

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



**Belfast  
City Council**

11th June, 2025

## **PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room, City Hall and remotely, via Microsoft Teams, on Tuesday, 17th June, 2025 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

## **AGENDA:**

### **2. Committee Site Visits**

- (a) Note of Committee Site Visits (Pages 1 - 2)
- (b) Schedule of Committee Site Visits (Pages 3 - 4)

### **6. Live Applications for Major Development (Pages 5 - 8)**

### **7. Committee Decisions that have yet to issue (Pages 9 - 16)**

### **8. Miscellaneous Reports**

- (c) **LA04/2023/2890/F** - Proposed demolition of existing buildings and erection of a housing development comprising of 43No. social housing units including dwellings and apartments (Cat 1), car parking, landscaping including an equipped children's play area, and all associated site and access works - Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurray, BT17 0TG. - Use of Financial Developer Contribution. (Pages 17 - 46)

### **9. Planning Applications previously considered**

- (e) **LA04/2024/0095/F** - Change of use from Dwelling to Short term let (retrospective) - 3 Broadway Link (Pages 47 - 58)

10. **New Planning Applications**

- (b) **LA04/2024/2044/F** - Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions - Lands at 39 Corporation Street (Pages 59 - 88)
- (c) **LA04/2024/0211/F** - Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site. - Existing Football Stadium, The Oval, Parkgate Drive (Pages 89 - 116)
- (d) **LA04/2025/0535/F** - Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location. - Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School (Pages 117 - 134)
- (f) **LA04/2024/1865/O** - 3no. detached dwellings part 2 storey part 3 storey (amended plans) - Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road (Pages 135 - 146)
- (h) **LA04/2025/0122/F** - Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey (amended description) (additional plans) - Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP (Pages 147 - 162)
- (i) ~~**WITHDRAWN: LA04/2022/1819/F** - Demolition of existing buildings and erection of 32 apartments in 3No. blocks (7@ 1no. bedroom & 25@ 2no. bedrooms) (6no. wheelchair adaptable) and associated site works - 39 Upper Dunmurry Lane~~



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## Planning Committee

### PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Wednesday 4th June, 2025

1. **LA04/2024/1584/F** - Subdivision of 6No. bed shared dwelling to provide 3No. self contained flats, with demolition of single storey rear return and erection of two storey rear extension to provide 1no self contained flat. - **21 Skegoneill Avenue**.

**Members Present:** Alderman Rodgers; and  
Councillor T. Brooks.

**Officers in Attendance:** Ms. L. Walshe, Principal Planning Officer  
Mr. M. McErlean, Senior Planning Officer; and  
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 21 Skegoneill Avenue (12.20 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 12:35 p.m.

2. **LA04/2024/0095/F** - Change of use from Dwelling to Short term holiday letting (retrospective) - **3 Broadway Link**

**Members Present:** Aldermen McCullough and Rodgers; and  
Councillor T. Brooks.

**Officers in Attendance:** Ms. L. Walshe, Principal Planning Officer  
Mr. M. McErlean, Senior Planning Officer; and  
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 3 Broadway Link (12.45 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 1 p.m.

3. **LA04/2024/1466/F** - Ground floor extension and alterations to provide 1 No. retail unit. Side extension for new coffee shop. Two storey rear extension. Change of use at first and second floor level to 8-bed HMO and part change of use of ground floor to HMO. Front and rear dormers and landscaping. - **41 Rosetta Road**

**Members Present:** Alderman Rodgers; and  
Councillor T. Brooks.

**Officers in Attendance:** Ms. L. Walshe, Principal Planning Officer  
Mr. M. McErlean, Senior Planning Officer; and  
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 41 Rosetta Road (1:15 p.m.) the for the purpose of undertaking the site visit in respect of the above four applications and to allow the Members to acquaint themselves with the location and the proposals at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:25 p.m.

4. **LA04/2024/0267/F** - Change of Use from Dwelling to 6no bed/6person HMO (amended description) - **11 Friendly Way**.

**Members Present:** Alderman Rodgers; and  
Councillor T. Brooks.

**Officers in Attendance:** Ms. L. Walshe, Principal Planning Officer  
Mr. M. McErlean, Senior Planning Officer; and  
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 11 Friendly Way (1.35 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 1.45 p.m.



<b>Subject:</b>	Schedule of Site Visits 2025
<b>Date:</b>	17th June, 2025
<b>Reporting Officer:</b>	Carolyn Donnelly, Committee Services Officer
<b>Contact Officer:</b>	Carolyn Donnelly, Committee Services Officer

<b>Restricted Reports</b>	
<b>Is this report restricted?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p><b>Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.</b></p> <p>Insert number <input type="text"/></p> <ol style="list-style-type: none"> <li>1. Information relating to any individual</li> <li>2. Information likely to reveal the identity of an individual</li> <li>3. Information relating to the financial or business affairs of any particular person (including the council holding that information)</li> <li>4. Information in connection with any labour relations matter</li> <li>5. Information in relation to which a claim to legal professional privilege could be maintained</li> <li>6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction</li> <li>7. Information on any action in relation to the prevention, investigation or prosecution of crime</li> </ol>	
<p><b>If Yes, when will the report become unrestricted?</b></p> <div style="display: flex; justify-content: space-between;"> <div> <p>After Committee Decision</p> <p>After Council Decision</p> <p>Sometime in the future</p> <p>Never</p> </div> <div style="border: 1px solid black; height: 100px; width: 40px;"></div> </div>	

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

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
	To advise the Committee of the proposed dates and times of future site visits of the Planning Committee between June and December 2024.

<b>2.0</b>	<b>Recommendations</b>
	The Committee is requested to approve the schedule of meetings as outlined.
<b>3.0</b>	<b>Main report</b>
	<u>Key Issues</u>
<b>3.1</b>	At its meeting in December 2023, the Committee requested that dates be set aside each month to facilitate future Committee site visits.
<b>3.2</b>	Accordingly, the following dates have been identified for Planning Committee site visits for the period from June to December, 2025:
<b>3.3</b>	<ul style="list-style-type: none"> <li>• Tuesday, 24th June;</li> <li>• Tuesday, 19th August;</li> <li>• Tuesday, 23rd September;</li> <li>• Tuesday, 21st October;</li> <li>• Wednesday 19th November; and</li> <li>• Tuesday, 16th December.</li> </ul> <p>All site visits to commence at 12.00 p.m.</p> <p><u>Financial &amp; Resource Implications</u></p> <p>None associated with this report.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>None associated with this report.</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	None associated with this report.

Live Major Applications not previously considered by Committee @ 10.06.25

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2022/0809/F	Major	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 94 No. dwellings and associated and ancillary works.	21-Apr-22	17-Nov-22	Under Consideration
2	LA04/2023/2633/F	Major	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 4G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	14-Mar-23	10-Oct-23	Under Consideration
3	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	Under Consideration
Page 5	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	Under Consideration
5	LA04/2024/0015/F	Major	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans).	22-Dec-23	19-Jul-24	Under Consideration
6	LA04/2024/0211/F	Major	Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.	Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.	15-Mar-24	11-Oct-24	Under Consideration
7	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and Summerhill Park (nos. 37 & 39).	Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b) and 1,559sqm diagnostic medical facility (Use Class D1(a), associated access, car parking, landscaping and open space.	04-Apr-24	31-Oct-24	Under Consideration
8	LA04/2024/0569/O	Major	STORMONT HOTEL 587 UPPER NEWTOWNARDS ROAD BALLYCLOGHAN BELFAST BT4 3LP	Outline planning permission with all matter reserved for independent living (Use Class C3) units and up to 62no. assisted living units (Use Class C1), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping (amended description and plans).	04-Apr-24	31-Oct-24	Under Consideration

9	LA04/2024/0910/F	Major	70 whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	Under Consideration
10	LA04/2024/1121/F	Major	The Kings Hall And RUAS Site South Of Upper Lisburn Road/Balmoral Avenue West Of Harberton Park And North-east Of Balmoral Golf Club Belfast BT9 6GW	Vary of condition 6 of planning application LA04/2020/0747/F to extend timing of works from 3 years to 5 to accommodate design changes to elevations and vary of condition 7 of planning application LA04/2020/0747/F to accommodate design changes to the roof.	26-Jun-24	22-Jan-25	Under Consideration
11	LA04/2024/1592/F	Major	Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street, Belfast BT1 3GG	Residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (8 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. (amended description)	20-Sep-24	18-Apr-25	Under Consideration
12	LA04/2024/1761/RM	Major	Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O.	Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	15-Oct-24	13-May-25	Under Consideration
13	LA04/2024/1836/F	Major	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (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.	25-Nov-24	23-Jun-25	Under Consideration
Page 6	LA04/2024/2044/F	Major	Lands at 39 Corporation Street, Belfast, BT1 3BA	Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions	26-Nov-24	24-Jun-25	Under Consideration
15	LA04/2024/2026/RM	Major	Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses, leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	29-Nov-24	27-Jun-25	Under Consideration
16	LA04/2024/2024/RM	Major	Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	41no. retirement living apartments at Plot 6, parking and landscaping in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	18-Dec-24	16-Jul-25	Under Consideration

17	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	<p>Refurbishment and safety work to the Waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements.</p> <p>The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir.</p> <p>Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir.</p> <p>Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground.</p> <p>Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks.</p> <p>Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.</p>	20-Dec-24	18-Jul-25	Under Consideration
18	LA04/2024/2134/F	Major	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 40no social/affordable housing units with landscaping and associated works.	21-Dec-24	19-Jul-25	Under Consideration
19	LA04/2024/2145/F	Major	Lands at North Foreshore / Giant's Park Dargan Road, Belfast, BT3 9LZ	Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc).	15-Jan-25	13-Aug-25	Under Consideration
20	LA04/2024/2077/F	Major	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works.	29-Jan-25	27-Aug-25	Under Consideration
21	LA04/2025/0184/O	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Mixed-use development comprising Use Class B1 (c): Business, Research & Development and Use Class, D1: Community and Cultural Uses, including landscaping, parking, and servicing.	10-Feb-25	08-Sep-25	Under Consideration
22	LA04/2025/0535/F	Major	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	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	27-May-25	09-Sep-25	Under Consideration
23	LA04/2025/0242/F	Major	2 - 10 Botanic Avenue, Belfast, BT7 1JG	Erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building	13-Feb-25	11-Sep-25	Under Consideration

24	LA04/2025/0088/F	Major	Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast	Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising 36 no. Category 1 (over 55's) social housing apartments and 7 no. Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works	17-Feb-25	15-Sep-25	Under Consideration
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# Planning Applications Discussed at Committee Between 01 Apr 2019 and 10 Jun 2025

Decision Description	Totals
	16
Consent Granted	2
Consent Refused	
Permission Granted	7
Permission Refused	
Total	25

Application No.	Location	Proposal	Category	Date Valid	Delegated Committee	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Weeks between Comm Date and Issued Date 2	Decision	Issue date	Todays Date	Reason decision not issued
LA04/2022/2059/F	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Proposed Social Housing Development Comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	C	29/06/2023	33	101	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement
LA04/2020/1858/F	Hillview Retail Park Crumlin Road Belfast.	Proposed residential development of 18 no. social housing units, comprising two terraces. Development includes associated car parking, gardens, landscaping, site access and all other site works. (amended plans uploaded to the Planning Portal on the 5th April 2023 that revise the proposed access and road layout, including the introduction of a traffic island).	LOC	08-Jan-21	C	14/11/2023	148	82	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement
LA04/2021/2016/F	21-29 Corporation Street & 18-24 Tomb Street Belfast.	Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received).	MAJ	26-Aug-21	C	16/01/2024	124	73	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement

LA04/2020/2105/F	1-5 Gaffikin Street Belfast BT12 5FH	Residential development comprising 55no. apartments comprising 12 no social, and 43 no private apartments and associated site works.	MAJ	21-Oct-20	C	19/03/2024	177	64	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement
LA04/2022/0612/F	Lands at the junction of Shankill Road, Lanark Way, and bound by Caledon Street, Belfast.	Residential scheme of 53 no. dwellings comprising 34 no. semi-detached and 4 no. detached) and 15 no. apartments (7 no. 2-bed and 8 no. 1-bed), amenity space, bin and bicycle storage, landscaping, access, car parking and all associated site works.(revised description & amended plans).	MAJ	15-Apr-22	C	18/06/2024	113	51	49	Permission Granted	30 May 2025	10/06/2025	Decision Issued
Page 10 LA04/2024/0483/F	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	MAJ	19-Mar-24	C	15/10/2024	30	34	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement
LA04/2024/0480/DCA	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	C	15/10/2024	28	34	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement

LA04/2024/0393/F	ECIT Building Queen's Road, Queen's Island, Belfast, BT3 9DT	Proposed 5 storey extension to the East of the ECIT Building (Institute of Electronics, Communications and Information Technology), and 3 storey extension to the West, to provide additional research and development space with associated landscaping and site works	MAJ	21-Mar-24	C	12/11/2024	33	30	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement
LA04/2024/0369/F	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	MAJ	08-Feb-24	C	12/11/2024	39	30	No Issue Date	Decision To Be Issued		10/06/2025	Applicant required to provide updated land contamination information
Page 11 LA04/2024/1744/LBC	Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS	Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall	LOC	16-Oct-24	C	10/12/2024	7	26	No Issue Date	Decision To Be Issued		10/06/2025	Deferred for Site Visit
LA04/2024/1138/F	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast.	Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with additional Short Term use outside of term time. Proposed heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses. (Amended Description)	MAJ	16-Oct-24	C	10/12/2024	7	26	24	Permission Granted	30 May 2025	10/06/2025	Decision Issued

LA04/2024/1141/DCA	Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street, Belfast	Demolition of existing buildings and construction of Purpose Built Multi Storey Managed Student Accommodation (821no. rooms) with heights of between 6-9 storeys and associated shared/ancillary spaces with ground floor retail/retail service units, resident's gym/cinema and ancillary development/uses	LOC	28-Jun-24	C	10/12/2024	23	26	24	Consent Granted	30 May 2025	10/06/2025	Decision Issued
LA04/2024/0754/F	Lands immediately north and south of existing film studios, north of Dargan Road (within wider Belfast City Council lands known at North Foreshore/Giants Park), Belfast.	Retrospective application for the construction of a landscaped earth mound, new fencing, the reconfiguration of internal access arrangements to provide a new turning head, and associated site works. (Amended description and plans)	LOC	26-Apr-24	C	21/01/2025	38	20	19	Permission Granted	04 Jun 2025	10/06/2025	Decision Issued
LA04/2020/2325/F	Lands at Former Maple Leaf Club 41-43 Park Avenue Belfast.	Proposed erection 21no. dwellings (social/affordable housing units comprising 17no. townhouses and 4no. semi-detached), car parking, landscaping and all associated site and access works (Amended drawings, additional information)	LOC	06-Nov-20	C	11/02/2025	222	17	13	Permission Granted	13 May 2025	10/06/2025	Decision Issued
LA04/2019/0081/F	Lands at former Maple Leaf Club 41-43 Park Avenue Belfast.	Erection of 12No. apartments (social/affordable housing units comprising 3No. one bed & 9No. two bed) with provision of community pocket park, car parking, landscaping and all associated site and access works (Amended site location plan / site layout)	LOC	04-Oct-24	C	11/02/2025	18	17	13	Permission Granted	13 May 2025	10/06/2025	Decision Issued

LA04/2024/1869/F	The Edge, 48-52 York Street, Belfast, BT15 1AS	Temporary Change of Use of 92 No. Student Bedrooms to Short Term Let Accommodation	LOC	01-Nov-24	C	18/03/2025	19	12	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement
LA04/2024/0626/F	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Erection of 104no. social rented residential units (comprising a mix of General Social Housing and Category 1 over 55's accommodation) across two detached blocks [ranging between 3 and 5 storeys], landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works	MAJ	17-Apr-24	C	18/03/2025	47	12	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement
Page 13 LA04/2022/1046/F	18 Annadale Avenue Belfast BT7 3JH	Proposed demolition of existing building and construction of a residential development consisting of 14 No. units (9 No. apartments within a three storey building and 5 No. two storey terraced dwellings) with associated landscaping and car parking (amended description).	LOC	04-May-22	C	15/04/2025	153	8	No Issue Date	Decision To Be Issued		10/06/2025	Deferred for Further Viability Information regarding options to retain original building
LA04/2024/0675/F	The Arches Centre 11-13 Bloomfield Avenue, Belfast, BT5 5AA	Change of Use of first and second floor to 39 No. apartments; extension to second floor for 6 No. apartments and erection of new third floor for 19 No. apartments (all social housing dwellings, 64 No. in total), and ancillary/associated works. Solar panels on roof (amended plans and description).	MAJ	13-May-24	C	15/04/2025	48	8	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement

LA04/2024/1385/F	Olympic House, Titanic Quarter, 5 Queens Road, Belfast, BT3 9DH	Amendment to planning permission Z/2013/0931/F to permit occupation for Class B1(a) office and/or Class B1(c) research and development. (amended description and information)	MAJ	09-Aug-24	C	15/04/2025	35	8	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting Section 76 Agreement
LA04/2025/0239/F	21a Cyprus Avenue, Belfast, BT5 5NT	Renewal of LA04/2019/2651/F - Demolition of existing garage, carport, porch and roof to dwelling. Single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level and associated site works.	LOC	13-Feb-25	C	15/04/2025	8	8	4	Permission Granted	14 May 2025	10/06/2025	Decision Issued
LA04/2025/0240/DCA	21a Cyprus Avenue, Belfast, BT5 5NT	Renewal of LA04/2019/2628/DCA - Demolition of existing garage, carport, porch and roof to dwelling.	LOC	11-Feb-25	C	15/04/2025	9	8	4	Consent Granted	14 May 2025	10/06/2025	Decision Issued
LA04/2025/0305/F	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Section 54 application to amend condition 8 of planning approval LA04/2023/3778/F relating to the submission of foul and surface water drainage details.	MAJ	20-Feb-25	C	15/04/2025	7	8	No Issue Date	Decision To Be Issued		10/06/2025	Awaiting issuing
LA04/2024/2131/F	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Section 54 planning application to revise the wording of the planning condition numbers 13 and 15 (Relating access gradient and visibility splays) of planning approval LA04/2023/3778/F.	MAJ	31-Jan-25	C	15/04/2025	10	8	5	Permission Granted	20 May 2025	10/06/2025	Decision Issued

LA04/2024/0058/F	68 Fortwilliam Park, Belfast BT15 4AS	Demolition of existing 31 no. bed private nursing home and erection of 20 no. sheltered housing units (3 storey building) for the elderly; warden accommodation; communal facilities; landscaping; car parking and site works.	LOC	20-Dec-23	C	13/05/2025	72	4	No Issue Date	Decision To Be Issued		10/06/2025	Outstanding consultation
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<b>Subject:</b>	LA04/2023/2890/F Erection of 43 social housing units at Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurry – use of Financial Developer Contribution
<b>Date:</b>	17 <sup>th</sup> June 2025
<b>Reporting Officer(s):</b>	Kate Bentley, Director of Planning and Building Control
<b>Contact Officer(s):</b>	Ed Baker, Planning Manager (Development Management)

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

<b>Call-in</b>	
<b>Is the decision eligible for Call-in?</b>	<b>Yes</b>

<b>1.0</b>	<b>Purpose of Report or Summary of Main Issues</b>
1.1	To Committee is asked to note the intended use of the Financial Developer Contribution secured through planning application LA04/2023/2890/F, which granted planning permission for the erection of 43 social housing units on lands on and adjacent Christ the Redeemer Parish Hall, Lagmore Drive, Dunmurry.
1.2	It is proposed that the Developer Contribution (£27,140) is used towards the funding of a permanent building for the Lagmore Youth Project located within the grounds of the Christ the Redeemer Church.
<b>2.0</b>	<b>Recommendation</b>
2.1	The Committee is asked to note the report.

<b>3.0</b>	<b>Main Report</b>
	<b><u>Background</u></b>
3.1	At its 27 <sup>th</sup> March 2024 meeting, the Committee resolved to grant planning permission for 43 social housing units on lands on and adjacent Christ the Redeemer Parish Hall, Lagmore Drive, Dunmurry, subject to conditions and a Section 76 planning agreement (LA04/2023/2890/F).
3.2	The Section 76 planning agreement was required to secure the following: <ul style="list-style-type: none"> <li>• 100% social housing;</li> <li>• open space management;</li> <li>• green travel measures; and</li> <li>• financial developer contribution which should be used to mitigate the impacts of the development and shall be flexible in terms of how it was used to mitigate the loss of community facility and/or loss of open space.</li> </ul>
3.3	The Committee delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, use of the financial developer contribution and to deal with any other issues that might arise provided that they were not substantive.
3.4	The planning permission was subsequently issued on 11 <sup>th</sup> April 2024 following the completion of the Committee call-in process and Section 76 planning agreement.
	<b><u>Financial Developer Contribution</u></b>
3.5	The Section 76 planning agreement secured a range of planning obligations, listed at paragraph 3.2, including the payment of a Financial Developer Contribution of £27,140.
3.6	The purpose of the Developer Contribution is to mitigate either the loss of open space and/or loss of community facility resulting from the development. The assessment of these issues, including planning policy context, are set out at paragraphs 5.12 to 5.20 of the Addendum Report to the 27 <sup>th</sup> March Planning Committee (see <b>Appendix 1</b> ).
3.7	The Developer Contribution was paid to the Council very shortly after the permission was issued. The approved development is currently under construction.
	<b><u>Use of the Financial Developer Contribution</u></b>
3.8	Officers have since been exploring the options for the use of the Developer Contribution. The original officer recommendation, set out in the appended Addendum Report, was for the monies to be used towards improving open space on lands at Twinbrook as part of the mitigation for the loss of open space (paragraph 5.16 of the Addendum Report). This included improvements to the access; boundary treatment; bins; lighting etc. The context for this recommendation was Policy OS1, which relates to the protection of open space
3.9	In considering the application, the Committee was also concerned about the loss of the parish hall as a community facility, having regard Policy CI1, which relates to protection of community infrastructure, and representations received in relation to this point.
3.10	The Committee therefore gave delegated authority to officers regarding how the Developer Contribution will be used, either to mitigate the loss of open space and/or community infrastructure.

