other privacy issues.
6.10	Dominance is not considered to be an issue due to the scale, design and position of the proposed dormer. The dormer is designed in a manner which respects the amenity of neighbours.

<p>6.11</p> <p>6.12</p>	<p><b>Climate Change</b></p> <p>A design statement has been provided demonstrating how the proposal complies with Policies ENV2, ENV3 and ENV5. The proposed extension is south facing therefore the proposed windows on the rear elevation will maximise solar gain and energy efficiency. The proposed extension will be constructed with the most up to date Building Control requirements to maximise heat retention and energy efficiency.</p> <p>The proposal is considered acceptable having regard to Policies ENV2, ENV3 and EVN5 of the Plan Strategy.</p>
<p><b>7.0</b></p> <p>7.1</p> <p>7.2</p>	<p><b>Recommendation</b></p> <p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters which may arise, provided that they are not substantive.</p>
<p><b>7.0</b></p>	<p><b>DRAFT CONDITIONS</b></p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p><u>Informatives:</u></p> <p>1. The drawing reference referred to above correspond with those drawings submitted to the authority in respect of this application and published on the NI Public Planning Register on: 01, uploaded 10 May 2024.</p>

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

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