3.11	<p>As reported in the Addendum Report, the parish hall was previously occupied by the Girl Guides and 'Little Saints Out of School' (after school and holiday club). Representations received to the application raised concerns about the loss of the parish hall community infrastructure for these groups. It is understood that the Girl Guides have since made alternative accommodation arrangements.</p> <p><u>Little Saints Out of School Club</u></p>
3.12	<p>Officers have been in dialogue with the Out of School Club and Church about the potential use of the Developer Contribution to help finance a mobile unit within the grounds of the Christ the Redeemer Church, which the Out of School Club would then occupy. It has in the meantime temporarily relocated to premises on Mosside Road, Derriaghy (approximately 2 miles / 6 minutes drive from their original premises at the parish hall, application site). It is keen to relocate back to the site to serve the locality as well as improve child capacity.</p>
3.13	<p>Officers advise that using the Developer Contribution towards a mobile unit for occupation by the Out of School Club would be complex. Firstly, it would only part fund the mobile unit with the remainder owned by the Out of School Club, a private business. The Developer Contribution would potentially have to be transferred to the Church as landlord and various restrictions imposed on the use of the monies, including how it would be paid back to the Council in the event that the Out of School Club business ended or relocated elsewhere. Other likely clauses would be to prescribe a minimum size and specification for the mobile unit, its maintenance and upkeep and making it availability to other community groups. The requirement for the Out of School Club to share the mobile unit with other groups could be logistically challenging because of the nature of the Out of School Club's facilities. It is also recognised that the Out of School Club is a private business, albeit one that provides a valuable service to the local community.</p> <p><u>Lagmore Youth Project</u></p>
3.14	<p>The Planning Service has been approached by Councillor Joe Duffy who has suggested an alternative use of the Developer Contribution to help fund a new permanent building for the Lagmore Youth Project. This group is currently based in temporary marquee accommodation within the grounds of the Church and is seeking a permanent building there.</p>
3.15	<p>The Lagmore Youth Project is described as providing a dedicated youth-led initiative committed to fostering leadership, resilience, and cross-community engagement among young people in this part of the city. The project offers structured programmes that support personal and social development through mentoring, peace-building activities, volunteering, and international service learning. With a strong emphasis on inclusion, good relations, and social justice, Lagmore Youth Project equips young people with the skills, confidence, and experience necessary to contribute positively to their communities and society as a whole.</p>
3.16	<p>The new building would provide a permanent base for youth work activities, after schools, parenting programmes as well as community cohesion while ensuring long-term sustainability and growth. It would include flexible activity rooms for workshops, training, and mentoring sessions; social space for informal engagement and relationship-building; office and meeting spaces to facilitate planning and professional support services; and outdoor areas designed to complement youth programmes and recreational activities.</p>
3.17	<p>The Lagmore Youth Project has submitted a planning application to the Council for the new youth centre building, which remains undetermined pending consideration of further information (LA04/2024/0496/F).</p>

3.18	The estimated total cost of the new building is £250k with £40k already understood to have been secured. The proposal would be to use the £27,140 Developer Contribution towards the funding of the building. The remainder of the funding is expected to come from a number of other sources including the Council, Community Regeneration as well as the Department for Communities and other external sources.
3.19	The Lagmore Youth Project states that the new building is expected to be completed within 3 years, subject to the granting of planning permission and securing funding. It is important that the Developer Contribution is committed and spent in a timely manner because the Section 76 planning agreement requires any monies that have not been committed or spent to be returned to the developer within 7 years (i.e. by March 2031). In order to minimise the risk of the Developer Contribution being returned (either whole or in part), it is recommended that appropriate provision is made for the return to the Council of any uncommitted or unspent monies with the suggestion that the allocation of the Developer Contribution reviewed at an appropriate juncture (for example within 5 years, i.e. by March 2029).
3.20	It is considered that the use of the Developer Contribution towards the funding of permanent accommodation for the Lagmore Youth Project would be appropriate and simpler than the alternative option of part funding the mobile unit for the Out of School Club and potentially other community groups for the reasons stated.  <u>Other options for use of the Developer Contribution</u>
3.21	No suitable alternative options have been identified for use of the Developer Contribution to mitigate the loss of community infrastructure.
3.22	There remains the option to utilise the Developer Contribution for mitigating the loss of open space by improving the open space at Twinbrook. However, those lands are approximately 1.2 miles from the application site, whereas use of the monies for the Lagmore Youth Project would provide mitigation immediately adjacent the site, therefore, there is greater correlation between the impacts of the approved development and its mitigation.  <u>Recommendation</u>
3.23	Having regard to the above assessment, it is proposed that the Developer Contribution is used to support the funding of a new permanent building for the Lagmore Youth Project.
3.24	Whilst officers have delegated authority in respect of the use of the Developer Contribution, it is considered appropriate to set out the proposal to the Committee to ensure that it is content.
3.25	The Committee is asked to note the report and provide any additional comments should it wish to do so.
<b>4.0</b>	<b>Financial &amp; Resource Implications</b>
4.1	No significant impacts identified.
<b>5.0</b>	<b>Equality or Good Relations Implications / Rural Needs Assessment</b>
5.1	None identified.
<b>6.0</b>	<b>Appendices – Documents Attached</b>
	<b>Appendix 1 – Copy of Addendum Report to 27<sup>th</sup> March 2024 Planning Committee</b>

## Appendix 1 – Addendum Report to 27<sup>th</sup> March Planning Committee

ADDENDUM REPORT	
<b>Committee Date:</b> 27 <sup>th</sup> March 2024	
<b>Application ID:</b> LA04/2023/2890/F	
<b>Proposal:</b> Proposed demolition of existing buildings and erection of a housing development comprising of 43No. social housing units including dwellings and apartments (Cat 1), car parking, landscaping including an equipped children's play area, and all associated site and access works.	<b>Location:</b> Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurray, BT17 0TG
<b>Referral Route:</b> Paragraph 3.8.2 of the Scheme of delegation where a representation has been received which conflicts with the Planning Officer's recommendation	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b> Newpark Developments (NW) Ltd 72-74 Omagh Road Dromore Co. Tyrone BT78 3AJ	<b>Agent Name and Address:</b> Donna Lyle Hamilton House, 3 Joy St, Belfast BT2 8LE
<b>Background:</b>  This application was due to be discussed at the 19 <sup>th</sup> March 2024 Committee, however, it was deferred for a Committee Site Visit. The Site Visit is scheduled to take place on 26 <sup>th</sup> March.  The application is reported back to the Committee following the Site Visit. This report should be read in conjunction with the report to the 19 <sup>th</sup> March Committee, appended.  <b>Recommendation</b>  Having regard to the development plan and other material considerations, the proposal is considered, on balance, acceptable.  It is recommended that planning permission is granted subject to conditions and an appropriate mechanism to secure the development as social housing, open space management, green travel measures and Financial Developer Contribution.  Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and mechanism, and deal with any other issues that arise, including consideration of the outstanding DfI Roads consultation, provided that they are not substantive.	

## Development Management Report

Summary	
<b>Committee Date:</b> 19 <sup>th</sup> March 2024	
<b>Application ID:</b> LA04/2023/2890/F	
<b>Proposal:</b> Proposed demolition of existing buildings and erection of a housing development comprising of 43No. social housing units including dwellings and apartments (Cat 1), car parking, landscaping including an equipped children's play area, and all associated site and access works.	<b>Location:</b> Christ the Redeemer Parish Hall and lands immediately north and west of Christ the Redeemer Church, Lagmore Drive, Dunmurray, BT17 0TG
<b>Referral Route:</b> Paragraph 3.8.2 of the Scheme of delegation where a representation has been received which conflicts with the Planning Officer's recommendation	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b> Newpark Developments (NW) Ltd 72-74 Omagh Road Dromore Co. Tyrone BT78 3AJ	<b>Agent Name and Address:</b> Donna Lyle Hamilton House, 3 Joy St, Belfast BT2 8LE
<b>Executive Summary:</b>  This application relates to Christ the Redeemer Parish Hall and lands immediately north and west of Lagmore Drive. The application seeks full planning permission for demolition of existing buildings and erection of a housing development comprising 43 social housing units including dwellings and apartments (Cat 1), car parking, landscaping including an equipped children's play area, and all associated site and access works.  The key issues for consideration of the application are set out below. <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Protection of open space</li> <li>• Loss of community infrastructure</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and placemaking</li> <li>• Impact on the heritage assets</li> <li>• Climate change</li> <li>• Residential quality and impact on amenity</li> <li>• Provision of new open space</li> <li>• Access and transport</li> <li>• Environmental protection</li> </ul>	

- Flood risk and drainage
- Waste-water infrastructure
- Natural heritage
- Section 76 planning agreement

There are no objections from statutory consultees. A further response is awaited from DfI Roads in relation to the amended Private Streets Determination (PSD) drawing.

98 objections have been received. These are set out in the main report.

The proposal would provide valuable social housing for which there is a significant unmet need in this part of West Belfast. The loss of open space under Policy OS3 and loss of a community facility under Policy CI1 are considered, on balance, acceptable given the substantial community benefits derived through the provision of the social housing and provision of a Financial Developer Contribution for improving open space facilities in the area. The design of the proposed housing is considered acceptable. Sufficient parking would be provided, and the proposal would not be detrimental to highway safety.

### **Recommendation**

Having regard to the development plan and other material considerations, the proposal is considered, on balance, acceptable.

It is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement to secure the development as social housing, open space management, green travel measures and Financial Developer Contribution.

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, including consideration of the outstanding DfI Roads consultation, provided that they are not substantive.

## DRAWINGS AND IMAGERY

### Site Location Plan:



### Site Layout Plan:





**Proposed Elevations Detached Houses:**



**Proposed Elevations Semi-detached Houses:**



**Proposed Elevations Apartments:**



**CGI:**



<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	The site is located immediately west of Lagmore Drive and Christ the Redeemer Parish Hall, south of Nos 3-27 Lagmore Meadows and east of Nos 37-55 Lagmore Meadows, Belfast. The site is generally flat with a gradual fall towards its western boundary. Other than existing buildings on site it is generally grassland which has been cleared of vegetation, with more dense vegetation located to its south western boundary. A watercourse runs along the western boundary of the site which has been culverted.
1.2	The surrounding area is predominately residential and characterised by two storey detached and semi-detached properties located at Lagmore Meadows, Lagmore Drive, and Lagmore Downs located to the north and east of the site, respectively. Immediately south of the site is Christ the Redeemer Church and beyond the church is Christ the Redeemer Primary School.
1.3	The current buildings on the site include the Church Hall and a temporary building to the rear of it. They currently provide community facilities for the local Girl Guides and a childcare/after schools club, 'Little Saints out of School'. The building benefits from ample parking spaces to facilitate the current uses.
1.4	The site is located approximately 7 miles from Belfast City Centre and has easy access to various local amenities and services via walking, cycling, and public transport. Within 400m of the site there are 8 bus stops, including the G1 Glider route which is available on the Stewartstown Road.
1.5	<b>Description of Proposed Development</b> The application seeks full planning permission for demolition of existing buildings and erection of a housing development comprising of 43 social housing units including dwellings and apartments (Cat 1), car parking, landscaping including an equipped children's play area, and all associated site and access works.
1.6	The scheme is on the 2023/24 NIHE social housing programme. However, satisfactory amended plans were not submitted until 13 <sup>th</sup> March 2024 following issues first raised by the Planning Service in May 2023 then November 2023.
<b>2.0</b>	<b>PLANNING HISTORY</b>
2.1	Relevant planning history is summarised below. <ul style="list-style-type: none"> <li>• <b>S/2009/0906/F- Proposed new replacement church and associated car parking, 134 spaces in church ground and 50 spaces at primary school adjoining the church site to replace the existing church and removal of temporary buildings on completion. Permission granted.</b></li> </ul>

3.0	<p><b>PLANNING POLICY</b></p>
3.1	<p><b>Development Plan – operational policies</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy SP1A – Managing growth and supporting infrastructure delivery  Policy SP2 – Sustainable development  Policy SP3 – Improving health and wellbeing  Policy SP5 – Positive placemaking  Policy SP6 – Environmental resilience  Policy SP7 – Connectivity  Policy SD2 – Settlement Areas  Policy HOU1 – Accommodating new homes  Policy HOU2 – Windfall housing  Policy HOU4 – Density of residential development  Policy HOU5 – Affordable housing  Policy HOU6 – Housing Mix  Policy HOU7 – Adaptable and accessible accommodation  Policy CI1 – Community infrastructure  Policy DES1 – Principles of urban design  Policy RD1 – New residential development  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 OS1 – Protection of open space  Policy OS3 - Ancillary open space  Policy TRE1 – Trees  Policy NH1 – Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Affordable Housing and Housing Mix  Residential Design  Placemaking and Urban Design  Sustainable Urban Drainage Systems  Transportation  Trees and Development</p>

	<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> <p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other Material Considerations</b>  Developer Contribution Framework (2020)  <i>Belfast Agenda</i> (Community Plan)</p>
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p><b>DfI Roads</b> – final response outstanding to confirm the acceptability of the PSD drawings.</p> <p><b>DfI River</b> – no objection subject to conditions.</p> <p><b>DAERA</b> – no objection subject to conditions.</p> <p><b>NI Water</b> – No objection.</p>
4.2	<p><b>NIHE</b> – supports the proposal, accepting the principle of a full social housing scheme.</p> <p><u>Non-Statutory Consultees</u></p> <p><b>Planning Service Plans &amp; Policy Unit</b> – refer to main assessment.</p> <p><b>Planning Service Urban Design Officer</b> – concerns raised about some aspects of the design of the proposal, which are addressed in the main assessment.</p> <p><b>Environmental Health</b> – no objection subject to conditions.</p>
4.3	<p><b>Shared Environmental Services (SES)</b> – no objection subject to conditions.</p> <p>Whilst consultees may have in some cases referred to the no longer extant Planning Policy Statements in their consultation responses, the substance of those policies remains sufficiently similar in the Plan Strategy so as not to require the consultees to re-evaluate the proposal in the context of the Plan Strategy.</p>

4.4	<b><u>Representations</u></b>
4.5	<p>The application has been advertised in the newspaper and neighbours notified.</p> <p>Ninety-eight objections have been received from residents within the immediate area. Concerns are raised about the following issues:</p> <ul style="list-style-type: none"> <li>• Traffic and congestion</li> <li>• Parking</li> <li>• Parking used by parents for school drop off will be removed</li> <li>• Child safety with regards to traffic</li> <li>• Anti-social behaviour</li> <li>• Area densely populated</li> <li>• Sewage capacity</li> <li>• Loss of privacy</li> <li>• Loss of after school's club through demolition of hall</li> <li>• Girl Guides can no longer use the existing hall</li> <li>• Impact on flora and fauna</li> </ul>
4.6	A further email was received on from the owner/operator of Little Saints out of School stating that that the developer has asked them to vacate the church hall building on 7 <sup>Th</sup> April. They state that as it stands the childcare facility currently do not have a space to go to facilitate approximately 100 children.
5.7	These issues are addressed within the planning assessment section of the report.
5.0	<b>PLANNING ASSESSMENT</b> <p><b>Main Issues</b></p>
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>• Protection of open space</li> <li>• Loss of community infrastructure</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and placemaking</li> <li>• Impact on the heritage assets</li> <li>• Climate change</li> <li>• Residential quality and impact on amenity</li> <li>• Provision of new open space</li> <li>• Access and transport</li> <li>• Environmental protection</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Natural heritage</li> <li>• Section 76 planning agreement</li> </ul>

	<p><b>Development Plan Context</b></p>
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 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above.</p> <p><u>Proposals Maps</u></p>
5.6	<p>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>
5.7	<p>Belfast Urban Area Plan 2001 – the site is un-zoned “white land”.</p>
5.8	<p>Belfast Metropolitan Area Plan 2015 (2004) – the site is located within the development limit and is ‘un-zoned’ or “white land”. To the west of the site there is a local Landscape Policy Area (LLPA) ‘Lagmore’ (ML 17).</p>
5.9	<p>Belfast Metropolitan Area Plan 2015 (v2014) – the site is located within the development limit and is ‘unzoned’ or “white land”.</p>



	<p><b><u>Principle of housing in this location</u></b></p>
5.10	<p>Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan-period. This includes a total of 2,000 windfall homes. The proposal comprises windfall housing and so Policy HOU2 applies. Policy HOU2 requires windfall housing to be delivered on previously developed land – only part of the site is previously developed land with the remainder open space. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below.</p> <ul style="list-style-type: none"> <li>a. <b>The site is suitable for housing</b> – the site is located within a residential area. Consideration of the loss of open space and a community use are discussed below. Subject to consideration of those issues, the proposal is considered to suitable for housing.</li> <li>b. <b>The location is accessible and convenient to public transport and walking cycle infrastructure</b> – the site is located approximately 7 miles from Belfast City Centre and has easy access to various local amenities and services via walking, cycling, and public transport. Within 400m of the site there are eight bus stops, including the G1 Glider route which is available on the Stewartstown Road. The proposal is considered to satisfy this criterion.</li> <li>c. <b>Provision is made for any additional infrastructure required as a result of the development</b> – suitable infrastructure is considered to be in place other than the requirement for enhanced off-site open space to help mitigate for the loss of open space from the site. This is discussed in the following section of the report.</li> </ul>
5.11	<p>The proposal largely complies with Policy HOU2 although the entire site is not previously developed land – part of the site is open space and this is considered in the following section of the report. Subject to consideration of the loss of open space and community facility below, the site is considered an acceptable location in principle for new housing.</p> <p><b><u>Protection of open space</u></b></p>
5.12	<p>Policy OS3 states that development resulting in the loss of open space on lands specifically identified for these uses in the LDP will only be considered in exceptional circumstances where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.</p>
5.13	<p>Part of the site has previously been developed to provide a church hall with associated temporary buildings and car parking. Aside from these elements, there are open areas that currently appear to be unmanaged scrub areas generally located to the rear (north and west) of a palisade fence that crosses to the rear of the operational church. There is a smaller unmanaged open space area to the rear of the temporary buildings that is also proposed to be developed.</p>



5.14	Irrespective of their current condition, all areas of open space close to the western and northern boundaries of the site and to the rear of the temporary buildings are considered to be protected open space. In this regard, the Plan Strategy defines 'open space' as: <i>'...all open space and ancillary facilities of recreational, amenity or environmental value, including land and water bodies, irrespective of ownership or access. This includes a wide range of types of open space, such as amenity open space, natural and semi-natural spaces. etc'</i> . Approximately half of the site is considered open space and there is a policy presumption against its loss.
5.15	The proposal is for the provision of 100% social housing. A consultation response from Northern Ireland Housing Executive advises that there is a strong demand especially for family homes in the social housing sector within the Lagmore area (see Affordable Housing section of the report). The provision of Category 1 apartments for the elderly population offers the opportunity for households to move to more appropriate accommodation for their needs and in turn further support further provision of their previous homes to those in need.
5.16	In addition, as identified during the PAD process, the applicant has been requested to provide a Financial Developer Contribution for improving open space in the local area as part of the mitigation for the loss of open space from the site. An area of land at Twinbrook to the east has been identified by the Council's Landscape and Development team as benefiting from improvements including improvements to the access; boundary treatment; bins; lighting and so forth. It considers that those lands serve the wider locality and is a route to the east side of the A512 and Upper Dunmurry. The applicant has agreed to make a financial Developer Contribution of £27,500 towards these improvements (this sum will need to be index linked to the date of the Committee) and would need to be secured by means of a Section 76 planning agreement.
5.17	It is considered that the delivery of this quantum of social housing, in combination with the Financial Developer Contribution to improve open space amenity in the locality, would bring substantial community benefits that decisively outweigh the loss of open space, compliant with Policy OS1.
	<b><u>Loss Of Community Infrastructure</u></b>
5.18	Policy CI1 outlines a policy presumption against the development of existing community infrastructure or lands identified for such use for alternative uses. Proposals for alternative uses will require to demonstrate that the existing facility/designated site is no longer required and that alternative arrangements are in place to ensure no significant diminution of community infrastructure provision.
5.19	Lagmore Church Hall and the other associated buildings which are to be demolished as part of the proposal are currently occupied by the Girl Guides and 'Little Saints Out of School' which is a childcare facility/after school club. The applicant has stated that the developer, Newpark, has agreed to let the Girl Guides and childcare facility continue to make use of the hall until a determination has been made on the application. It is the applicants understanding that the Girl Guides have opportunity to access the other hall facilities on the Church site next door to the development proposal but are currently investigating potential use of

	the community forum building next door. The Childcare provider have apparently also been offered land adjacent to the Church by the Diocese for the establishment of the childcare facility.
5.20	<p>However, no clear evidence has been provided that alternative arrangements for the Girl Guides and childcare facility are in place. It is clear from the objection from the childcare provider that a need for the community building remains. The proposal is therefore contrary to Policy CI1. Notwithstanding, taking into account the substantial community benefit of social housing provision as a result of this application, and in the planning balance, it is considered that this outweighs the loss of the above community uses.</p> <p><b><u>Housing density</u></b></p>
5.21	Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations.
5.22	<p>The site is located within outer Belfast and therefore, the average density band of 25-125 dwellings per hectare (dph) for Outer Belfast Character Area applies. Given the site area of around 1 ha, the proposed density equates to 41dph, demonstrating that it would make effective use of land. The density of the proposal is considered in keeping with the general character of the area and the proposal is considered to accord with Policy HOU4.</p> <p><b><u>Affordable housing</u></b></p>
5.23	<p>Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing. Therefore, the proposal is required to deliver at least 9 affordable homes (rounded up). The scheme seeks full permission for 43 social housing units, meeting the policy requirement.</p> <p><i>Tenure</i></p>
5.24	<p>However, the application is a 100% social housing scheme and the Affordable Housing and Housing Mix SPG seeks to avoid mono-tenure housing of this scale in the interests of sustainable and balanced communities. Notwithstanding, paragraph 4.4.14 of the SPG states that larger mono-tenure schemes (such as that proposed) may be considered having regard to the following considerations:</p> <ul style="list-style-type: none"> <li>• <i>‘The level of social housing need in the vicinity of the site and the availability of land to address such needs;</i></li> <li>• <i>The wider tenure and characteristics of an area, in order to minimise large areas of single tenure social housing; and</i></li> <li>• <i>Whether a scheme is proposed as ‘shared housing’</i></li> </ul>
5.25	<p>Dealing with the first criterion, NIHE supports the application, citing a significant unmet need in Belfast. NIHE advises that the housing needs assessment shows an unmet social housing need of 784 social housing units for Outer West Belfast. As of March 2023, there were 770 households in housing stress. NIHE has confirmed that the proposal is on its 2023/24 social housing programme.</p>

	<p>However, it has been advised that the application has been significantly delayed by the delays in the applicant providing satisfactory amended plans.</p>
5.26	<p>Turning to the second and third criteria, there is already significant social housing in the immediate area and there is no evidence that the proposal is for shared housing. The proposal would therefore unlikely contribute to a sustainable and balanced community. Nevertheless, regard is had to NIHE's support for the proposal and that the scheme includes a large number of family homes for which there is a particular need in this location. Furthermore, regard is had to the longevity of the application, which was submitted in March 2023, prior to adoption of the Plan Strategy, and preceded by a Pre-Application Discussion (PAD) submitted in December 2021. Having regard to these factors, and on balance, the proposed tenure mix is considered acceptable.</p> <p><b><u>Housing mix</u></b></p>
5.27	<p>Policy HOU6 applies. It requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis, taking account of:</p> <ul style="list-style-type: none"> <li>a. Up to date analysis of prevailing housing need in the area;</li> <li>b. The location and size of the site;</li> <li>c. Specific characteristics of the development; and</li> <li>d. The creation of balanced and sustainable communities.</li> </ul>
5.28	<p>The requirement for a mix of house types will not apply to single apartment developments such as the proposed apartments. In such cases, the housing mix will be considered acceptable through greater variety in the size of units.</p>
5.29	<p>The proposal is considered to represent a reasonable housing mix with 1, 2 and 3 bedroom units, including family homes, which are welcomed in particular given the unmet need for larger social housing units. NIHE is supportive of the housing mix. Having regard to these factors, the proposed housing mix is considered acceptable.</p> <p><b><u>Adaptable and accessible accommodation</u></b></p>
5.30	<p>Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The applicant has provided evidence that these criteria are satisfied.</p>
5.31	<p>The policy also requires that at least 10% of units in residential developments of 10 units or more are wheelchair accessible and provides an additional nine criteria (g. to o.) with which these units should accord. The proposal includes 5 wheelchair accessible units (over 10%) wheelchair units, including 2 apartments and 3 houses as set out at Appendix 1. It is considered that the proposal complies with the additional nine criteria g. to o. Policy HOU7 is therefore satisfied.</p>

	<p><b><u>Design and placemaking</u></b></p>
5.32	<p>The proposal has been assessed against the SPPS, and Policies SP5, DES1 and RD1. Policies SP5 and 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.</p> <p><i>Housing Units:</i></p>
5.33	<p>The proposed layout is considered to be reflective of similar developments within the surrounding area and would not appear incongruous when viewed within the street scene. The layout follows the linear arrangement seen to the north and west of the site along Lagmore Meadows. There are a mix of detached and semi-detached dwellings, with both front and rear gardens, and associated parking with each dwelling. The associated material primarily comprises buff facing brick (stretcher and stack bond) alongside white framed windows with cills, which is reflective of those properties within the wider context.</p>
5.34	<p>The proposed height of the semi-detached dwellings is approximately 5.13m to the eaves and 7.70m to the ridge. The proposed height of the detached dwellings is approximately 5.15m to the eaves and 8.80m to the ridge. Each of the dwellings benefits from rear back gardens enclosed by timber fencing. To the front of each of the sites there are driveways to the side and front gardens with metal railings for a sense of enclosure and security. There is an exception of parking to the front of plots 18-21, however, on balance this is considered acceptable due the provision of green spaces and landscaping between each plot to minimise hardstanding.</p> <p><i>Apartments:</i></p>
5.35	<p>The proposed height of the apartment block is approximately 11.41m. The materials are to match those of the dwellings. Concerns were originally raised by officers in relation to overdevelopment, poor outlook and parking. Following negotiations with the applicant, amendments have been received, which overcome these concerns. The apartment building has been moved from the north-eastern boundary to increase the separation distance to 3.7m with the existing church site boundary. This has in turn resulted in the provision of windows and a more appropriate outlook for the apartments proposed on this part of the site.</p>
5.36	<p>The proposed parking layout has been amended to further increase green space and planting along the north facing elevation. Private defensible space has been provided for the ground floor apartments in the form of 1m high galvanised metal railing and low-level box hedging introduced to define defensible space. A green wall is proposed between the boundary of the church site and application site which is welcomed, however, further details are awaited. This can be dealt with by way of condition.</p>

5.37	<p>Following revisions, the design and layout of the proposal is considered acceptable, having regard to Policies SP5, DES1 and RD1, and relevant provisions of the SPPS.</p> <p><b><u>Climate change</u></b></p>
5.38	<p>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. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.</p>
5.39	<p>The proposal includes various sustainable design features which seek to mitigate and adapt to environmental change. These measures include the orientation of all units to optimise solar gain, light and ventilation. Large windows openings have been introduced within facades to help flood internal spaces with natural light where achievable. Trickle vents are also incorporated into the windows to provide the required background ventilation calculations for each unit, and the overall scheme has been developed and based on the 'fabric first' approach, with 125mm cavities and high-quality full fill wall insulation proposed. Air tightness will be maximised across the units in line with Design Stage SAP Calculations and attenuation systems will be provided to control the flow of storm water from the site. These measures can be secured by condition.</p>
5.40	<p>Policy ENV2 seeks to re-use existing buildings where possible for environmental reasons. The proposal involves demolition of the existing church hall; this is considered acceptable in this case because of the overriding benefits of delivering social housing.</p>
5.41	<p>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.</p>
5.42	<p>Whilst the proposal is not considered fully compliant with Policy ENV5, regard is had to the importance of progressing the application which is on the 2023/24 NIHE social housing programme and that further details of SuDS can be secured by way of condition.</p> <p><b><u>Residential quality and impact on amenity</u></b></p>
5.43	<p>Policies DES1 and RD1 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. They also highlight that planning permission will be granted for proposals which create a quality and sustainable residential environment.</p>

5.44

There is a separation distance of over 20m from Units 1 to 18. From Units 19 to 23 the separation distance is between 17.5m to 19.5m to Lagmore Meadows. The rear gardens will benefit from timber fencing and tree planting along the boundary with Lagmore Meadows which will alleviate any concerns regarding overlooking or loss of privacy. The separation distances and location of the proposed houses also ensure there will be no loss of light or overshadowing onto neighbouring properties. The apartment block has been sited to ensure no issues relating to dominance or overlooking occur. It is considered that the design, layout and separation distances proposed are acceptable and would not impinge on residential amenity via overlooking, dominance, loss of light or overshadowing.

5.45

*Creating Places* advocates external private amenity space of between 10 and 30 sqm per residential unit for apartment buildings. The amenity space for the private amenity space associated with the apartments provides 41.65 sqm on average per dwelling. This is greater than the 10-30sqm recommended within *Creating Places*. Given the characteristics of the proposal and site, this is considered acceptable.

5.46

In terms of the houses, the gardens of Units 18, 19, 20 and 23 are below the space standards in *Creating Spaces* of 70 sqm. The garden sizes of these units are shown in the table overleaf. However, given the overall average garden size of 86 sqm, which exceeds the standard, together with the benefits of the scheme, on balance, the smaller garden size of these units is considered acceptable.

**Houses**

Location	Accommodation	Size (sqm)
Plot 18	3P2B	58.13
Plot 19	3B2B	59.75
Plot 20	3P2B	64.71
Plot 23	5P2B	54.85
<b>TOTAL</b>		<b>1.978.12</b>
<b>AVERAGE</b>		<b>86 sqm</b>

Garden space standards

***Space standards:***

5.47

The proposed residential units for both the housing units and apartments are in accordance with the minimum space standards as set out in Appendix C of the Plan Strategy.

5.48

It is considered that the proposal meets the requirements of Policies RD1 and DES1.



	<b><u>Provision of new open space</u></b>
5.49	Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.
5.50	Furthermore, planning permission will only be granted for proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development.
5.51	Approximately 10% of the total site area would be public open space provision for the enjoyment of future residents. This includes a children's playpark and a linear path which is throughout the site. Both elements are incorporated into the design of the development. It should be noted that an equipped play park is not a policy requirement for schemes of this scale and so its provision is welcomed.
5.52	The proposal complies to Policy OS3.
	<b><u>Access and transport</u></b>
5.53	In relation to Policy TRAN1, the site is a reasonably accessible location with access to public transport and local amenities. Cycle parking is to be provided for the apartment development.
5.54	Policy TRAN 2 states that the design of new developments must take account of the specific needs of people with disabilities and others whose mobility is impaired. The proposal includes ease of access to reserved parking within the housing units. Within the apartment units, there are disabled parking spaces. The application is considered to be compliant to Policy TRAN 2.
5.55	Policy TRAN4 states that planning permission for development proposals with significant travel generating uses will require a travel plan. The application is supported by a travel plan, which sets out a range of measures and targets aimed at promoting sustainable travel within the development. The travel plan and green travel measures would be secured by means of a Section 76 planning agreement. The travel plan measures are considered acceptable having regard to Policy TRAN4 and DfI Roads have conditioned that the development shall operate in accordance with the Travel Plan.
5.56	In relation to Policy TRAN6, DfI Roads is satisfied that parking on-street is unlikely to have a significant impact on the local road network in terms of traffic and road safety. The means of access to the development would be safe.

5.57	Turning to Policy TRAN 8, it is considered that adequate parking has been provided for the proposal. There are two spaces per dwelling apart from Units 19 and 20 which have one space. This is considered satisfactory. The apartment units have been provided with 16 spaces, including 2 disabled parking bays. Although this provision is not 1:1, DfI Roads has offered no objections to the provision of parking. It is considered adequate given the location and choice of other transport modes available and the Travel Plan, which will promote alternative forms of transport to the use of private cars.
5.58	The design of the car parking is considered satisfactory and compliant with Policy TRAN10.
5.59	DfI Roads offers no objection to the proposal, which is considered acceptable with regards to highway safety, traffic progression and parking. However, confirmation is awaited from DfI Roads on the acceptability of very recent amendments to the Private Streets Determination (PSD) drawing – delegated authority is sought to deal with this point. The proposal is considered acceptable having regard to Policies TRAN1, TRAN 2, TRAN4, TRAN6, TRAN 8 and TRAN 10.
	<b><u>Environmental protection</u></b>
5.60	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.
5.61	Environmental Health (EH) has advised that contamination risks can be dealt by way of conditions. It has not raised any concerns with regards to air quality or noise. Having regard to the advice from EH, the proposal is considered compliant with Policy ENV1.
	<b><u>Flood risk and drainage</u></b>
5.62	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.
5.63	DfI Rivers has reviewed the submitted Drainage Assessment which indicates that flood risk to and from the development will be appropriately managed. DfI Rivers, while not being responsible for the preparation of the Drainage Assessment, accepts its logic and has no reason to disagree with its conclusions.



5.64	<p>DfI Rivers offer no objection, provided that there is a suitable maintenance strip in place up to 10m where considered necessary – DfI Rivers acknowledges a working strip for the culvert is to be retained. The proposal is considered to comply with Policy ENV4.</p> <p><b><u>Waste-water infrastructure</u></b></p>
5.65	<p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water offers no objection, advising that there is available capacity at the Wastewater Treatment Works and suitable network capacity. The proposal is acceptable having regard to Policy SP1Aa of the Plan Strategy.</p> <p><b><u>Natural heritage</u></b></p>
5.66	<p>Policy NH1 relates to the protection of natural heritage resources.</p>
5.67	<p>A consultation was sent to DAERA Natural Environment Division (NED) regarding protected badger setts. A response from NED has confirmed that they are content that the plans show no works occurring within the 25m protection zones and is therefore content that the proposed development is unlikely to significantly impact the local badger group. NED advises that a condition should be attached to the decision notice. NED is also content with the assessment of the bat roosting potential of the buildings proposed to be demolished. It notes that should evidence of roosting bats be found during works, all must stop and advise should be sought from NIEA Wildlife Team. An informative will be added to the decision notice to this effect.</p>
5.68	<p>NED notes that some vegetation may require removal and advises that the vegetation on the site may support breeding birds. All wild birds and their nests are protected. NED therefore advises that any removal of buildings/structures and vegetation on site should be undertaken outside the bird breeding season which occurs from 1st March to 31<sup>st</sup> August or checked by a suitably qualified ecologist with protective measures undertaken if any active nest is found.</p>
5.69	<p>Subject to appropriate conditions, the proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.</p> <p><b><u>Section 76 planning agreement</u></b></p>
5.70	<p>If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable.</p> <ul style="list-style-type: none"> <li>• Social housing – to require the delivery of all 43 residential units as social housing as part of the off-set for the loss of open space and community facilities;</li> <li>• Management of the open space, play equipment and common parts of the site;</li> <li>• Travel Plan and green travel measures;</li> <li>• Financial Developer Contribution of £27,581 (index linked) towards enhanced open space amenities in the area.</li> </ul>

<b>6.0</b>	<b>Recommendation</b>
6.1	The proposal would provide valuable social housing for which there is a significant unmet need in this part of West Belfast. The loss of open space under Policy OS3 and loss of a community facility under Policy CI1 are considered, on balance, acceptable given the substantial community benefits derived through the provision of the social housing and provision of a Financial Developer Contribution for improving open space facilities in the area. The design of the proposed housing is considered acceptable. Sufficient parking would be provided, and the proposal would not be detrimental to highway safety.
6.2	It is recommended that planning permission is granted.
6.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, subject to final comments from DfI Roads, and deal with any other matters that arise, provided that they are not substantive.
7.0	<p><b>DRAFT CONDITIONS:</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 or roofing materials 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.  The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works.  The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials.  Reason: In the interests of the character and appearance of the area.</li> <li>3. No development or works shall commence (including site clearance and site preparation) unless protection zones, which are clearly marked with posts joined with hazard warning tape, have been provided around each badger sett entrance at a radius of 25 metres as shown on Drawing number 02B published to the Planning Register on 26 October 2023. No works, vegetation clearance, disturbance by machinery, dumping or storage of materials shall take place within the protection zones without a Wildlife Licence has been obtained from DAERA NIEA. The protection zones shall be retained and maintained in accordance with the requirements of this condition until all construction activity has been completed on site.  Reason: To safeguard badgers, a protected species.</li> </ol>

4. The development hereby approved shall not be occupied unless a scheme for the provision of play equipment to be provided as part of the open space have been submitted to and approved in writing by the Council. The play equipment shall be implemented in accordance with the approved details prior to occupation of the development and retained as such at all times.

Reason: To ensure that appropriate provision is made for children's play equipment.

5. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, has been submitted to and approved in writing by the Council. The scheme shall include a programme for implementation of the works and proposals for future maintenance and management. The development shall not be carried out unless in accordance with the approved SUDS scheme, which shall be retained as such thereafter.

Reason: To ensure sustainable drainage of the development, having regard to Policy ENV4 of the Belfast LDP Plan Strategy 2035. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

6. Notwithstanding the submitted details, no development shall commence unless final details of climate change measures to mitigate and adapt to climate change, including those relating to the design of the building and SuDS, have been submitted to and approved in writing by the Council. The development shall not be occupied unless the climate change measures have been implemented in accordance with the approved details. The climate change measures shall be retained in accordance with the approved details at all times.

Reason: To mitigate and/or adapt to climate change.

7. 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

Reason: In the interests of the character and appearance of the area.

8. Notwithstanding the submitted details, the development hereby permitted shall not be occupied until details of boundary walls including the living wall, fences or other means of enclosure have been submitted to and approved in writing by the Council. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.

Reason: In the interests of the character and appearance of the area and amenity.

9. The development hereby approved shall not be occupied until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.

Reason: To ensure adequate car parking within the site.

10. No development shall commence on site (other than that required to fulfil this condition) unless the new access has been provided in accordance with the approved plans. The access shall be retained in accordance with the approved plans at all times.

Reason: To ensure safe and convenient access to the development.

11. No development shall commence on site (other than that required to fulfil this condition) unless the visibility splays have been provided in accordance with the approved plans. Within the visibility splays, there shall at no time be obstruction to visibility above 250mm as measured from ground level.

Reason: To ensure safe and convenient access to the development.

12. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory and safe means of access.

13. 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.

## APPENDIX 1

### Space standards

#### **Housing:**

Table 1

<b>Accommodation Type</b>	<b>Specialised Housing Type</b>	<b>Size per unit (Sqm)</b>	<b>Number of Units</b>
5 person 3 bedroom house	Wheelchair accessible	130.9sqm	3
5 person 3 bedroom house	General needs	93.46sqm	8
3 person 2 bedroom house	General needs	74.48sqm	12
<b>Total</b>			<b>23</b>

#### **Apartments :**

Table 2

<b>Accommodation Type</b>	<b>Specialised housing type</b>	<b>Size per unit (Sqm)</b>	<b>Number of Units</b>
3 person 2 bedroom apartments	Cat 1 Wheelchair accessible	86.73sqm	1
3 person 2 bedroom apartment	Cat 1	61.35sqm	16
2 person 1 bedroom apartment	Cat 1	65.16sqm	2
2 person 1 bedroom apartment	Cat 1 Wheelchair accessible	53.41sqm	1
<b>Total</b>			<b>20</b>

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Addendum Report 1	
<b>Committee Meeting Date:</b> 17 <sup>th</sup> June 2025	
<b>Application ID:</b> LA04/2024/0714/F	
<b>Proposal:</b> Change of use from Dwelling to Short term let (retrospective)	<b>Location:</b> 3 Broadway Link, Belfast, BT12 6EX
<b>Referral Route:</b> Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by Elected Member (Cllr Gary McKeown)	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Josef Bederna 3 Broadway link Belfast bt12 6ex	<b>Agent Name and Address:</b> Matthew Johnson P J Design 2a Bridge Street LISBURN
<b>Valid Date:</b> 17/01/24	
<b>Target Date:</b> 01/05/24	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<p><b>Background</b></p> <p>This application was first taken to Planning Committee on the date 13<sup>th</sup> May 2025. However, was deferred for a site visit that took place on Wednesday 4<sup>th</sup> June 2025. The nature of the Short Term Letting was discussed, with a room shown on the floor plan as permanent residential use.</p> <p>This report should be read in conjunction with the original Committee report, appended.</p> <p><b>Recommendation</b></p> <ol style="list-style-type: none"> <li>1. Having regard to the development plan and other material considerations, and for the reasons set out in the previous reports, the proposal is considered acceptable.</li> <li>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 matters that arise prior to issuing the decision, provided that they are not substantive.</li> </ol> <p><b>DRAFT CONDITIONS</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. The short-term let accommodation hereby permitted may not operate unless the bedroom as annotated on Drawing 01a is occupied by a person as their primary permanent residence, evidence of this should be submitted within one month of the date of this permission. For the avoidance of doubt the annotated bedroom shall not be occupied as a second home or short term let accommodation. The Owner will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with.</li> </ol>	

Reason: To maintain and increase the sustainable housing stock in the city, to support cohesive communities and to minimise the risk of adverse effects on nearby uses.

3. Within one month of the date of this permission a management plan should be submitted and agreed with the council. The Management Plan shall provide for servicing arrangements, waste storage and collection, laundry, procedures for dealing with anti-social behaviour, code of conduct and complaints, guest capacity and management contacts. The short-term let accommodation shall not be occupied or operate unless in accordance with the approved Management Plan.

Reason: In the interest of residential amenity.

**DRAFT INFORMATIVES:**

1. This decision relates to the following approved drawing numbers:  
01a – Site Location Plan, Site layout and Plans




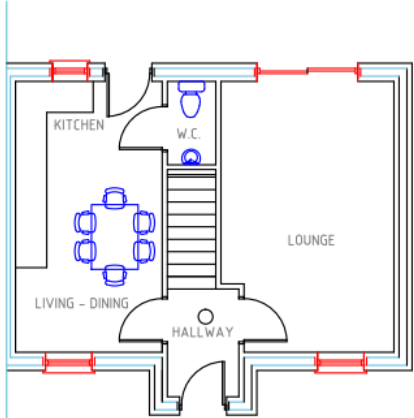
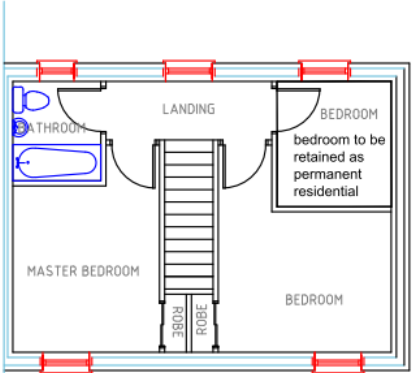
## Development Management Report Committee Application

Summary	
<b>Committee Date:</b> 13 <sup>th</sup> May 2025	
<b>Application ID:</b> LA04/2024/0095/F	
<b>Proposal:</b> Change of use from Dwelling to Short term let accommodation (retrospective)	<b>Location:</b> 3 Broadway Link, Belfast, BT12 6EX
<b>Applicant Name and Address:</b> Josef Bederna 3 Broadway Link, Belfast, BT12 6EX	<b>Agent Name and Address:</b> Matthew Johnson P J Design 2a Bridge Street LISBURN
<b>Referral Route:</b> Paragraph 3.8.1 of the Scheme of Delegation – request to be reported to Planning Committee by Elected Member (Cllr Gary McKeown)	
<b>Date Valid :</b> 17/01/24	
<b>Target Date:</b> 01/05/24	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  <p>The application seeks retention of a change of use from dwelling to short term let accommodation.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>Principle of a change of use to short term let at this location</li> <li>Protection of existing residential accommodation</li> <li>Character, Design &amp; Appearance</li> <li>Impact on Amenity</li> <li>Impact on established residential area</li> </ul> <p>The application was requested to be called in for the following reasons;</p> <p>“existing use as a short-term let without permission, the degree of community concern within this residential community, the reports below regarding the management to date of the property, and the existing express concern of the council of the impact of short-term lets in residential areas in close proximity to the city centre”</p> <p>Dfi Roads has offered no objection.</p> <p>61 letters of objection have been received, including a petition.            2 letters of support have been received.</p> <p>All representations and associated issues have been fully considered in the assessment of the proposal.</p> <p>The proposal complies with policy HOU3 and HOU13 of the Belfast Local Development Plan. The dwelling is not located within an HMA and retains permeant residential use on the site. It will not impact negatively on existing residential amenity, strengthens and diversifies short term let accommodation, is located close to public transport and within walking distance of a tourist attraction. Appropriate management arrangements will be sought via planning condition.</p>	

**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 they are not substantive.

Planning Report	
Site Location Plan and Floor Plans	
	  <p>GROUND FLOOR PLAN</p>  <p>FIRST FLOOR PLAN</p>
1.0	<b>Characteristics of the Site and Area</b>
1.1	The site is situated at 3 Broadway Link, Belfast, BT12 6EX, a two storey semi-detached dwelling finished in red brick. To the rear of the site there is a small yard which provides storage for bins. The surrounding area is predominantly residential and is characterised by semi-detached red brick dwellings.
1.2	The site is located on un-zoned land in the draft Belfast Metropolitan Area Plan 2015 (dBMAP). The dBMAP zonings are currently still material until such time when the Local Polices Plan is formally adopted by Belfast City Council which will complement the now adopted Belfast Local Development Plan – Plan Strategy 2035 which was formally adopted on 2 <sup>nd</sup> May 2023.
	<b>Description of Proposal</b>
1.3	Retrospective change of use from dwelling to short term let accommodation

2.0	<b>Planning Assessment of Policy and Other Material Considerations</b>
2.1	<b>Site History</b>  No relevant planning history
3.1	<b>Planning Policy Framework</b>
3.2	Belfast Local Development Plan – Plan Strategy 2035 Policy HOU3 Policy HOU13 Policy DES1 Policy SP4 Strategic Planning Policy Statement for Northern Ireland
4.0	<b>Consultations and Representations</b>  <b>Statutory Consultations</b>
4.1	DFI Roads – No Objection  <b>Representations</b>
4.2	<p>The application has been advertised in local press and the relevant neighbours have been notified. The council received 61 letters of objection, 2 letters of support and 1 petition with 3 signatures. The key issues have been outlined below;</p> <ul style="list-style-type: none"> <li>• Incorrect ownership certificate completed</li> <li>• Inadequate Car parking</li> <li>• Proximity to tourist attraction</li> <li>• Out of Character</li> <li>• Waste Management</li> <li>• Security concerns</li> <li>• Noise and disturbance</li> <li>• Impact on community cohesion</li> <li>• Pest Control</li> <li>• Impact on available social housing/residential housing</li> <li>• Contrary to transfer deed agreement</li> <li>• Impact on rent and house prices</li> </ul>
4.3	<b>Case Officer Response</b>
4.4	<b>Incorrect ownership certificate completed</b> The Council became aware that the applicant did not own the property and leased it from their landlord. After correspondence with the agent and applicant a new application form was submitted to the Council on Monday 7 <sup>th</sup> April with the correct certificate completed.
4.5	<b>Inadequate Car Parking</b> Several objectors raised concerns about parking and congestion. The Council therefore consulted with DFI Roads, and no objection was raised. The Council also note that the application site is within close proximity to a number of transport links, with the closest bus stop

	being 0.1 miles away. This helps promote sustainable travel for visitors to the proposed short term let and will reduce reliance on the private car.
4.6	<p><b>Proximity to tourist attraction</b></p> <p>A tourist attraction is understood to be a place of interest that tourists visit, typically for its inherent or an exhibited natural or cultural value, historical significance, natural or built beauty, offering leisure and amusement. For the purposes of this policy, close proximity is defined in paragraph 7.1.85 of the Plan Strategy as walking distance, which is generally accepted as 1200 metres or 15-minute walking distance/time (which derives from the document “Institute of Highways and Transportation’s- Guidelines for Providing Journeys on Foot). This would mean that Windsor Stadium would be within reasonable walking distance from the application site.</p>
4.7	<p><b>Out of Character</b></p> <p>Objectors have stated that a short term let is not in keeping with the character of the area. The area was declared an ‘Urban Renewal Area’ (URA) in May 2008, triggering £100m of regeneration money which resulted in 580 homes knocked down and replaced with 270 new-build homes. Policy HOU3 of the Belfast Local Development Plan is in place to ensure that existing residential accommodation is protected. As the proposed short term let retains permanent residential use on the site it would be considered complementary to the surrounding residential uses and the proposed change of use is not considered to be out of keeping with the residential character of the area.</p>
4.8	<p><b>Waste Management</b></p> <p>Due to the absence of a management plan, the BCC planning have added a draft condition that will ensure the short-term let accommodation, if approved, shall not be occupied or operated unless a Management Plan has been submitted to and approved in writing by the Council. This management plan will include waste storage and collection information. If this is not adhered to by the applicant, they will be in breach the condition and potentially subject to enforcement action.</p>
4.9	<p><b>Security Concerns</b></p> <p>The proposed use is residential in nature and does not represent an intensification of use. The retention of permanent residential use (secured via condition) should in itself discourage any anti-social behaviour.</p>
4.10	<p><b>Nosie and Disturbance</b></p> <p>As stated above the retention of permanent residential use at the site should discourage anti-social behaviour. Ultimately any unacceptable noise levels or general disturbance would be a matter initially for Belfast City Council Environmental Health Department. A management plan will also be conditioned, the development will be managed in accordance with the approved plan, and this will include general behaviour of occupants and promotion of good practice.</p>
4.11	<p><b>Impact on Community Cohesion</b></p> <p>The Council support development that maximises opportunities to build strong, cohesive communities and that makes a positive contribution to good relations. This means considering how all communities may be affected by a development and ensuring that proposals help to improve community cohesion... where diverse groups of people are able to live and work in a safe, healthy and inclusive environment. The proposed short term let will in its very nature encourage diversification in the area.</p>
4.12	<b>Non-material planning considerations</b>

	<p>The issues below, all raised in submitted objections, are not considered material planning considerations and fall outside the remit of planning. The Council would therefore not make any comments on these matters.</p> <ul style="list-style-type: none"> <li>• Pest Control</li> <li>• Impact on available social housing/residential housing</li> <li>• Contrary to transfer deed agreement</li> <li>• Increase rents and house prices</li> </ul>
5.0	<p><b>Planning Assessment</b></p> <p><b><u>Main Issues</u></b></p>
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 a change of use to short term let at this location</li> <li>• Protection of existing residential accommodation</li> <li>• Character, Design &amp; Appearance</li> <li>• Impact on Amenity</li> </ul> <p><b><u>Development Plan Context</u></b></p>
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> <p><b><u>Operational Policies</u></b></p>
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> <p><b><u>Proposals Maps</u></b></p>
5.6	<p>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.</p>
5.7	<p><b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white land”.</p>

5.8	<b>Belfast Metropolitan Area Plan 2015 (2004)</b> – the site is un-zoned “white land”.
5.9	<b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is un-zoned “white land”.
	<b>Principle of change of use to short term let at this location</b>
5.10	The proposal seeks planning permission for a retrospective change of use from a dwellinghouse (C1 use class) to a short-term holiday let (Sui Generis use class).
5.11	Paragraph 7.1.19 of the Belfast Local Development Plan – Plan Strategy states that “short-term holiday accommodation falls outside of the residential use class”. Short-term let accommodation is commercial in nature and occupants change regularly, between 1–90-days. It is deemed an alternative form of tourist accommodation.
5.12	As the application site is distinguished as a dwelling house within an established residential area, key policy considerations are set out in HOU3 and HOU13 of the LDP. The final paragraph of policy TLC3: Overnight visitor accommodation, stipulates that proposals for holiday self-catering apartments, serviced apartments, or short term holiday lets will be considered under the short term let policy HOU13.
5.13	The proposal has been assessed against Policy HOU3 of the LDP – ‘Protection of existing residential accommodation’. Policy HOU3 has a general presumption in favour of the retention of residential stock for permanent occupation within Established Residential Areas. Appendix B provides the definition of an Established Residential Area as “residential neighbourhoods dominated by a recognisable form of housing styles with associated private amenity space or gardens.” The definition goes on to state that <i>“Within Belfast City, established residential areas often display a clear spatial structure. Building forms, plot sizes and shapes are sometimes similar with a well-defined pattern of local development. Properties may exhibit comparable design styles including common architectural detailing and treatments, and areas of both public and private amenity space can share an identifiable character. The overall spatial structure is often delineated by a clear network of streets and roads.”</i>
5.14	It is considered that the application site does fall within an established residential area, identified by a clear spatial structure with similar building forms, plot sizes and design styles. Policy HOU3 is therefore engaged and states that within Established Residential Areas planning permission will be granted for a change of use of existing dwellings for other uses where: <ul style="list-style-type: none"> <li>a. It is considered complementary to surrounding residential uses and will not result in any adverse effects on existing residential amenity; or</li> <li>b. The proposal is for community infrastructure considered necessary within the residential area. Criterion (b) does not apply given the proposal is not for community infrastructure.</li> </ul>
5.15	Paragraph 7.1.19 recognises that the focus of the policy is on ensuring a suitable supply of permanent residential accommodation for future residents of Belfast, and there is a risk that the use of permanent homes or apartments to provide short-term holiday accommodation could erode the sustainable supply of housing stock in the city. It is therefore considered that as this short term let retains permanent residential use (secured via condition), it is complementary to the surrounding residential uses in this location and the proposed change of use would be in compliance with criterion (a).
5.16	The proposal has also been assessed against Policy HOU13 of the LDP – ‘Short-term let accommodation’. The policy states:

5.17	<p>Policy HOU13 includes six criteria (a. – f.) which must be met for planning permission to be granted for a change of use to short-term let accommodation.</p> <p><i>Criterion (a) of HOU13 – The proposal strengthens and diversifies the range of short-stay visitor accommodation in the city.</i> As the proposal adds an additional use to the area and offers more affordable self-catering accommodation for tourists and families visiting the city it is considered to comply with this criterion.</p> <p><i>Criterion (b) of HOU13- . It is accessible by public transport</i> The site is located approximately 0.1 miles from Donegall Avenue bus stop. Broadway Link is serviced by public transport bus services and bus stop facilities. On balance the distance to public transport provision is considered reasonable and it is therefore considered that the proposal would satisfy this criterion.</p> <p><i>Criterion (c) of HOU13 - It is sited within an existing tourism cluster or in close proximity to a visitor attraction</i> The applicant has not provided a list of attractions they consider to be within close proximity to the application site. However, BCC Planning note that Windsor Park is located approximately 0.4 miles from the application site. Having considered all the attractions in close proximity, it is concluded that the site is located within an existing “tourism cluster”, or “in close proximity” to a visitor attraction. The proposal therefore satisfies criteria c. of HOU13.</p> <p><i>Criterion (d) of HOU13. All proposals must demonstrate the ability to manage accommodation satisfactorily, the requirement for formal management plans will be judged on a case-by-case basis.</i> The applicant has not provided a management plan to the council for consideration. However, if approved, a management plan will be secured via planning condition prior to occupation (as a short term let). This condition is detailed below:</p> <p><i>“The short-term let accommodation hereby permitted shall not be occupied or operated unless a Management Plan has been submitted to and approved in writing by the Council. The Management Plan shall provide for servicing arrangements, waste storage and collection, laundry, procedures for dealing with anti-social behaviour, code of conduct and complaints, guest capacity and management contacts. The short-term let accommodation shall not operate unless in accordance with the approved Management Plan.</i></p> <p>Therefore, the Council deem that the proposal meets criteria d. of HOU13.</p> <p><i>Criteria (e) of HOU13. The site is not located within a designated HMA (see policy HOU10), unless it can be demonstrated that the development is needed to meet a specific unsatisfied demand in that location</i> The application site does not fall within a designated Housing Management Area (HMA) and therefore satisfies this criterion.</p> <p><i>Criteria (f) of HOU13. In the case of a change from permanent residential use, part of the property must be retained as permanent residential housing.</i> The current lawful use is as a permanent residential dwelling. This criterion requires that part of the existing property is retained as permanent residential housing. For the purposes of this policy the unit of occupation should be considered as the individual planning unit such as the house or apartment unless a smaller planning unit can be distinguished both functionally and physically. The proposal satisfies criterion f. as part of the property has been retained as permanent residential housing. Drawing 01a uploaded to the public planning portal on 29/04/25 indicates</p>
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	<p>that one of the three bedrooms will be retained as permanent residential, therefore satisfying criterion f of HOU13.</p> <p><b>Character, Design &amp; Appearance</b></p> <p>5.18 This proposal seeks to regularise the change of use of the existing residential dwelling to a short-term holiday let.</p> <p>5.19 As this proposal involves no extensions or alterations to the principal building, there are no concerns from a design and appearance perspective. This element is therefore compliant with DES1 of the LDP.</p> <p><b>Impact on Amenity</b></p> <p>5.20 <i>As discussed above Criterion (d.) of HOU13. Requires that all proposals (for short term let accommodation) must demonstrate the ability to manage accommodation satisfactorily.</i> Although it has been acknowledged that the applicant has not provided a management plan to the council for consideration, one will be secured via planning condition prior to occupation, should planning approval be forthcoming.</p> <p>5.21 Notwithstanding the management of the property, the proposed use is residential in nature and does not represent an intensification. The retention of permanent residential use (secured via condition) should also, in itself, discourage any anti-social behaviour.</p> <p><b>Recommendation</b></p> <p>6.0 Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>6.1 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 they are not substantive.</p> <p>6.2 All representations and associated issues have been fully considered in the assessment of the proposal.</p> <p>6.3 The proposal complies with policy HOU3 and HOU13 of the Belfast Local Development Plan. Where it protects existing residential amenity, strengthens and diversifies short term let accommodation, located close to public transport, within walking distance from a tourist attraction, appropriate management arrangements, not located within an HMA and retains permeant residential use.</p>
<p><b>1.0</b></p> <p><b>2.0</b></p>	<p><b>Conditions</b></p> <p>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>The short-term let accommodation hereby permitted may not operate unless the bedroom as annotated on Drawing 01a is occupied by a person as their primary permanent residence, evidence of this should be submitted within one month of the date of this permission. For the</p>

3.0	<p>avoidance of doubt the annotated bedroom shall not be occupied as a second home or short term let accommodation. The Owner will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with.</p> <p>Reason: To maintain and increase the sustainable housing stock in the city, to support cohesive communities and to minimise the risk of adverse effects on nearby uses.</p> <p>Within one month of the date of this permission a management plan should be submitted and agreed with the council. The Management Plan shall provide for servicing arrangements, waste storage and collection, laundry, procedures for dealing with anti-social behaviour, code of conduct and complaints, guest capacity and management contacts. The short-term let accommodation shall not be occupied or operate unless in accordance with the approved Management Plan.</p> <p>Reason: In the interest of residential amenity.</p>
	<p><b>ANNEX</b></p> <p><b>Date Valid</b> 17/01/2024  <b>Date First Advertised</b> 16/02/2024  <b>Date Last Advertised</b> N/A</p>

## Development Management Report

Summary	
<b>Committee Date:</b> 17 <sup>th</sup> June 2025	
<b>Application ID:</b> LA04/2024/2044/F	
<b>Proposal:</b> Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions	<b>Location:</b> Lands at 39 Corporation Street, Belfast, BT1 3BA
<b>Referral Route:</b> Application for Major development	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b> Corporation Street Properties Limited 1 Linfield Road Belfast	<b>Agent Name and Address:</b> TSA Planning 20 May Street Belfast BT1 4NL
<b>Date Valid:</b> 05.12.2024	
<b>Target Date:</b> 03.07.2025	
<b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer	
<b>Executive Summary:</b>  <p>This application relates to lands at 39 Corporation Street, Belfast. Full planning permission is sought for the erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions.</p> <p>The application follows a detailed Pre-Application Discussion (PAD) process.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of PBMSA in this location</li> <li>• Design and placemaking</li> </ul>	

- Impact on heritage assets
- Impact on amenity
- Climate change
- Open space
- Access and transport
- Health impacts
- Environmental protection
- Flood risk and drainage
- Waste-water infrastructure
- Natural heritage
- Waste management
- Section 76 planning agreement
- Pre-Application Community Consultation

The site is located within the northern part of the City Centre and is a highly accessible location for new PBMSA development within walking distance of the new Ulster University campus. The application is supported by satisfactory evidence of need for the proposal.

The proposed building is considered to be of a high-quality design, appropriate to its location, which will regenerate a site which currently contains a vacant office building.

DfI Rivers, DfI Roads, Belfast City Airport, Historic Environment Division DAERA: Water Management Unit and DAERA: Regulation Unit were consulted and had no objections subject to conditions. NI Water object due to capacity issues which is addressed in the report. Final responses from NIEA: Natural Environment Division (NED) and Shared Environmental Services (SES) are awaited and delegated authority is sought to resolve same. Environmental Health (EH) responded and requested further points of clarification which have been provided. A final response is awaited and delegated authority is sought to resolve this.

Five letters of support have been received which are detailed in the main report.

### **Recommendation**

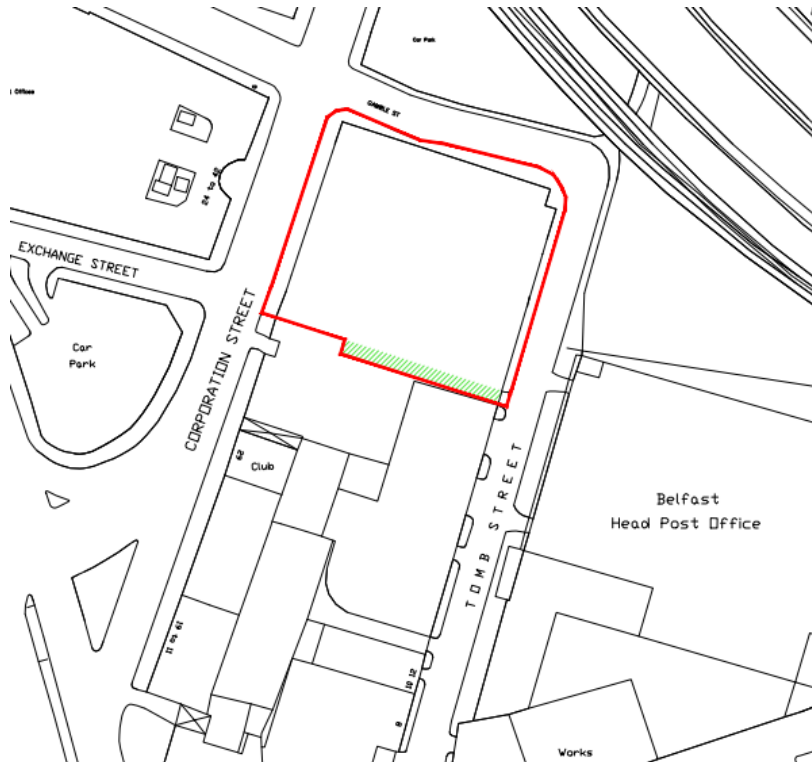
Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement and deal with any other issues that arise, including resolving final responses from EH, NIEA: NED and SES provided that the issues are not substantive.

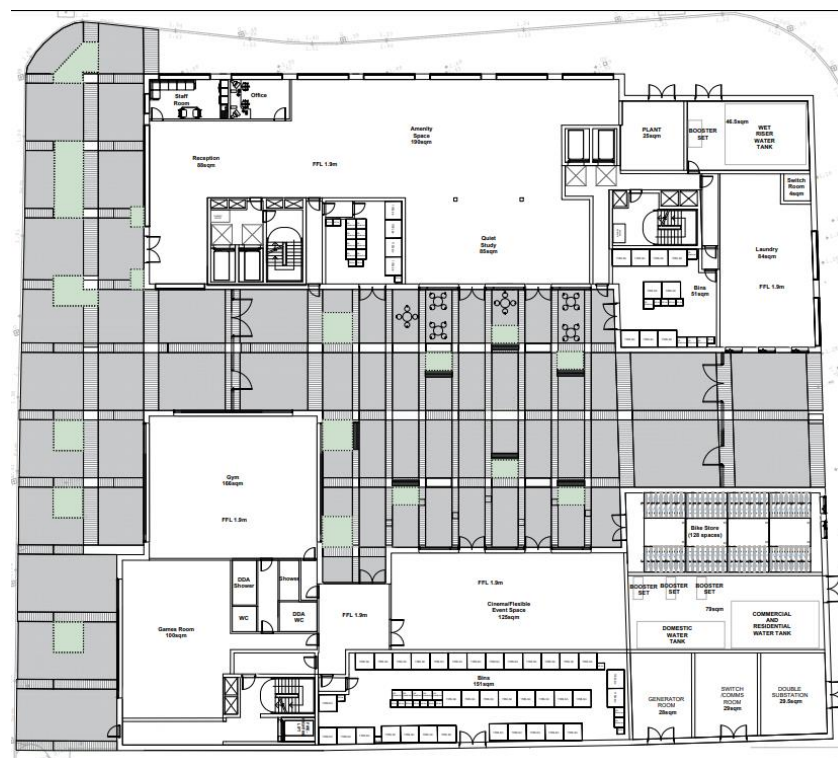
## Case Officer Report

### DRAWINGS AND IMAGERY

#### Site Location Plan:



#### Proposed Ground floor:



## Proposed Corporation and Tomb Street Elevations:



## Proposed Gamble Street Elevations





CGIs:





1.0	<b>Characteristics of the Site and Area</b>
1.1	This application site comprises 39 Corporation Street which is a vacant office development constructed c.1990. The site is one of the most recognisable buildings within the northern part of the city centre with critical views primarily from Corporation Street, Dunbar Link and the M3 Lagan Bridge.
1.2	The site is approximately 0.3 hectares (ha) in size and relatively flat. The subject lands also include a surface level car park (c.50 spaces) located to the north of the building towards Gamble Street. Immediately east of the site is the head office for Royal Mail including car parking for postal vans. South and west of the site is dominated by car parking (surface level and multi storey). The lands to the south and Tomb Street Car Park are to be demolished and consent has been given for the construction of 298 no. build to rent apartments in a 19-storey building (planning reference LA04/2021/2016/F). This was approved by Planning Committee in January 2024 however the Decision Notice is still to be issued.
1.3	The surrounding area has benefitted from significant regeneration over recent years, with Ulster University and Belfast Harbour being the main catalyst for this change. This includes the 'City Quays' developments (both constructed and approved) in addition to the main Ulster University Campus and other Purpose Built Managed Student Accommodation. The collective of new buildings is transforming this part of the north city.



<p>1.4</p> <p>1.5</p> <p>1.6</p>	<p><b>Description of Proposed Development</b></p> <p>The application seeks full planning permission for the erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions.</p> <p>The proposed building would measure 64.8m at its highest point, not including roof plant. The building heights range from 9-20 storeys across three blocks of development. The stepped approach to the building breaks the built form and provides visual interest.</p> <p>The application follows a detailed Pre-Application Discussion (PAD) process.</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p><b>RELEVANT PLANNING HISTORY</b></p> <p>LA04/2024/0881/PAN – 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. 39 Corporation Street, Belfast, BT1 3BA Acceptable (10th June 2024)</p> <p>LA04/2021/2016/F - Demolition of existing multi-storey car park and the erection of 298no. build for rent apartments (19 storey) including ground floor commercial unit (A1/A2), car/cycle parking provision along with associated development. (Further information received) 21-29 Corporation Street &amp; 18-24 Tomb Street Belfast Permission Granted at BCC Planning Committee January 2024</p> <p>LA04/2016/2357/F - Change of use of part of ground floor from office to job centre. Replacement of ramp for DDA access, and new public entrance to front façade. 39 Corporation Street, Belfast, BT1 3BA Approved</p>
<p>3.0</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 Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas</p>

*Operational Policies:*

Policy HOU12 – Purpose Built Managed Student Accommodation (PBMSA)

Policy DES1 – Principles of urban design

Policy DES2 – Masterplanning approach for major development

Policy DES3 – Tall buildings

Policy RD1 – New residential developments

Policy BH1 – Listed Buildings

Policy BH5 – Archaeology

Policy TRAN1 – Active travel – walking and cycling

Policy TRAN2 – Creating an accessible environment

Policy TRAN4 – Travel plan

Policy TRAN6 – Access to public roads

Policy TRAN8 – Car parking and servicing arrangements

Policy TRAN9 – Parking standards within areas of parking restraint

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 HC1 – Promoting healthy communities

Policy GB1 – Green and blue infrastructure network

Policy OS3 – Ancillary open space

Policy TRE1 – Trees

Policy NH1 – Protection of natural heritage resources

Supplementary Planning Guidance

Placemaking and Urban Design

Tall Buildings

Masterplanning approach for Major developments

Sustainable Urban Drainage Systems

Transportation

Planning and Flood Risk

Residential Design

**Development Plan – zoning, designations and proposals maps**

Belfast Urban Area Plan (2001) BUAP

Draft Belfast Metropolitan Area Plan 2015 (v2004)

Draft Belfast Metropolitan Area Plan 2015 (v2014)

**Regional Planning Policy**

Regional Development Strategy 2035 (RDS)

Strategic Planning Policy Statement for Northern Ireland (SPPS)

**Other Material Considerations**

Purpose Built Managed Student Accommodation in Belfast (June 2016)

Belfast: A Framework for student housing and purpose-built student accommodation

Developer Contribution Framework (2020)

Belfast Agenda (Community Plan)

4.0	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p><b>DfI Roads</b> – no objection, recommends conditions.</p> <p><b>DfC HED</b> – no objection.</p> <p><b>DfI Rivers</b> – no objection, the proposal is not within a flood plain.</p> <p><b>DAERA: Water Management Unit</b> – standing advice and informatives</p> <p><b>DAERA: NED</b> – final response outstanding</p> <p><b>DAERA: Regulation Unit</b> – no objection subject to conditions</p> <p><b>NI Water</b> – objection</p> <p><b>Belfast City Airport</b> – No objection</p>
4.2	<p><u>Non-Statutory Consultees</u></p> <p><b>Development Plan Housing Team</b> – No objections, comments provided and set out in main report</p> <p><b>Planning Service Urban Design Officer</b> – No objection.</p> <p><b>Environmental Health</b> – Response outstanding</p> <p><b>BCC Landscape and Development</b> – no objection, unlikely significant adverse impact on the quality, character, or features of interest of the existing townscape.</p> <p><b>BCC Economic Development Unit</b> – advises that a Construction Employability and Skills Plan is required and this should be secured by a Section 76 Planning Agreement.</p> <p><b>Shared Environmental Services (SES)</b> – final response outstanding</p>
4.3	<p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified.</p> <p>Five letters of support have been received which discuss the following:</p> <ul style="list-style-type: none"> <li>• Increasing city centre footfall</li> <li>• Create investment opportunities and promote sustainable economic growth</li> <li>• Positive impact on local business community</li> <li>• Address demand for student accommodation</li> <li>• Revitalise the area</li> </ul>

<b>5.0</b>	<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 PBMSA in this location</li> <li>• Design and placemaking</li> <li>• Principle of Short Term Let in this location</li> <li>• Impact on heritage assets</li> <li>• Impact on amenity</li> <li>• Climate change</li> <li>• Open space</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>• Natural heritage</li> <li>• Waste management</li> <li>• Section 76 planning agreement</li> <li>• Pre-Application Community Consultation</li> </ul>
5.2	<p><b>Development Plan Context</b></p> <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 (“Departmental Development Plan”) remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.5	<p><u>Operational Policies</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed above.</p>
5.6	<p><u>Proposals Maps</u></p> <p>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</p>

	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” within the Development Limit.
5.8	<b>Belfast Metropolitan Area Plan 2015 (2004)</b> – The subject lands are located within the City Centre Limit as per the Belfast Urban Area Plan 2001 and BMAP 2015. Within the Belfast Urban Area Plan (BUAP) 2001 the site is identified as un-zoned land. As set out within the Belfast Metropolitan Area Plan (BMAP) 2015, the site is located within the ‘Laganside North and The Docks’ Character Area (Ref: CC 015) and borders the Cathedral Area Conservation Area to the south. The subject site is identified as un-zoned land, with no specific policy designations.
5.9	<p><b><u>Principle of PBMSA in this location</u></b></p> <p>The site is located within the urban development limit in the BUAP 2001 and both versions of dBMAP 2015. It is within the City Centre in both versions of dBMAP 2015. Policy SD3 of the Plan Strategy states that the Council will support new economic and residential development to create a compact and vibrant city centre. The proposal is consistent with this strategic policy.</p>
5.10	Policy HOU12 of the Plan Strategy relates to proposals for PBMSA and lists a number of criteria that proposals should meet, as discussed below.
5.11	<p><i>Accessibility:</i></p> <p>In locational terms, criterion a. requires that PBMSA proposals are easily accessible to higher education institution campuses by sustainable transport modes and not within established residential areas. The site is located within the city centre and is readily accessible to various pedestrian and cycle linkways to the Ulster University Campus which is approx.400m to the northwest of the site. The site is also in close proximity to public transport links including; Great Patrick Street Metro services (90m walk), Laganside Buscentre Metro and Ulsterbus services (500m walk), York Street Station (1km walk) and Grand Central Station (1.8km walk). Due to the location and nature of the proposal, the scheme will be car-free as it benefits from high levels of accessibility to public transport. The majority of trips will be by sustainable modes of transport. Further rationale is set out within the Transport Assessment Form (Arup), and the application is also accompanied with a Travel Plan Framework.</p>
5.12	Having regard to these factors, the proposal is considered to satisfy the accessibility requirements of criterion a.
5.13	<p><i>Development not within an Established Residential Area:</i></p> <p>In terms of the second part of criterion a., Appendix B of the Plan Strategy states that an Established Residential Area is ‘...normally taken to mean residential neighbourhoods dominated by a recognisable form of housing styles with associated private amenity space or gardens. These areas may include buildings in commercial, retail or leisure services use, usually clustered together and proportionate in scale to the size of the neighbourhood being served.’ Taking account of the site’s location on Corporation Street and existing vacant office building on the site and uses in the</p>

	<p>surrounding area, it is therefore not considered to fall within an established residential area in the Plan Strategy. Criterion a. is therefore satisfied.</p>
5.14	<p><i>Scale of the development:</i></p> <p>Criterion b. specifies that PBMSA proposals should consist of a minimum of 200 occupants. The proposal comprises 895 bedrooms, therefore satisfying this criterion.</p>
5.14	<p><i>Need for additional PBMSA:</i></p> <p>Criteria e. requires that proposals meet an identified need for the type of accommodation proposed, demonstrated through a statement of student housing need. The application is supported by a “PBMSA Needs Assessment Report for Belfast”. The applicant’s statement details that in 2021/22 there were 34,660 full time students and that Belfast has the 13th largest full time student population in the UK outside of London. In Belfast, the higher education institutions are Queens University (QUB), Ulster University, Stranmillis University College, St. Mary’s University College and Belfast Met the largest Further and Higher Education College in Northern Ireland. QUB and Ulster University gave a joint presentation to the Council’s City Growth and Regeneration Committee (CGRC) in December 2022. The Committee was advised that the city required a further 6,000 rooms for students by 2028/30. In addition, there was a growing demand for PBMSA over private rental sector accommodation and insufficient rooms either in the planning process or being constructed to address the shortfall. In reality, in light of the emerging trend of PBMSA accommodation being increasingly favoured over traditional house shares, the increase in the number of international students choosing to study in Belfast and the projected increase in NI school leavers seeking university places by 2030, the scale of need for student beds is likely to continue to grow beyond the previously projected 6,000 beds.</p>
5.15	<p>Lambert Smith Hampton commissioned a report into PBMSA, dated March 2024, and states that the ratio of students to PBMSA will reduce to 3.7:1 if all schemes in the pipeline were developed and that should the projected demand come to fruition, the current development pipeline would not be sufficient to meet demand. The report concluded that investor activity in the market will increase.</p>
5.16	<p>Both Queens University Belfast and Ulster University have previously stated publicly that they will require an extra 5,000 places for Northern Ireland undergraduates by 2030, due to the projected rise in the number of 18/19 year olds. We note that since this presentation by the universities in December 2022, that a further 1,508 rooms have been completed, 1,183 rooms are under construction and a further 1,903 PBMSA beds have planning consent which have not yet started construction. The Statement of Need confirm that based on our review of the development pipeline, the levels of unmet demand would still remain at over 4,329 in the event of schemes being developed. The statement of student need also confirms that there are 7,415 full-time students currently in Belfast who potentially require but are unable to access PBMSA in the current market. The following table is included in the statement of need which shows the potential unmet demand as below.</p>

5.17

**Table 1: CBRE Unmet Demand for PBMSA**

Table 15: Unmet Demand for PBSA

Demand Pool	Belfast	
Total Full-time Students (FTS)	34,660	
Less living with parent/guardian	13,530	39% of FTS
Less not in attendance	700	2% of FTS
Less living in own residence	4,080	12% of FTS
<b>Total Potential Students in the Target Market (Demand Pool)</b>	<b>16,350</b>	<b>47% of FTS</b>
Current PBSA Supply	8,935	
PBSA in the Immediate Pipeline (under construction or planning approved)	3,086	
<b>Total PBSA Supply including pipeline</b>	<b>12,021</b>	
<b>Unmet Demand</b>	<b>Excluding Pipeline</b>	<b>Including Pipeline (See Table 8)</b>
<b>Demand less Supply</b>	<b>7,415</b>	<b>4,329</b>

Source: HESA Student Record, CBRE Research, NI Planning Portal

5.18

The Council's Plans and Policy Team have been consulted on the issue of need. They provided a breakdown of Belfast City Council's annual PBMSA monitoring (as of November 2024), updated to take account of approvals in the intervening period, in comparison to CBRE's assessments. There are two additional schemes that have been granted planning permission since November 2024 that CBRE were unable to count as committed, with a combined total of 1,690 bed spaces. This raises the total combined pipeline of PBMSA developments, including those built, under construction and approved but not yet commenced to 13,771. Based on the figures in Table 15 of CBRE's report, the change in the total pipeline would reduce the total unmet demand to 2,579 bed spaces. The supply figures are summarised in table 2 below.

5.19

**Table 2: Supply figures for PBMSA accommodation in Belfast**

Existing PBMSA Developments since 2015

Project Name	Address	Beds	Operational	CBRE (Nov 24)
John Bell House	1A College Square East	413	Sep-16	413
Botanic Studios	78-86 Dublin Rd, Belfast BT2 7HP	156	Sep-17	156
Great Patrick Street	28-30 Great Patrick Street	475	Sep-18	475
Elms BT1	78 College Avenue	747	Sep-18	Inc. as part of university operated accommodation below
Elms BT2	McClintock Street	490	Sep-18	
Swanston House	41-49 Queen Street	317	Sep-18	317
123 York Street	123-137 York Street	407	Sep-19	407
Little Patrick Street	26-44 Little Patrick Street	430	Sep-20	430
101 York Street	81-107 York Street	717	Sep-21	717
Bruce Street	Little Victoria St, Bruce St & Holmes St	271	Sep-23	271
Aster House	University Rd & Botanic Avenue	253	Sep-23	253
Alma Place	18-26 Library Street	393	Sep-23	393
The Edge	48-52 York Street	307	Sep-24	307
Nelson Street	Little York Street & Nelson Place	774	Sep-24	774
Bradbury Place	30-44 Bradbury Place	156	Sep-24	156
<b>Completed as at November 2024</b>		<b>6,306</b>		<b>5,069</b>
University operated accommodation		2,629		3,866
<b>Total PBMSA in November 2024 (university and private)</b>		<b>8,935</b>		<b>8,935</b>

5.20

Pipeline – Schemes with Permission Granted

Project Name	Address	Beds	CBRE (Nov 24)
Under Construction			
	140 Little Donegall Street	724	724
QUB Dublin Road	14 Dublin Road	459	459
Catholic Chaplaincy	28-38 Elmwood Avenue	41	included below
Total Under construction		1,224	1,183
Approved (Not started) as at November 2024			
123 York Street Extension	Lands at the corner of Little York Street and Little Patrick Street	94	94
Catholic Chaplaincy	28-38 Elmwood Avenue	Included above	41
Ventry Street	41-49 Dublin Road and 3-5 Ventry Street	201	201
Olympic House	Lands to the northeast of Olympic House, east of Queen's Road and south of BMC	1,007	1,007
Fanum House	Lands comprising existing Fanum House, Norwood House and adjacent lands	560	560
Total Not started as at November 2024		1,862	1,903

5.21

Project Name

Address

Beds

CBRE (Nov 24)

Approved (Not started) since November 2024

Library Street

Library Street and Little Donegall Street

795

-

Castle Street<sup>1</sup>

Lands including and to the rear of 24-54 Castle Street, 2-6 Queen Street, 1-7 & 21 Fountain Street

895

-

Total Not started since November 2024

1,690

Total Under construction/Approved not started

4,776

3,086

5.22

The Plans and Policy Team go on to state that ‘given that total student numbers are not known for future academic years, it is acknowledged that the ratio bedspaces to future student can only ever be a prediction at best. Given this context, it seems unlikely that the existing trend for growth in international student numbers, which has been a significant driver of demand for private-sector PBMSA developments, will continue at the same rate in the future. It is also unclear to what extent the existing pipeline of PBMSA developments will be delivered to meet the existing demand. However, should everything that has been approved, alongside this proposal at Corporation Street, all be delivered in full, the likely ratio of PBMSA bed spaces to full time students will remain broadly comparable with other similar university cities’.

5.23

Having regard to these factors, it is considered that a need for the proposal is established, and that criterion e. is satisfied.

Purpose Built Managed Student Accommodation in Belfast SPG:

5.24

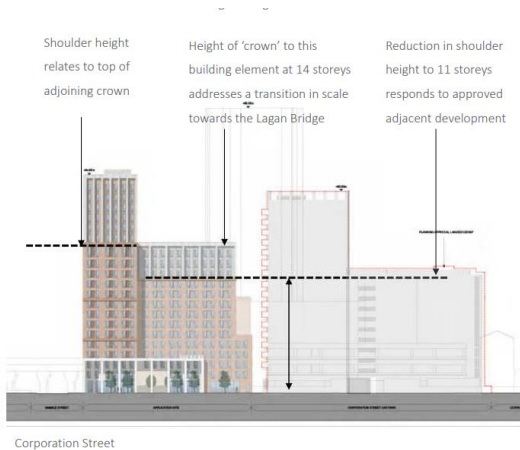
In the absence of specific planning policy at the time, in 2016 the Council published PBMSA Supplementary Planning Guidance to support the consideration of such planning applications. Updated SPG is currently the subject of public consultation and does not currently have determining weight

5.25

The 2016 SPG is material and sets out similar requirements to Policy HOU12 and other relevant policies in the Plan Strategy, covering areas such as accessibility, controlling development in established residential areas, open space, space standards, parking, waste and recycling. The Plan Strategy is the statutory Development Plan and carries greater weight than the 2016 SPG. Nevertheless, for the reasons set out in this report, it is considered that the proposal is consistent with the objectives of the guidance.



5.26	<p><i>Economic development:</i></p> <p>The Council's Economic Development Unit notes that the estimated construction cost of the development is £65 million. It is expected that approx. 88 construction jobs will be created during construction with approximately 21.5 jobs on operation. The Economic Development Unit advises that a Construction Employability and Skills Plan is required and this should be secured by a Section 76 planning agreement.</p>
5.27	<p>Having regard to the factors discussed above, the principle of PBMSA development in this location is considered acceptable.</p>
5.28	<p>The application also seeks additional use of the accommodation by further or higher education institutions outside term time. This is consistent with other PBMSA permissions across the city and would ensure that effective use is made of the building outside term and is considered acceptable as set out below.</p>
5.29	<p><b><u>Principle of Short Term Let in this location</u></b></p> <p>The building (no more than 50% of the rooms) is to be used as short term let accommodation outside of term time (namely July and August). Policy HOU13 provides 6 criteria to be met. Criteria e and f do not apply as the proposal is not within an HMA and does not involve a change of use from permanent residential use.</p>
5.30	<p>The proposed short-term use would be considered to strengthen and diversify the range of short-term accommodation in the city. The proposed location is within the city centre where the surrounding tourist accommodation is in the main provided by hotels. The proposal would strengthen the short-term range of accommodation and provide a meanwhile use outside of term time.</p>
5.31	<p>The site is highly accessible by public transport including Great Patrick Street Metro services, Laganside Buscentre Metro, Ulsterbus services, York Street Station and Grand Central Station.</p>
5.32	<p>The proposal is within close proximity to visitor attractions such as Belfast City Hall, Linen Hall Library and the Grand Opera House.</p>
5.33	<p>Appropriate management arrangements will be secured through the Section 76.</p>
5.34	<p>The short-term use is welcomed to ensure the building is in use outside of term time, the proposal complies with criteria a through d of Policy HOU13 and is considered acceptable.</p>
5.35	<p><b><u>Design and Placemaking</u></b></p> <p>The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1, DES2 and DES3 of the Plan Strategy. Policies SP5 and 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, while Policy DES3 relates to the assessment of tall buildings including any impact on the setting, character and appearance of listed buildings, conservation areas, ATCs, and historic monuments/gardens.</p>

5.36	The application follows a Pre-Application Discussion (PAD) process when issues relating to scale, height, massing and architectural treatment were discussed in detail.
5.37	<i>Scale, height and massing:</i>
5.38	The building comprises three built forms, each with varied overall heights. Along Corporation Street, the height rises from 5 to 20 storeys, along Gamble street it rises from 14 to 20 storeys and along Tomb street it is 9 to 14 storeys. The building at its highest point would measure 64.8m. Breaking up of the building forms on the site into a series of connected 'buildings' which are proportionally better balanced, create a shift in the rhythm and scale of forms as one approaches the Lagan Bridge to the north from the south.
5.39	The principle of a tall building on this site has been established through the local context and character of the site and its surrounding environment. This includes the neighbouring development Obel residential tower which is 28-storeys in height, the Royal Mail Building, the M3 Cross Harbour Bridge, the collective buildings at City Quays and the Build to Rent (BTR) scheme to the south of the development site which extends to 19-storeys along its northern edge (this application was recently approved by Committee but is yet to issue). The approved BTR scheme immediately adjacent to the site was a key consideration in the overall design for the site. The upper levels of this proposal would ensure a 5m offset from the southern boundary along Corporation Street. This is to satisfy the requirement for adequate physical separation of 10m from external balconies which are permitted in the approved BTR scheme adjacent. There will also be no development within the existing service zone. Image 3 below shows the relationship between this scheme and the adjacent 19 storey BTR approval.
5.40	<p><b><i>Image 3: Scheme read alongside adjacent application on Corporation Street</i></b></p> 
5.41	Accommodation on upper levels adjacent to the approved scheme on 21-19 Corporation Street is setback 0.6m from the lower façade to create a greater proportional balance to this wing and introduce a shoulder height which relates to the 11-storey parapet height of the adjacent approval (see coloured elevations below). Upper-level accommodation at the corner of Gamble/Corporation Street has also been setback by 0.6m. This setback is increased to 3.5m further east along Gamble Street thereby emphasising the weighting of built form at the corner location. At the Gamble Street/Tomb Street corner, upper-level accommodation steps back from the facade below by around 15m. A further 'crown' has been created along the east facing wing on Tomb Street, with upper-level accommodation stepping back from the facade below by 0.6m to create an articulated frontage.

5.42	The Council's Senior Urban Design Officer (SUDO) has no objection to the proposal, stating that <i>"the proposed scale, height and massing is considered to respond appropriately to the site's aspect and orientation. It also formally addresses its position as a bookend/termination to the existing urban block providing new frontages to the three streets which bound its perimeter"</i> .
5.43	It is considered that the scale and massing of the building are appropriate to the site and surrounding buildings.
5.44	<p><i>Architectural treatment:</i></p> <p>The proposed materials have been designed to positively reflect the site and wider context of the area. A combination of multi-tone red brick and light grey aluminium cladding panels will be the dominant finishes on the proposal to ensure neutrality to existing built structures, and those of the wider surrounds. The intent to use brickwork for the main mass of the 'blocks' is to be contrasted with the precast concrete base and aluminium clad high level 'crown's which rest on top of each block. The light-coloured tone of the aluminium and precast concrete cladding draws on the stone and rainscreen cladding systems which exist in the wider context.</p>
5.45	The proposed facades have been articulated in a way that the detail and treatment of windows will shift vertically where they appear flush on lower levels, in contrast to upper levels where their depth is revealed through the depth of recess achieved in the shared spandrel panel.
5.46	The proposed grouping of windows helps to create a hierarchy and appropriate scale to the facades. A subtle shift is proposed within each of the three 'blocks' that define the development. These include those main facades of each block where an aluminium spandrel panel is utilised between paired windows as compared to end/gable facades which utilise a recessed brick panel between paired windows. A condition is included to approve the materials ahead of construction.
5.47	<p><i>Active frontage:</i></p> <p>The main entrance to the building is located along Corporation Street and is expressed through a formal colonnade and covered external space. This is three-storey in height and provides a civic response to the urban setting and services to increase the depth of public realm along Corporation Street. Active amenity spaces have been arranged to the main street frontages and to the central courtyard space (reception, social spaces, gym, study spaces, games space, cinema / event space and laundry) which provides well connected public realm and active amenity spaces. Access to the courtyard is provided from both Corporation Street and Tomb Street which will be managed / controlled access. The detailed design of access/gates will be conditioned to ensure a high quality of design and frontage. Accommodation has been planned to encircle the external landscape courtyard space.</p>
5.48	Ancillary accommodation has been considered where this will in some instances result in non-active frontages. It is proposed that these areas will be restricted to the service alley, Tomb Street and the north-east corner of Gamble Street. Where non-active frontages will occur on Tomb Street and Gamble Street, decorative perforated panels are proposed over louvred vents to plant rooms.
5.49	Bin storage has been consolidated along the southern boundary of the site, utilising the right of way for service access and providing managed smaller satellite bin stores along the northern edge of the central courtyard space.



5.55	<p><i>Masterplanning:</i></p> <p>As detailed above, the Planning Committee recently approved a 19 storey BTR scheme to the south of the development site in January 2024 (LA04/2021/2016/F) however the Decision Notice is still to be issued. The approved BTR scheme immediately adjacent to the site was a key consideration in the overall design evolution for this site. It was considered through the detailed PAD process the upper levels of this proposal would ensure a 5m offset from the southern site boundary along Corporation Street. This is to satisfy the requirement for adequate physical separation of 10m from external balconies which are permitted in the approved scheme on 21-29 Corporation Street. There will also be no development within the existing service zone.</p>									
5.56	<p>In summary, the proposal is considered acceptable having regard to Policies DES1, DES2, DES3 and relevant provisions of the SPPS.</p>									
5.57	<p><b><u>Impact on the Heritage Assets</u></b></p> <p>The subject site is mainly surrounded by vacant plots and contemporary buildings, ranging in height from 3 storeys to 28 stories (Obel Tower). There are no adjacent heritage receptors, however several Listed Buildings are located in the vicinity, including:</p> <p>HB26/50/173   Northern Bank, 1-9 Victoria St. Belfast (Grade: B2) HB26/50/234   Transport House 102 High Street Belfast (Grade: B+) HB26/50/055   Albert Clock Queens Square Belfast (Grade: A) HB26/50/093   Sinclair Seamen's Church Corporation Square (Grade: B+) HB26/50/056   First Trust Bank 4 Queen's Square Belfast (Grade: B+) HB26/50/062   Custom House Custom House Square Belfast (Grade: B+) HB26/50/306   Direct Wine Shipments 5-7 Corporation Square (Grade: B2)</p>									
5.59	<p>HED, Historic Buildings has considered the impacts of the proposals on the setting of the listed buildings and are content.</p>									
5.60	<p>HED Historic Monuments were also consulted and state that 'The application site is located in an area associated with the early ship-building in Belfast. The recorded archaeological sites and monuments nearby are indicators of a high archaeological potential for further, previously unrecorded archaeological remains which may be encountered within the application site'. They are content subject to conditions.</p>									
5.61	<p>It is considered that the proposal accords with Policies BH1 and BH5, and relevant provisions of the SPPS.</p>									
5.62	<p><b><u>Impact on Amenity</u></b></p> <p><i>Space standards:</i></p> <p>Criterion c. of Policy HOU12 requires PBMSA proposals to provide a quality residential environment for students in accordance with the space standards for HMOs set out in Appendix C of the Plan Strategy. The proposed bedrooms would exceed the relevant space standards as set out in the table below. Criterion c. is therefore satisfied.</p> <table><tr><th>Room type</th><th>Appendix C standard</th><th>Proposed</th></tr><tr><td>Standard bedroom</td><td>6.5 sqm</td><td>13 sqm</td></tr><tr><td>Studio</td><td>13 sqm</td><td>18</td></tr></table>	Room type	Appendix C standard	Proposed	Standard bedroom	6.5 sqm	13 sqm	Studio	13 sqm	18
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	Accessible studio	13 sqm	25 sqm																																											
5.63	<p><i>Open space and amenity space:</i></p> <p>The proposed level of internal and external amenity space being proposed is comparative to other student accommodation developments of a similar scale. The internal amenity consists of approximately 838 sqm at Ground Floor Level including: Gym, Games Room, Cinema, Events Space, Study Area, reception and an amenity hub located on the 13th floor equating to 192sqm. A total internal amenity space of 1030sqm is being provided. The external amenity comprises a total of 668 sqm which is being delivered in the form of a ground floor landscaped courtyard and an amenity roof terrace on the thirteenth floor. Table 5 sets this out below:</p>																																													
5.64	<p><b>Table 5 Schedule of Amenity Areas</b></p> <p>Internal</p> <table><tr><th>Level</th><th>Type</th><th>Area (sqm)</th></tr><tr><td>Ground</td><td>Gym / Changing / Showers</td><td>166</td></tr><tr><td>Ground</td><td>Games Room</td><td>100</td></tr><tr><td>Ground</td><td>Cinema/Flexible Event Space</td><td>125</td></tr><tr><td>Ground</td><td>Reception Space</td><td>88</td></tr><tr><td>Ground</td><td>Main Amenity Space</td><td>190</td></tr><tr><td>Ground</td><td>Quiet Study Space</td><td>85</td></tr><tr><td>Ground</td><td>Laundry</td><td>84</td></tr><tr><td>Thirteenth</td><td>Amenity Hub</td><td>192</td></tr><tr><td colspan="2">Total Area (sqm)</td><td>1030</td></tr></table> <p>External</p> <table><tr><th>Level</th><th>Type</th><th>Area (sqm)</th></tr><tr><td>Ground</td><td>Courtyard</td><td>296</td></tr><tr><td>Thirteenth</td><td>Amenity Terrace</td><td>372</td></tr><tr><td colspan="2">Total Area (sqm)</td><td>668</td></tr></table> <p>Overall Total Amenity Space (sqm)</p> <table><tr><td>1698</td></tr></table>			Level	Type	Area (sqm)	Ground	Gym / Changing / Showers	166	Ground	Games Room	100	Ground	Cinema/Flexible Event Space	125	Ground	Reception Space	88	Ground	Main Amenity Space	190	Ground	Quiet Study Space	85	Ground	Laundry	84	Thirteenth	Amenity Hub	192	Total Area (sqm)		1030	Level	Type	Area (sqm)	Ground	Courtyard	296	Thirteenth	Amenity Terrace	372	Total Area (sqm)		668	1698
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5.65	<p><i>Daylight and sunlight to bedrooms:</i></p> <p>A Daylight/Sunlight Assessment was carried out to ascertain whether the proposed development would offer acceptable daylight/sunlight amenity for prospective residents. With regard to the scheme performance assessments for this report, they have quantified the level of daylight and sunlight within the proposed development in two different scenarios: with and without the granted neighbouring scheme (Ref. LA04/2021/2016/F) in the surrounding context. Inclusion of the neighbouring granted scheme was important to assess the proposed scheme in its most constrained state.</p>																																													
5.66	<p>The compliance rates for the SDA (Spatial Daylight Autonomy) assessment are at 78% without the granted scheme in play. When the neighbouring scheme is included in the analytical model the compliance rate is reduced to 71%. This drop in compliance is to be expected considering the density and scale of the neighbouring scheme and scale of the neighbouring scheme. The SE (Sunlight Exposure) compliance rates range from 77% when assessed in the existing scenario and 60% when assessed in the cumulative scenario. Whilst a larger drop has been recorded, again it is to be expected. The Daylight/Sunlight Assessment concludes that the proposed development demonstrates satisfactory performance in relation to daylight and sunlight, particularly when considering the density and urban context of the proposal and the emerging trends in the immediate area. The impact and scheme performance assessments also reflect a worst-case scenario by incorporating the neighbouring granted building into the analytical model. This has ensured a robust assessment of the proposed scheme in this more constrained scenario.</p>																																													

5.67	<p><i>Management plan:</i></p> <p>A student management plan has been provided with the application and will be dealt with as part of the Section 76 planning agreement. This will deal with, amongst other matters, anti-social behaviour, noise and management to mitigate potential impacts on neighbours, and satisfying criterion d. of Policy HOU12. The proposal also seeks permission for the building to be used as Short Term Let Accommodation outside of term time (namely July and August). Prior to use as Short Term Let Accommodation, the owner shall submit a Short Term Let Management Plan which will provide details on how the Owner will manage and maintain the property during Non-Term Time Use as Short Term Let accommodation. This is dealt with as part of the Section 76 planning agreement.</p>
5.68	<p>In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.</p>
5.69	<p><b><u>Climate Change</u></b></p> <p>Policy ENV2 requires that consideration is given to proposals that include demolition and it should demonstrate that reuse is not appropriate or feasible. As part of the supporting evidence LIKE have prepared a Demolition Justification Statement. This sets out a consideration of the existing building design in which the primary facades facing north, east and west are composted on glazed curtain walling and the building presents a number of performance related challenges which allow excessive thermal gain and loss. The design is not sustainable by modern standards, as it complicates temperature regulation and energy efficiency within the structure. Additionally, the building has remained unused, and its potential for future adaptation is limited. A combination of these factors makes the building less viable for contemporary use. Strictly adhering to the guidelines for reuse and retrofitting on buildings in this instance would conflict with other important policies related to sustainability, climate change efficiencies and ecological enhancement.</p>
5.70	<p>Policy ENV2 also requires new development proposal to maximise opportunities to incorporate sustainable design features where feasible. Policy GB1 Green and Blue Infrastructure also requires new development to incorporate these features as part of the design. This proposal incorporates a number of green roofs at Level 1, 5, 9 and 14 as identified on the Roof Plan. These elements of green space incorporated on the roof amounts to a total green area of 639sqm (for clarity this figure is exclusive of the hardstanding roof terrace which equates to 372sqm). The green roof terraces will comprise grassed areas, and, planting will be provided on both the courtyard and roof terrace at level 13 which have been incorporated for biodiversity gain in line with Policy ENV2 and ENV3. A blue roof is also provided at level 14 which equates to 400sqm. Both the Green roof and Blue roof are forms of SUDs which is a requirement of policy ENV2, ENV3 and policy ENV5.</p>
5.71	<p>Furthermore, the developer has incorporated a number of Sustainable Design Measures which includes an energy efficient development, ensuring that the design and construction is carried out to the highest ESG standards. Examples include installing electric panel heaters for space heating and a Central Air Source Heat Pump for hot water demand. Low energy LED lighting will be installed throughout.</p>
5.72	<p><b><u>Open Space</u></b></p> <p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to</p>

	serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.
5.73	The proposed level of internal and external amenity space being proposed is comparative to other student accommodation developments of a similar scale. The internal amenity consists of approximately 838 sqm at Ground Floor Level including: Gym, Games Room, Cinema, Events Space, Study Area, reception and an amenity hub located on the 13th floor equating to 192sqm. A total internal amenity space of 1030sqm is being provided. The external amenity comprises a total of 668 sqm which is being delivered in the form of a ground floor landscaped courtyard and an amenity roof terrace on the thirteenth floor.
5.74	The requirements of Policy OS3 are met.
5.75	<p><b><u>Access and Transport</u></b></p> <p><i>Accessibility and parking:</i></p> <p>As previously mentioned, the site is located within the city centre and is readily accessible to various pedestrian and cycle linkways to the Ulster University Campus which is approx.400m to the northwest of the site. The site is also in close proximity to public transport links including; Great Patrick Street Metro services (90m walk), Laganside Buscentre Metro and Ulsterbus services (500m walk), York Street Station (1km walk) and Grand Central Station (1.8km walk). Due to the location and nature of the proposal, the scheme will be car-free as it benefits from high levels of accessibility to public transport. The majority of trips will be by sustainable modes of transport.</p>
5.76	The proposal includes for secure and covered cycle stores on ground floor level of the building which will provide a total of 128 no. bicycle spaces. The bicycle store can be accessed directly from the central courtyard area. Furthermore, the site benefits from being within close proximity to the National Cycle Network (NCN) Route 93 which is 200m east of the site on Corporation Street and runs north-south along Donegall Quay which is part shared use path and part cycle track. NCN Route 93, which is approximately 12km in length, is a dedicated urban cycle route connecting Victoria Park, Titanic Quarter, and to other NCNs.
5.77	The development site is in an area of Parking restraint BCC – Core Zone 1 as designated in the Belfast Metropolitan Transport Plan (BMTP). Within areas of parking restraint there is a presumption against additional car parking. The objective is to reduce the need for car borne commuting and promote a shift to other forms of transport. This development proposes a car-free environment and will encourage the use of sustainable forms of transport, with sustainable transport measures included within the Travel Plan. Due to the student nature of the proposal and the site benefitting from high levels of accessibility to public transport, no parking is being provided, which is consistent with other recently approved PBMSA schemes in Belfast.
5.78	The applicant has provided details of disabled parking in the vicinity of the site. Exchange Street (2 disabled spaces), Dunbar Street (2 disabled spaces), Little Donegal Street (2 disabled spaces), NCP Belfast City Quays (24 disabled spaces), St Anne's Square Car Park (21 spaces) and Q-Park Victoria Square (64 spaces). Satisfactory parking provision is therefore in place for disabled car users.



5.79	Dfl Roads offers no objection to the proposal, which is considered acceptable in terms of accessibility, parking and highway safety. Dfl Roads advises conditions, which are recommended.
5.80	The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6, TRAN 8 and TRAN 9, and relevant provisions of the SPPS.
5.81	<p><b><u>Health Impacts</u></b></p> <p>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.</p>
5.82	The site is highly accessible and provides excellent opportunities for active travel, including walking and cycling, through excellent linkages with the city centre and its shops, services and amenities.
5.83	Good levels of open space/amenity space are proposed in the form of a landscaped courtyard and amenity roof terrace.
5.84	The proposal includes a gym, which would support the physical and mental wellbeing of occupants of the development.
5.85	In terms of place making, the proposed building is considered to be of a high-quality design which would provide a pleasant living environment for students, and well as enhancing the character and appearance of the area.
5.86	<p>The proposal is considered to satisfy the requirements of Policy HC1.</p> <p><b><u>Environmental protection</u></b></p>
5.87	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 contaminated land, air quality, noise and dust impacts.
5.88	<p><b><u>Contaminated land</u></b></p> <p>Environmental Health's response is still outstanding on contamination however NIEA: Regulation Unit has reviewed and commented on the relevant reports. They have stated that no unacceptable risks to environmental receptors have been identified for the development and offer no objection to the development provided conditions and informatives are placed. The proposal accords with Policy ENV1.</p>
5.89	<p><b><u>Air quality</u></b></p> <p>Further clarification was sought by Environmental Health (EH) with regards to air quality. This was provided and a final response from EH is expected imminently.</p>

5.90	<p><b><u>Noise and vibration</u></b></p> <p>Further clarification was sought by Environmental Health (EH) with regards to noise. This was provided and a final response from EH is expected imminently.</p>
5.91	<p>Subject to a final response from EH, it is considered that the proposal accords with Policy ENV1. Delegated authority is requested to resolve the final response from Environmental Health.</p>
5.92	<p><b><u>Flood Risk and Drainage</u></b></p> <p>Flood Maps (NI) indicates that a minor portion of the site does lie within an area of predicted pluvial flooding. DfI Rives has reviewed the Flood Risk Assessment, its logic and has no reason to disagree with its conclusions. A Drainage Assessment has been submitted and indicates that flood risk to and from a portion of the development will be managed by SuDS. Commenting on the efficacy of the proposed SuDS is outside Rivers Directorate area of knowledge and expertise. Consequently, Rivers Directorate cannot advise that the potential flood risk to the development, and from the development to elsewhere, has been satisfactorily addressed. The Planning Authority accept that sufficient SuDS measures are in place to manage this.</p>
5.93	<p>The proposal is considered to satisfy Policy ENV5.</p>
5.94	<p><b><u>Waste-Water Infrastructure</u></b></p> <p>Policy SP1a requires that necessary infrastructure is in place to support new development. NI Water has objected to the proposal on grounds of insufficient network capacity. It states that there are significant risks to the environment and detrimental impact on existing properties. NI Water advises that the applicant consults directly with NI Water on this issue.</p>
5.95	<p>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. Moreover, NI Water has not provided direct evidence of expected harm that would result from the development. For these reasons, it would be unreasonable to refuse planning permission on these grounds and the proposal is considered acceptable having regard to Policy SP1A of the Plan Strategy.</p>
5.91	<p><b><u>Natural heritage</u></b></p> <p>Policy NH1 relates to the protection of natural heritage resources.</p>
5.92	<p>DAERA has provided advice from its Natural Environment Division (NED) and indicated concern regarding the level of multiple survey reports. These reports were in fact submitted as part of the application and were provided via the Planning Portal consultee hub on 21<sup>st</sup> January 2025. However, it appears that DAERA did not follow the correct procedure, obtaining the documentation from the Planning Portal rather than the consultee hub and therefore did not see the redacted reports regarding protected species when issuing their response on 13<sup>th</sup> May 2025. This has been communicated to NED and a fresh consultation was issued on 20<sup>th</sup> May 2025. The response remains outstanding however it is anticipated that the issues can be resolved. SES will also need to be reconsulted following a final response from NED. It is anticipated that SES will advise that mitigation is provided by means of a condition to require submission and approval of the details of the method of sewage disposal. Delegated authority is sought</p>

5.93	to resolve the final responses from DAERA and SES subject to no substantive issues being raised.
5.94	DAERA: Regulation Unit has advised that it has no concerns about the proposal, advising conditions in relation to contamination. These conditions are recommended as appropriate.
5.95	Subject to a satisfactory further response from DAERA: NED and SES, the proposal is considered compliant with Policy NH1, Policy ENV1 and the relevant provisions of the SPPS.
5.96	<p><b><u>Waste Management</u></b></p> <p>The application is supported by a Waste Management Plan. This sets out provision for accommodating total waste generated from the building, segregation of waste for recycling and how convenient and safe access for depositing waste and collecting waste will be facilitated. The Council's Waste Management team has been consulted and is satisfied.</p>
5.97	<p><b><u>Employability and Skills</u></b></p> <p>The <i>Developer Contribution Framework</i> requires proposals for Major development to contribute towards Employability and Skills where necessary.</p>
5.98	<p>The Council's Economic Development Unit notes that the estimated construction cost of the development is £65 million. It is expected that approx. 88 construction jobs will be created during construction with approximately 21.5 jobs on operation. The Economic Development Unit advises that a Construction Employability and Skills Plan is required.</p>
5.99	<p>Typical interventions in the Employability and Skills Plan may include:</p> <ul style="list-style-type: none"> <li>- creating access to employment opportunities</li> <li>- delivering training to upskill people</li> <li>- creation and delivery of apprenticeship opportunities</li> <li>- ring-fencing opportunities for under-represented groups</li> <li>- delivery of employability interventions</li> <li>- addressing barriers to employment and skills development</li> <li>- delivery of youth interventions</li> </ul>
5.100	<p>The Construction Employability and Skills Plan should be secured by way of a Section 76 planning agreement.</p> <p><b><u>Section 76 Planning Agreement</u></b></p> <p>Should the application be approved, the following planning obligations should be secured by way of a Section 76 planning agreement.</p> <ul style="list-style-type: none"> <li>• <b>PBMSA Management Plan</b></li> <li>• <b>Employability and Skills</b> – to secure the submission and implementation of a Construction Employability and Skills Plan for the construction phase of the development.</li> <li>• <b>Short term Let Management Plan</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Public Realm</b> – the public realm is divided into publicly adopted and privately maintained. The privately maintained public realm will be delivered by the applicant. The publicly adopted public realm can be delivered by either the Council (with a commuted sum of £245,000 from the applicant), or by the applicant. The agreed clause allows for either scenario.</li> </ul>
5.101	These are considered necessary to make the proposed development acceptable.
5.102	A draft Section 76 planning agreement is at an advanced stage of negotiation and will need to be finalised before planning permission is granted.
5.103	<p><b><u>Pre-Application Community Consultation</u></b></p> <p>For applications for Major development, there is a legislative requirement for applicants to consult the community in advance of submitting the application.</p>
5.104	Applicants are required to submit to the council a 'Proposal of Application Notice' (PAN) in advance of making the application, which sets out the proposals for the pre-community consultation. A PAN was submitted in May 2024 (LA04/2024/0881PAN) and confirmed by the Council to be acceptable.
5.105	The applicant is further required to prepare a Pre-Application Community Consultation report (PACC) to accompany the planning application. A PACC Report was submitted with the application, which describes the engagement process and feedback received. A public event was held in July 2024 and a dedicated community consultation website established. Five people attended the public consultation event and only one comment card was received during the consultation process which supported the proposal.
5.106	The PACC report is considered compliant with the legislative requirements.
<b>6.0</b>	<b>Recommendation</b>
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.
6.2	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, including resolving final responses from EH, NIEA: NED and SES as well provided that the issues are not substantive.
<b>7.0</b>	<p><b>DRAFT CONDITIONS</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. 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.</li> </ol>

	<p>Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.</p> <p>3. All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure.</p> <p>Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.</p> <p>4. The development hereby permitted shall not be occupied or operated unless in accordance with the Service Management Plan uploaded to the Planning Portal on 26<sup>th</sup> November 2024.</p> <p>Reason: In the interests of road safety and convenience of road users.</p> <p>5. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan uploaded to the Planning Portal on 26<sup>th</sup> November 2024.</p> <p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.</p> <p>6. No development or works shall commence on site (other than that required to fulfil this condition) unless a programme of archaeological work has been prepared by a qualified archaeologist and implemented in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Council.</p> <p>The POW shall provide for:</p> <ul style="list-style-type: none"> <li>• The identification and evaluation of archaeological remains within the site;</li> <li>• Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;</li> <li>• Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and</li> <li>• Preparation of the digital, documentary and material archive for deposition.</li> </ul> <p>No site works of any nature or development shall take place other than in accordance with the programme of archaeological work.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.</p> <p>7. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 6. These measures shall be implemented, and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological programme of works.</p> <p>Reason: To ensure that the archaeological remains and features are properly analysed and recorded.</p> <p>8. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further</p>
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development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

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

9. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity

10. All landscaping works shall be carried out in accordance with the approved details on drawing no24a, dated 03/03/2025. 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.

Reason: In the interests of the character and appearance of the area.

11. No access gates shall be installed unless in accordance with details that shall have been submitted to and approved in writing by the Council before they are installed.

Reason: In the interests of the character and appearance of the area

12. Notwithstanding the submitted details, no external brickwork, windows or doors shall be applied, installed, implemented or carried out unless in accordance with a written specification and physical sample which shall have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the details so approved.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

#### **DRAFT INFORMATIVES**

1. This planning permission includes conditions which require further details to be submitted to and approved by the Council. Please read the conditions carefully so that you know when this information needs to be provided and approved. It

	<p>could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</p> <ol style="list-style-type: none"> <li>2. This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement.</li> <li>3. The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.</li> <li>4. The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at <a href="https://planningregister.planningsystemni.gov.uk/">https://planningregister.planningsystemni.gov.uk/</a>.</li> </ol>
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Development Management Report	
<b>Committee Date:</b> 17 <sup>th</sup> June 2024	
<b>Application ID:</b> LA04/2024/0211/F	
<b>Proposal:</b> Redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6000 spectators on site.	<b>Location:</b> Existing Football Stadium The Oval Parkgate Drive Belfast BT4 1EW.
<b>Referral Route:</b> Application for Major development	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Glentoran Social Partnership The Oval Parkgate Drive Belfast BT4 1EW	<b>Agent Name and Address:</b> Hamilton Architects 3 Joy Street Belfast BT2 8LE
<b>Date Valid:</b> 15 <sup>th</sup> March 2024	
<b>Target Date:</b> 11 <sup>th</sup> October 2024	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  <p>The application seeks full planning permission for the redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6,000 spectators on site.</p> <p>There is no increase in capacity in respect of numbers. The existing Main stand has a seating capacity of 2,720 and the existing Railway stand holds 2,070 with the remaining located on the standing terraces on either end of the pitch. The proposed new grandstand will have a capacity of 3,300 and the new north stand will have a capacity of 1,100. The two areas of redeveloped standing terrace to bring total stadium capacity to 6,000.</p> <p>The proposed design is based on two single tier spectator stands on opposing touchlines, the larger grandstand will accommodate all internal accommodation with the smaller north stand accommodating visiting fans. Simple cantilevered roof design to both stands allow both buildings to integrate into the surrounding context without being overpowering. The Oval terracing will be maintained at goal ends and maintains the historic massing of the site.</p> <p>The playing field is proposed to be re-laid above its current level to solve historic drainage and flooding issues. This is being considered under a separate planning application.</p>	

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

- Principle of development at this location
- Design, Placemaking and Impact on Amenity
- Access and transport
- Healthy Communities
- Built Heritage
- Natural heritage
- Climate change
- Flood Risk and Drainage
- Waste-water infrastructure
- Environmental protection
- Waste management
- Employability and Skills
- Pre-application Community Consultation

The Council has received five third-party representations, two of these are objections, two are in support of the scheme and one is neither objection nor support. These are summarised in the main report.

No objections have been received from consultees, subject to conditions.

The proposal is considered compliant with relevant policies and will not adversely impact on amenity of adjacent residents/landowners.

### **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 the issues are not substantive.

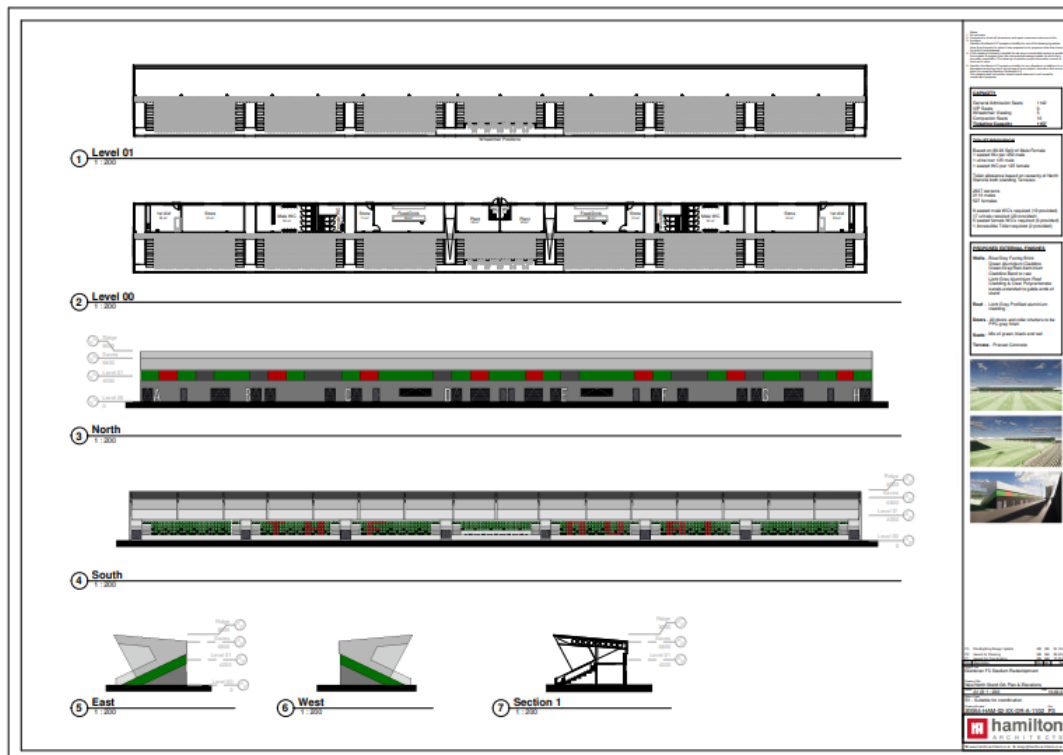
**Site Location Plan:**



**Proposed site Layout:**



**Proposed North Stand Plans and Elevations:**



## Proposed Grandstand Elevations:

**1 North**  
1:200

**2 South**  
1:200

**3 East**  
1:200

**4 West**  
1:200

**5 GA Section 1**  
1:200

SPECIFICATIONS	
Roofing	Asph/Flt Shingles
Cladding	Alu/Steel
Windows	UPVC
Doors	UPVC
Handrails	Stainless Steel
Lighting	LED
Signage	Aluminium
Paint	Emulsion
Ground	Grass
Drainage	Asph/Flt
Access	Stainless Steel
Security	Aluminium
Sound	Aluminium
Weathering	Aluminium
Fire	Aluminium
Structural	Aluminium
Foundation	Aluminium
Roofing	Aluminium
Cladding	Aluminium
Windows	Aluminium
Doors	Aluminium
Handrails	Aluminium
Lighting	Aluminium
Signage	Aluminium
Paint	Aluminium
Ground	Aluminium
Drainage	Aluminium
Access	Aluminium
Security	Aluminium
Sound	Aluminium
Weathering	Aluminium
Fire	Aluminium
Structural	Aluminium
Foundation	Aluminium

## Grandstand Floor Plans:

**1 Level 00**  
1:200

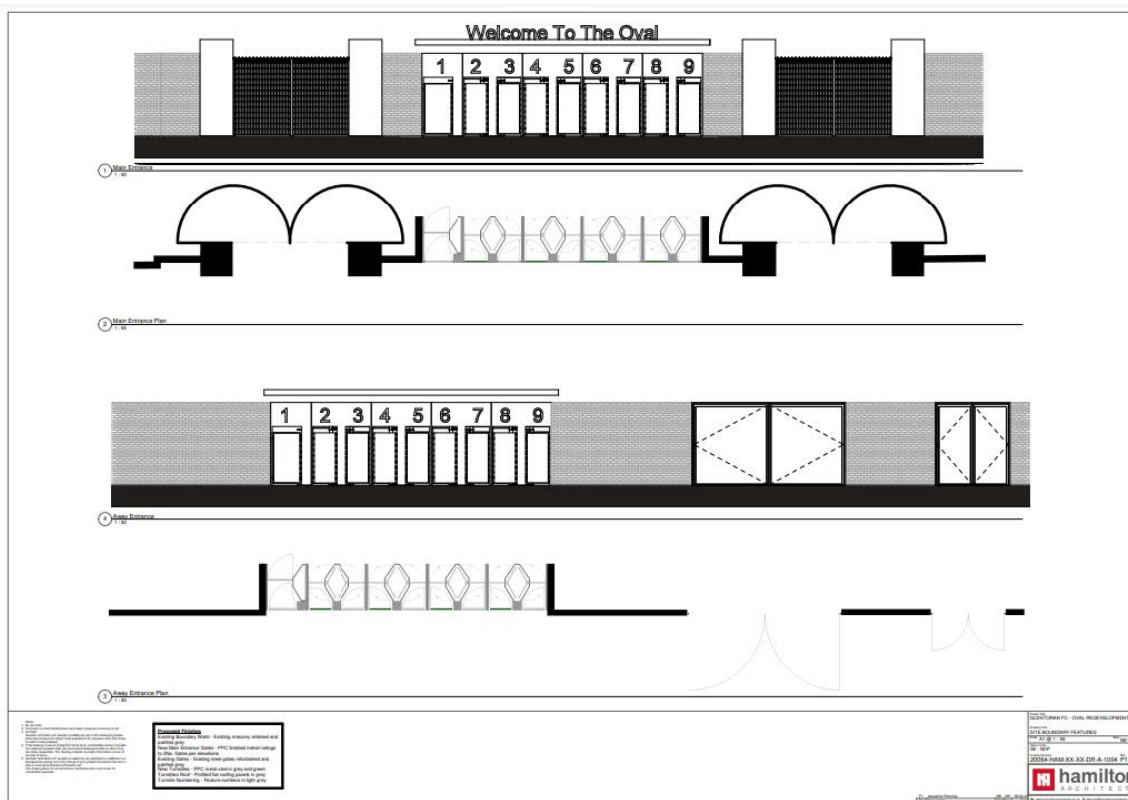
**2 Level 01**  
1:200

**3 Level 02**  
1:200

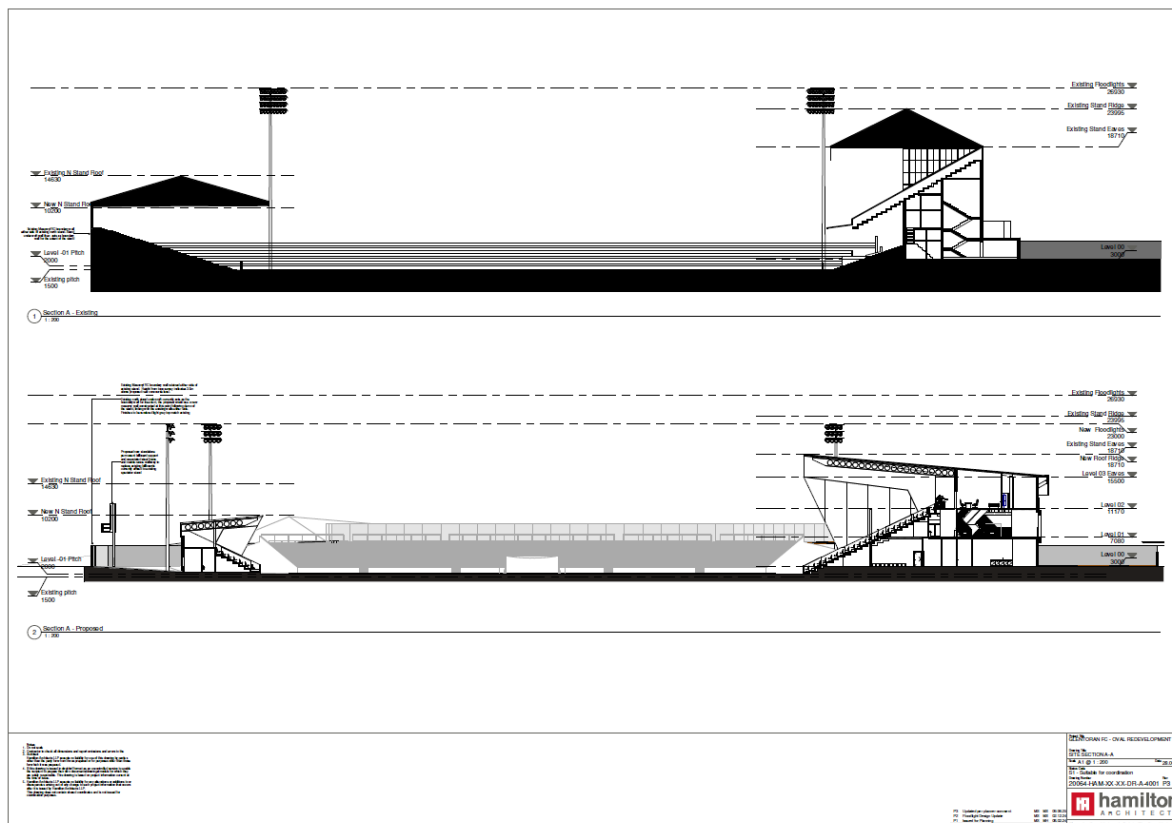
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Windows	UPVC
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Lighting	LED
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Fire	Aluminium
Structural	Aluminium
Foundation	Aluminium

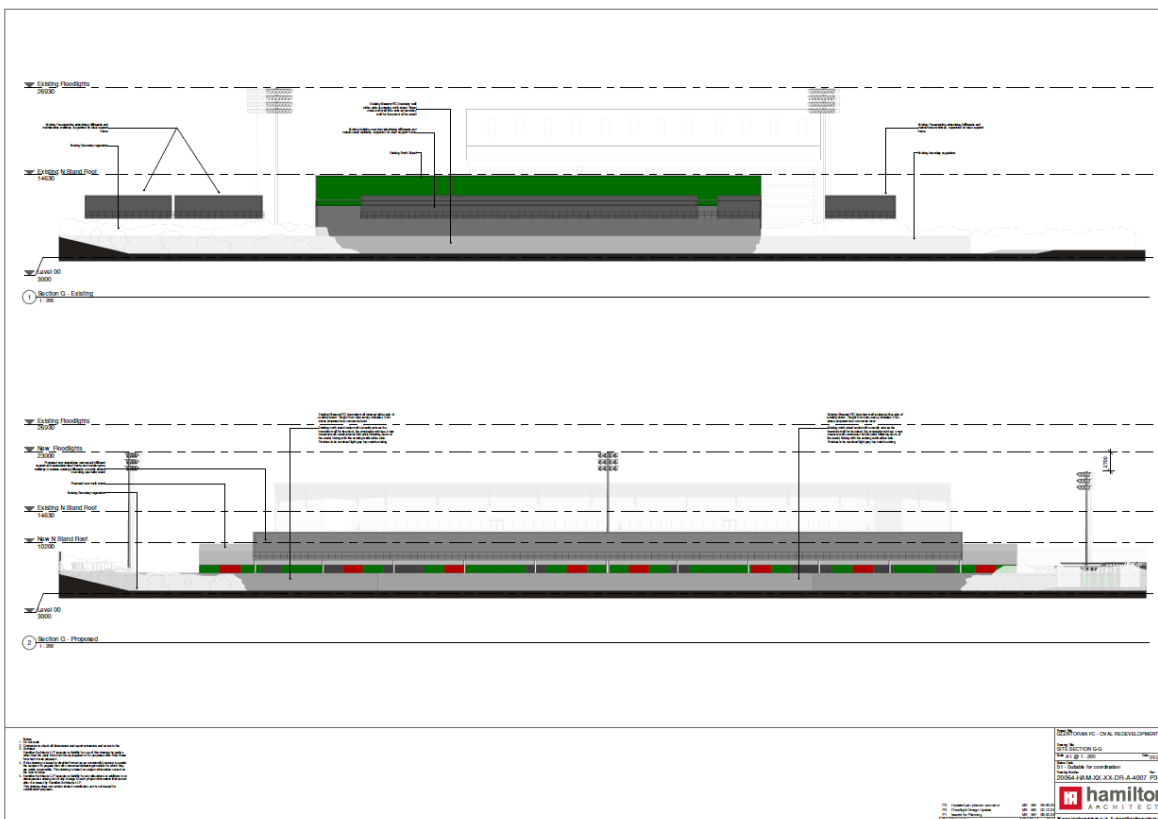
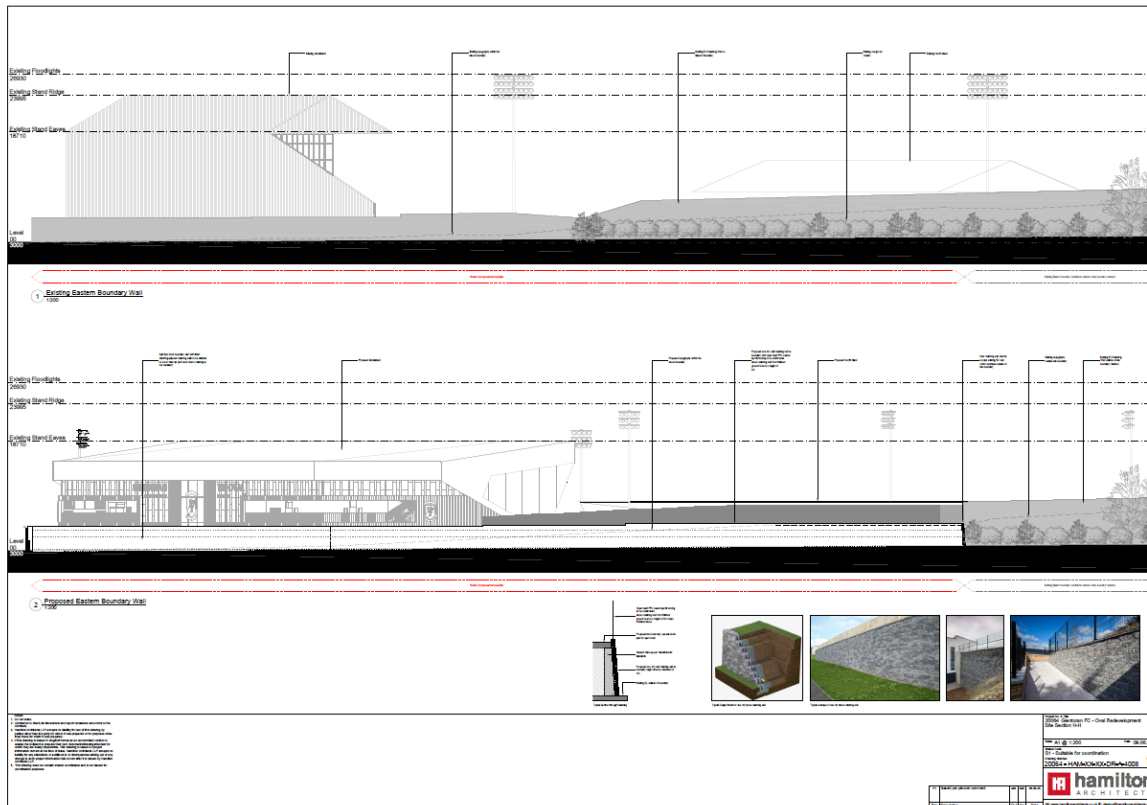


### Site Boundary Features:



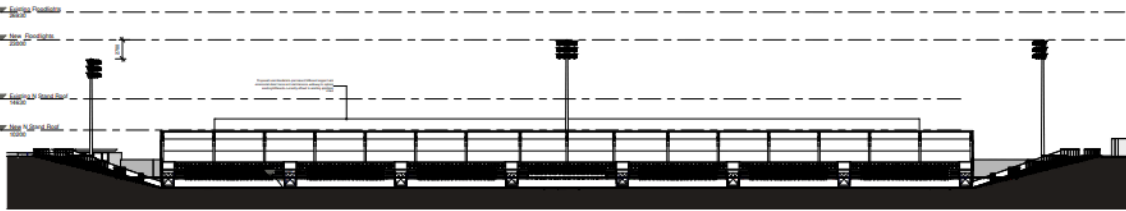
### Existing and Proposed Site Sections:







Section E - Existing



Section E - Proposed

1. All work shall be in accordance with the latest edition of the Building Code of Australia (BCA) and the relevant Australian Standards (AS).

2. All work shall be in accordance with the latest edition of the National Construction Code (NCC) and the relevant Australian Standards (AS).

3. All work shall be in accordance with the latest edition of the Australian Standard (AS) 1546 - Building Construction Details.

4. All work shall be in accordance with the latest edition of the Australian Standard (AS) 1547 - Building Construction Details.

5. All work shall be in accordance with the latest edition of the Australian Standard (AS) 1548 - Building Construction Details.

6. All work shall be in accordance with the latest edition of the Australian Standard (AS) 1549 - Building Construction Details.

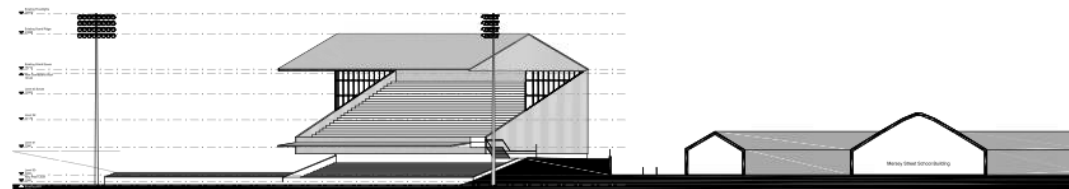
7. All work shall be in accordance with the latest edition of the Australian Standard (AS) 1550 - Building Construction Details.

8. All work shall be in accordance with the latest edition of the Australian Standard (AS) 1551 - Building Construction Details.

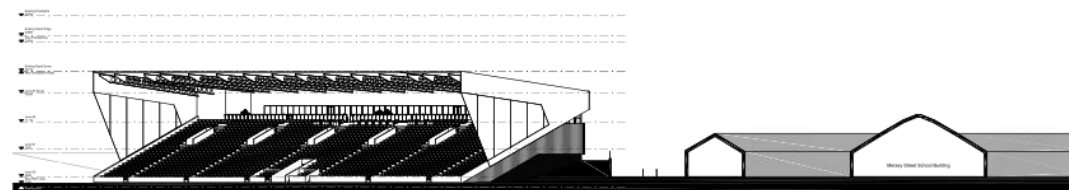
9. All work shall be in accordance with the latest edition of the Australian Standard (AS) 1552 - Building Construction Details.

10. All work shall be in accordance with the latest edition of the Australian Standard (AS) 1553 - Building Construction Details.

CLIENT: HAMILTON CIVIL REDEVELOPMENT  
 DATE: 10/10/2018  
 DRAWING NO: 10/10/2018  
 PROJECT: HAMILTON CIVIL REDEVELOPMENT  
 DRAWN BY: HAMILTON CIVIL REDEVELOPMENT  
 CHECKED BY: HAMILTON CIVIL REDEVELOPMENT  
 APPROVED BY: HAMILTON CIVIL REDEVELOPMENT  
 HAMILTON CIVIL REDEVELOPMENT  
 10/10/2018



Section D - Existing



Section D - Proposed

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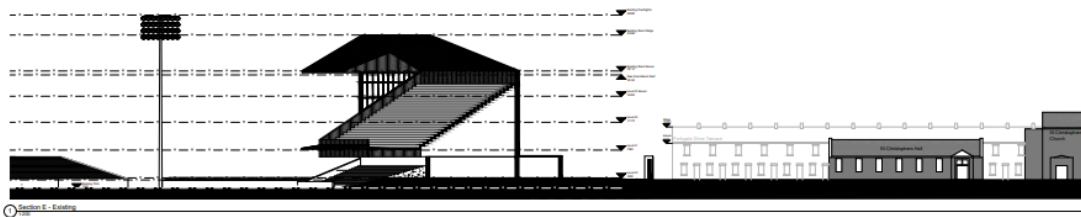
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 10/10/2018





Section E - Existing



Section E - Proposed

Notes:  
1. All dimensions are in feet and inches.  
2. All elevations are in feet above sea level.  
3. All sections are shown in plan view.  
4. All sections are shown in elevation view.  
5. All sections are shown in section view.  
6. All sections are shown in perspective view.  
7. All sections are shown in isometric view.  
8. All sections are shown in oblique view.  
9. All sections are shown in orthographic view.  
10. All sections are shown in perspective view.

Project Name	Hamilton FC - Club Headquarters
Project Number	001
Project Date	01/18/2020
Project Location	1000 Hamilton Road, Hamilton, NJ 08610
Project Owner	Hamilton FC
Project Architect	Hamilton Architects
Project Engineer	Hamilton Engineers
Project Designer	Hamilton Designers
Project Contractor	Hamilton Contractors
Project Installer	Hamilton Installers
Project Maintainer	Hamilton Maintainers
Project Operator	Hamilton Operators
Project User	Hamilton Users
Project Manager	Hamilton Managers
Project Supervisor	Hamilton Supervisors
Project Coordinator	Hamilton Coordinators
Project Assistant	Hamilton Assistants
Project Secretary	Hamilton Secretaries
Project Receptionist	Hamilton Receptionists
Project Janitor	Hamilton Janitors
Project Security Guard	Hamilton Security Guards
Project Mail Carrier	Hamilton Mail Carriers
Project Delivery Person	Hamilton Delivery Persons
Project Waste Worker	Hamilton Waste Workers
Project Recycling Worker	Hamilton Recycling Workers
Project Landscaper	Hamilton Landscapers
Project Pest Control	Hamilton Pest Control
Project Fire Alarm	Hamilton Fire Alarm
Project Fire Extinguisher	Hamilton Fire Extinguishers
Project Fire Escape	Hamilton Fire Escapes
Project Fire Exit	Hamilton Fire Exits
Project Fire Alarm Control Panel	Hamilton Fire Alarm Control Panels
Project Fire Alarm Sounder	Hamilton Fire Alarm Sounders
Project Fire Alarm Bell	Hamilton Fire Alarm Bells
Project Fire Alarm Horn	Hamilton Fire Alarm Horns
Project Fire Alarm Siren	Hamilton Fire Alarm Sirens
Project Fire Alarm Strobe	Hamilton Fire Alarm Strobes
Project Fire Alarm Speaker	Hamilton Fire Alarm Speakers
Project Fire Alarm Control Unit	Hamilton Fire Alarm Control Units
Project Fire Alarm Control Panel	Hamilton Fire Alarm Control Panels
Project Fire Alarm Sounder	Hamilton Fire Alarm Sounders
Project Fire Alarm Bell	Hamilton Fire Alarm Bells
Project Fire Alarm Horn	Hamilton Fire Alarm Horns
Project Fire Alarm Siren	Hamilton Fire Alarm Sirens
Project Fire Alarm Strobe	Hamilton Fire Alarm Strobes
Project Fire Alarm Speaker	Hamilton Fire Alarm Speakers
Project Fire Alarm Control Unit	Hamilton Fire Alarm Control Units



Section F - Existing

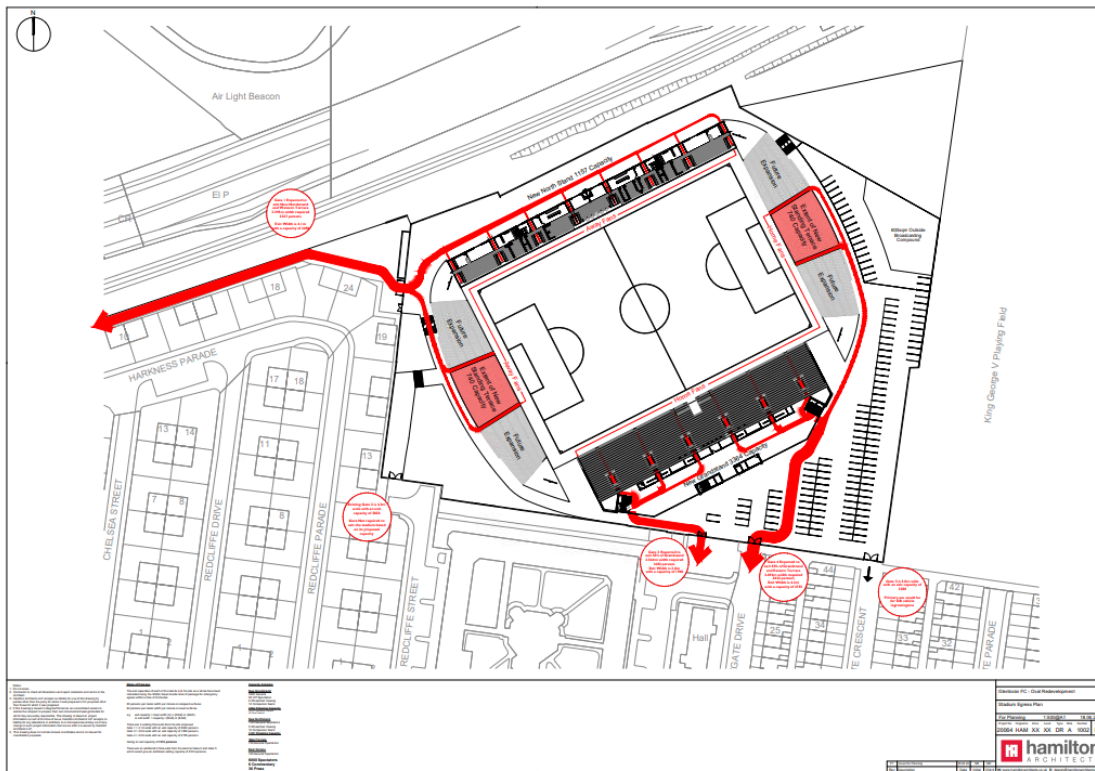


Section F - Proposed

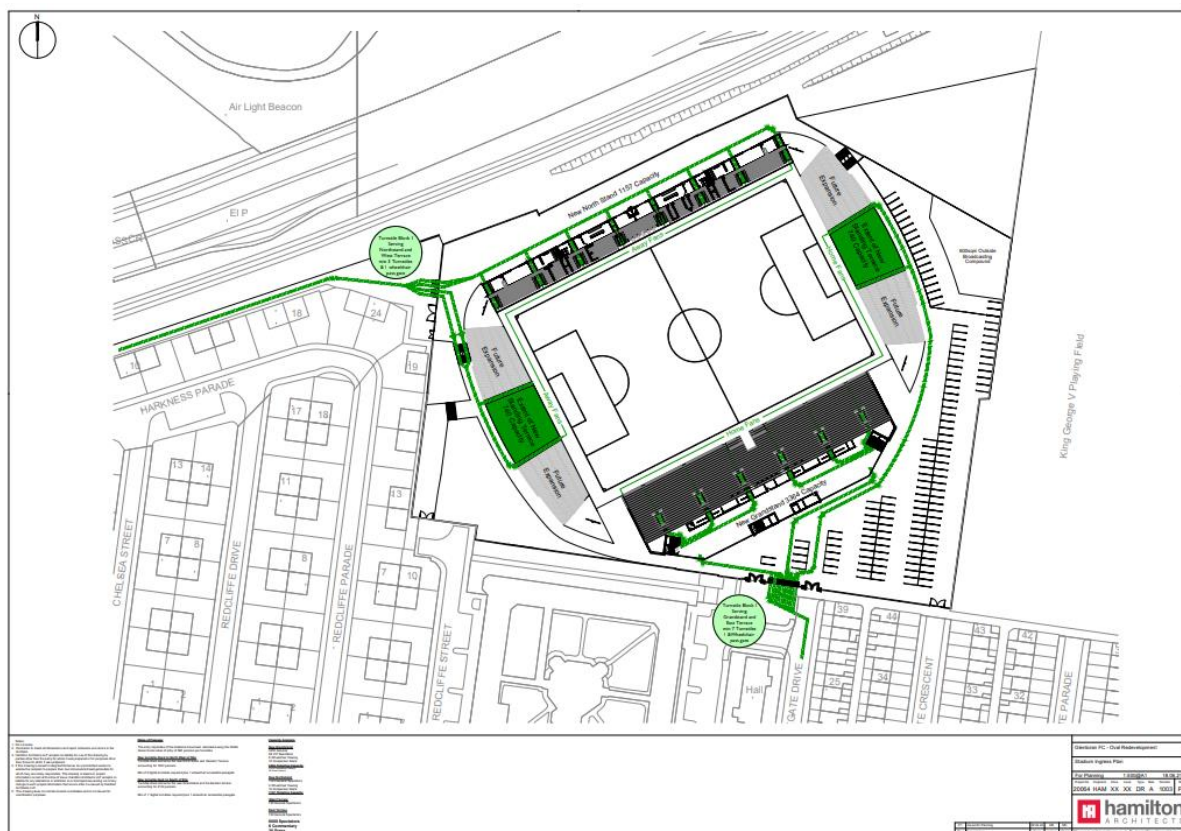
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Project Supervisor	Hamilton Supervisors
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Project Secretary	Hamilton Secretaries
Project Receptionist	Hamilton Receptionists
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Project Fire Alarm Strobe	Hamilton Fire Alarm Strobes
Project Fire Alarm Speaker	Hamilton Fire Alarm Speakers
Project Fire Alarm Control Unit	Hamilton Fire Alarm Control Units

## Stadium Egress:



## Stadium Ingress:



<b>1.0</b>	<b>Characteristics of the Site and Area</b>
1.1	The application is an existing football ground consisting of two covered spectator stands along each touchline with standing terrace at goal ends. The changing facilities and clubhouse are all contained within the main stand. A car park and turnstiles make up the 2.75ha site. The site is bounded by a railway line and bypass on its north side and community playing fields on its east side. Residential development abuts the site on its south and west sides.
1.2	The surrounding area is inner-city and predominantly residential, characterised by two-storey red brick terraced houses.
1.3	<b>Description of Proposed Development</b> The application seeks planning permission for redevelopment of the existing stadium by way of demolition of both existing stands and construction of two new spectator stands with reconfiguration of existing standing terracing at goal ends, new turnstiles and associated siteworks including new floodlighting, additional car parking and improved circulation routes to provide an overall capacity for 6,000 spectators on site.
<b>2.0</b>	<b>PLANNING HISTORY</b>
2.1	The site has no relevant planning history, however, the proposal was subject to Pre-Application Discussion (PAD) with officers and Proposal of Application Notice (PAN):  <b>LA04/2021/0960/PAN</b> - Demolition of existing spectator stand to be replaced with 2 new all seater stands totalling 4000 capacity and reconfiguration of existing standing terracing at goal ends providing 2000 person capacity. New turnstiles and site works to include additional car parking and improved circulation routes within the site.  <b>LA04/2021/1605/PAD</b> - Demolition of existing spectator stand to be replaced with 2 new all seater stands totalling 4000 capacity and reconfiguration of existing standing terracing at goal ends providing 2000 person capacity. New turnstiles and site works to include additional car parking and improved circulation routes within the site.  <b>LA04/2024/2142/F</b> - Replacement of existing natural grass pitch with new synthetic 3G surface and associated drainage. Decision pending.
<b>3.0</b>	<b>PLANNING POLICY</b>
	<b>Development Plan – Plan Strategy</b>  <u>Belfast Local Development Plan: Plan Strategy 2035</u>
3.1	<b>Relevant Planning Policies:</b>  Policies in the Plan Strategy relevant to the application include the following:  <i>Strategic Policies:</i>
3.2	Policy SP1A – managing growth and supporting infrastructure delivery Policy SP2 – sustainable development Policy SP3 – improving health and wellbeing Policy SP5 – positive placemaking Policy SP6 – environmental resilience Policy SP7 – connectivity Policy SD2 – Settlement Areas

	<p><i>Operational Policies:</i></p>
3.3	<p>Policy CI1 – Community Infrastructure  Policy DES1 – Principles of urban design  Policy DES2 – Masterplanning approach for Major development  Policy BH1 – Listed Buildings  Policy BH5 – Archaeology  Policy TRAN 2 – Creating an Accessible Environment  Policy TRAN 3 – Transport Assessment  Policy ENV1 – Environmental Quality  Policy ENV2 – Mitigating Environmental Change  Policy ENV3 – Adopting to Environmental Change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable Drainage Systems (SuDS)  Policy GB1 – Green and Blue Infrastructure Network  Policy OS1 – Protection of Open Space  Policy OS5 – Intensive Sports Facilities  Policy NH1 – Protection of Natural Heritage Resources  Policy LC1 - Landscape  Policy HC1 – Promoting healthy communities</p> <p><u>Supplementary Planning Guidance</u></p>
3.4	<p>Placemaking and Urban Design  Masterplanning approach for Major developments  Sustainable Urban Drainage Systems  Transportation  Planning and Flood Risk  Waste Infrastructure</p>
3.5	<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>
3.6	<p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.7	<p><b>Other Material Considerations</b>  Developer Contribution Framework (2020)  <i>Belfast Agenda</i> (Community Plan)</p>

<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>  <u>Statutory Consultees</u>  4.1 DFI Roads – No objection, subject to conditions. DFI Rivers – No objection NI Water – No objection DAERA NIEA - No objection subject to conditions Historic Environment Division (HED) – No objection, subject to conditions  <u>Non-Statutory Consultees</u>  4.2 BCC Plans & Policy team – No objection BCC Environmental Health – No objection, subject to conditions BCC Urban Design – No objection BCC Landscape & Development – No objection BCC Economic Development Unit – No objection Translink – No objection NIE – No objection Belfast City Airport – No objection Shared Environmental Services (SES) – No objection, subject to a conditions RSPB – No objection  <u>Representations</u>  4.3 The application has been advertised in the press and neighbours notified. Five third party representations have been received, two of these are objections, two are in support of the scheme and one is neither objection nor support. The points raised are summarised below.  4.4 <b>Objections:</b> <ol style="list-style-type: none"> <li>1. Lack of pre-community notification offered to local residents.</li> <li>2. Health and Safety concerns, traffic impact upon foundations.</li> <li>3. Disruption from site traffic during the construction phase, in particular from HGV lorries on children playing in the streets / school children, walking to and from school. Safe and easy access for residents to their property potentially heavy traffic. Safe and easy access at all times for emergency services to gain entry to property to attend to a family member who is disabled and requires medical attention regularly.</li> <li>4. Potential for excessive noise from heavy HGV traffic, from early morning to late evenings and weekends which will have a huge impact upon residential areas.</li> <li>5. Storage of building materials and HGV vehicles on site and at access to site during construction phase has in the past attracted antisocial behaviour causing damage to property and cars, causing huge impact upon residential areas.</li> <li>6. Impact on car parking around the oval when a match is on.</li> <li>7. Potential impact of microplastics on the natural environment and wildlife, rubber infill impacts on the ecosystem.</li> </ol>
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4.5	<p><b>Support:</b></p> <ul style="list-style-type: none"> <li>8. This redevelopment is long overdue and will enhance the experience for this local community.</li> <li>9. Fully support the long overdue upgrade for facilities for the people of East Belfast.</li> <li>10. The current condition of the existing stadium is unsuitable for families and now we have an opportunity to create a community hub for all to enjoy. A benefit for all ages, male and female. The people deserve modern facilities and an outlet for sport, social and leisure. East Belfast have been waiting an age for this.</li> <li>11. The positives will be worth the disruption of any redevelopment works.</li> </ul>
4.7	The other representation asked if toilets would be provided at the away end of the facility. Both stands have male and female toilets.
4.8	In respect of point 1, the applicant fulfilled their statutory obligation under section 27 of the Planning Act 2011 by carrying out pre-application community consultation. This is expanded on in the main assessment of the report.
4.9	The concerns raised under points 2 – 5 are addressed within the supporting construction environmental management plan (CEMP). Compliance with this will ensure minimal disruption on local residents during the construction phase. This should be secured via a condition.
4.10	In terms of point 6, the proposal will not increase stadium capacity. DfI Roads has offered no objection to the proposal.
4.11	Regarding point 7, the proposal does not involve the replacement of the existing pitch; this is subject to a separate planning application (LA04/2024/2142/F).
<b>5.0</b>	<p><b>PLANNING ASSESSMENT</b></p> <p><b>Development Plan Context</b></p>
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.

5.4	<p><u>Operational Policies</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at para 3.1.</p> <p><u>Proposals Maps</u></p>
5.5	<p>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>
5.6	<p><b>Belfast Urban Area Plan 2001</b> – the site is zoned as Open Space.</p>
5.7	<p><b>Belfast Metropolitan Area Plan 2015 (v2004)</b> – the site is zoned as an area of existing open space and is within a Local Landscape Policy Area and settlement limits.</p>
5.8	<p><b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is zoned as an area of existing open space and is within a Local Landscape Policy Area and settlement limits.</p> <p><u>Environmental Impact Assessment</u></p>
5.9	<p>The proposed development falls within Category 10(b) of Schedule 2 of the Planning (Environment Impact Assessment) Regulations (NI) 2017 and therefore the Council is required under Regulation 12(1) to make a determination as to whether the proposal is EIA development. The Planning Service has determined that the proposal is unlikely to have any significant environmental effects in the context of the regulations and is not EIA development. Therefore, the application does not require to be accompanied by an Environmental Statement.</p> <p><b>Main Issues</b></p>
5.10	<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 at this location</li> <li>• Design, Placemaking and Impact on Amenity</li> <li>• Access and transport</li> <li>• Healthy Communities</li> <li>• Built Heritage</li> <li>• Natural heritage</li> <li>• Climate change</li> <li>• Flood Risk and Drainage</li> <li>• Waste-water infrastructure</li> <li>• Environmental protection</li> <li>• Waste management</li> <li>• Employability and Skills</li> <li>• Pre-application Community Consultation</li> </ul>

	<u>Principle of development at this location</u>
5.11	Policy CI1 (Community Infrastructure) and Policy OS5 (Intensive sports facilities) support the improvement of existing facilities subject to no unacceptable impact on residential amenity or natural/built heritage and satisfactory arrangements for / no impact on access, car parking, drainage and waste disposal. Therefore, there is policy support for improvement of existing facilities, subject to detailed consideration of the issues.
5.12	The proposal is acceptable having regard to Policy OS1 and Policy OS5 of the Plan Strategy in that the sports facility is within the settlement limits and the proposal relates to the redevelopment of an existing open space and an intensive sports facility. It is considered that the proposal is deemed to have no adverse impact on the sporting potential of the facility. There is no loss of open space, rather an alteration / enhancement of its existing facilities. A small area of the site will be changed to facilitate improved parking facilities, however, it is not considered that this will adversely impact the function or setting of the open space and Local Landscape Policy Area. The principle of development is therefore considered acceptable.
	<u>Design, Placemaking and Impact on Amenity</u>
5.13	The proposal has been assessed against the SPPS, Creating Places and Policies SP5, DES1, and DES2, of the LDP: Plan Strategy (PS). Policies SP5 and 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.
5.14	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).
	<i>Existing design</i>
5.15	The existing grandstand to the southern side of the pitch is 2 tiered with part standing part seated to the lower tier and seated to the upper tier. This also contains the majority of the stadium accommodation on two storeys consisting of players and coaching rooms on ground floor with offices and function space on first floor. The steel framed structure is clad in facing brick and corrugated metal cladding with a pitched roof. The height is approximately 20m. The smaller North stand is opposite the grandstand and consists largely of the original concrete standing terrace with a simple pitched roof over the length of the touchline and seating installed on the terrace. Materials match those of the grandstand. The height is approximately 9m. The original concrete stepped standing terrace remains in place wrapping around the grass pitch in its oval shape, with a mix of grassed and gravel earth banking to its periphery.
	<i>Proposed form, scale and massing</i>
5.16	The existing structures are to be demolished and replaced with a new grandstand with a height of approximately 15m. from the original ground level and a new north stand with a height of approximately 5m. The new structures are to cover the footprints of the original buildings. The design of both consists of a simple cantilevered roof profile. This is a significant reduction in the height of the stadium.



5.17	However, the length and depth of both stands represents an increase. The footprint of the grandstand is 34m x 95m, which compared to the original is an increase of 14m x 45m. The north stand has a footprint of 115m x 11m; which is an increase of 55m in the length but a decrease in width by 13m.
5.18	The impact of these changes to the north stand to amenity is minimal due its location and height reduction. The nearest houses are 19 Redcliffe Parade and 24 Harkness Parade which are 28m and 36m distance respectively from the stand. The rear of these houses have no windows whilst a high brick wall also aligns the full extent of rear property lines and separates the houses from the stadium to the east, which also limits any negative impact. It is acknowledged that this will be closer to these properties when compared to the existing north stand which is approximately 60m from these houses. However, the spectator capacity will be less at 1,100 compared to the 2,070 of the original north stand, which will further limit its impact.
5.19	The closest residential property to the new grandstand is a block of single storey apartments at 78 Mersey Street and 39 Parkgate Drive and 44 Parkgate Crescent. The grandstand will be minimally closer to the Mersey Street apartments but any impact from this will be mitigated by the reduction in height. The extra length of the new grandstand will extend beyond the side gables of 39 Parkgate Drive and 44 Parkgate Crescent but will be at a distance of 37m and 46m respectively which will ensure there is no negative impacts greater than that from the existing stand.
5.20	The proposal is considered to satisfy the relevant criteria in Policies DES1, DES2, and OS5 of the Plan Strategy in respect of the impact of the siting scale, massing and overlooking on residential amenity.  <i>Materials</i>
5.21	The building will feature contrasting shades of the club's official colours through brickwork, render, metal cladding and coloured aluminium glazing/panelling. This is considered appropriate for a football stadium and thus satisfies the relevant criteria in Policies DES1.  <i>Layout</i>
5.22	The stadium will be built in its current orientation to maintain the characteristic oval design and maintain the current ingress/egress routes to and from the site. The main access is via Parkgate Drive to the south of the site and is used for all vehicular traffic to and from the stadium. There are 5 existing exit routes around the stadium which will be retained within the new design. There will be 4 to the southern boundary leading to Parkgate Drive, Redcliffe Street and Parkgate Crescent with the 5th to the northwest, leading to Armitage Close & Dee Street bridge via what is currently a caged walkway. Spectators will continue to enter the site via the current points albeit through new digital turnstiles along the south boundary and upon entering from the northwest. Utilising the established layout will ensure minimal impact on the amenity of nearby residents and the road network. This is considered to comply with Policy DES1 and Policy DES2.

	<i>Vehicular access and car parking</i>
5.23	Vehicular access will remain via Parkgate Drive with the inclusion of upgraded access routes within the site. The pedestrian cage at the at the northwest entrance is to be removed to allow this to also be utilised as an emergency vehicle entry point. Ancillary space around the stadium will accommodate upgraded parking provision, and accessibility to all sections of the ground. DfL Roads has been consulted and is content with regards to all parking and access arrangements. Policies TRAN 8 and 10 are considered to be satisfied.
	<i>Topography</i>
5.24	The proposed site layout will follow that of the existing stadium and has been designed to retain the natural topography of the site and reduce any cut/fill requirements with the exception of the eastern side of the site. Levels here will be raised by several metres in places to even out the ground to facilitate secure team and officials parking and a broadcast compound. These will be secured by a 4m retaining wall from the original ground level at the adjacent King George V Playing Field.
	<i>Boundary Treatments</i>
5.25	The existing boundary wall is to be retained along the northern, west and south sides. The northwest boundary that faces onto the railway line and Sydenham Bypass will be defined by a new open mesh PPC coated sports fencing to be constructed along the r boundary from finished ground level to a height of 3m. The access points will upgraded with new gates and turnstiles.
5.26	A new dry bond retaining wall constructed along the eastern site boundary. The height of this varies with level changes with maximum height of 4m above neighbouring King George V Playing fields. Open mesh PPC coated sports fencing to be constructed above retaining wall from finished ground level to a height of 3m. The retaining wall is to transition into a traditional rendered masonry wall along the main car park area. This will be 3m in height. As this separates the site from the adjoining public playing fields there will be no impacts on residential amenity in respect of dominance / overshadowing. The boundary treatments are considered to comply with Policy DES1 and DES2 of the PS.
	<i>Sense of Place</i>
5.27	The concept draws heavily on the positive aspects of the historic oval character and appearance of the existing stadium and surrounding area and will act as a focal point for the local community. The design is therefore considered to comply with criterion a. and b. of Policy DES1 as it responds positively to the local context and character and reinforces a sense of place.
5.28	The Council's Urban Design Officer was consulted and raises no objection in respect of the relationship between the proposal and neighbouring buildings.
	<i>Floodlighting</i>
5.29	Floodlighting will be upgraded to meet the requirements of UEFA category 3 stadia. Environmental Health has been consulted and is content that the floodlighting as proposed will not result in any negative light spill. This is complaint with the relevant criteria in Policy DES1 and Policy OS5 of the LDP.

	<u>Access and transport</u>
5.30	Whilst spectator capacity is not changing from the current situation, the proposal involves increasing the size of the car park to include a parking area for team buses and officials.
5.31	The site is a highly accessible location within the city having direct access to the road network and public transport and is in between two railway halts (Sydenham and Titanic). The Newtownards Road is close by which is serviced by the Glider. The supporting Travel Plan identifies several cycle routes linking the site to the wider cycle path network whilst 20No. cycle stands are to be provided within the stadium grounds.
5.32	The stadium is a significant travel generating use and a Travel Plan has been submitted as required by Policy TRAN 4. DfI Roads has advised that the proposed Travel Plan is acceptable.
5.33	Regarding on-site parking, the proposal includes 8 disabled parking spaces within the car park. There will be a total of 122 spaces, which is an increase of 36 spaces from the existing 86 spaces.
5.34	DfI Roads have no objection to the parking and travel arrangement for the proposed development, subject to conditions. The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, and TRAN6.
	<u>Healthy Communities</u>
5.35	The proposal is considered to comply with Policy HC1 in that it promotes healthy communities through active travel and good placemaking.
	<u>Built Heritage</u>
5.36	A scheduled WWII Pill Box (DOW 004:017) is located in close proximity to the site. This is a monument of regional importance and is scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. Historic Environment Division (Historic Monuments) has assessed the proposal and is content that it will not have an increased impact on the setting of the Scheduled Monument.
5.37	However, while the scheduled pill box is outside the red line application site, HED (Historic Monuments) would seek to ensure that no deliberate or inadvertent disturbance occur within the scheduled area during construction works and has recommended two conditions: one for protective fencing to be erected near the monument to protect it during the construction phase; and the other to afford HED access to it to check for compliance. These are necessary precautions given the close proximity of the application site to the monument and considered reasonable.
5.38	<p>The application site impacts upon a number of listed buildings which are of special architectural or historic interest and protected by Section 80 of the Planning Act (NI) 2011. The listed buildings below are deemed to be impacted by this application:</p> <ul style="list-style-type: none"> <li>• Mersey Street Primary School;</li> <li>• 78 Mersey Street (now in use as residential apartments); and</li> <li>• St Christopher's Church of Ireland, Mersey Street.</li> </ul>

5.40	<p>HED (Historic Buildings) has assessed the proposal against policies within the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 (setting) and Policy BH1 (Listed Buildings) of the Plan Strategy, advising that it is content that the proposal will not have any negative impact on these buildings. Officers consider that the proposal accords with these policies.</p> <p><u>Natural heritage</u></p>
5.41	<p>The application site is in close proximity to the Connswater river which is hydrologically linked to Inner Belfast Lough Area of Special Scientific interest (ASSI), Belfast Lough Special Protection Area (SPA) and Ramsar Site.</p>
5.42	<p>DAERA NIEA, Natural Environment Division (NED) and Shared Environmental Services have considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions.</p>
5.43	<p>It is considered that the proposal is in compliance with Policy NH1.</p> <p><u>Climate change</u></p>
5.44	<p>Policies ENV2, and ENV3 relate to environmental resilience and associated impacts.</p>
5.45	<p>Policy ENV2 states that proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. The main grandstand on the South side of the pitch was constructed in 1953 and the smaller stand dates back to 2000. The applicant states that the existing facilities have surpassed the end of the practical life span and are not fit for purpose to meet the standards of modern stadia, they lack the requirements for functionality and accessibility and as such are proposed to be demolished and replaced with fit for purpose facilities. It is not considered practical nor cost effective to re-use the existing structures, having regard to Policy ENV2.</p>
5.46	<p>Policy ENV2 states that planning permission will be granted for development that incorporates, where feasible, measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.</p>
5.47	<p>The applicant states that the building will be designed to BREEAM Excellent standard (or equivalent). BREEAM considers a large number of factors including Heating, Materials, Transport, Pollution and many more to achieve the prescribed credit rating and is continually assessed at all stages and is a globally recognised standard. The essence of this design is to remove continual maintenance, integrate sustainable measures such as PV power panels, sustainable heating and good insulated airtight construction all serving to consolidate and reduce running and life cycle costs.</p>
5.48	<p>A condition is recommended to require the development to be constructed to BREEAM Excellent standard, or comparable, in compliance with Policies ENV2, EN3 and DES2.</p>
5.49	<p>The existing grass bank to the southwest of the site will be retained. This along with the pitch will act as a natural soakaway and minimise flood risk. This is considered to be in compliance with Policy ENV5.</p>

	<u>Flood Risk and Drainage</u>
5.50	Flood Maps (NI) indicates that the site lies outside the 1 in 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain. As such a Flood Risk Assessment is not required. A Drainage Assessment has been submitted and DfI Rivers upon consultation has advised that they have no reason to disagree with its conclusions. The proposal is considered compliant with Policy ENV4 of the PS.
	<u>Waste-water infrastructure</u>
5.51	NI Water has also been consulted and they advised there is a public foul sewer within 20m of the proposed development boundary which can adequately service these proposals. This is compliant with Policy SP1a which requires that necessary infrastructure is in place to support new development.
	<u>Environmental protection</u>
5.52	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 including light pollution from the proposed floodlights. Environmental Health has confirmed that it has no objections, subject to conditions. The proposal is therefore considered to comply with the relevant parts of Policy ENV1 and also OS5 in respect of the impact of the proposed floodlights.
	<u>Waste management</u>
5.53	No waste management plan was submitted in support of the proposal as the capacity will not be changed from the existing. There will be a storage area in the undercroft of the grandstand for bins.
	<u>Employability and Skills</u>
5.54	The applicant has provided a skills assessment which has been considered by the Council's Economic Development Unit. It is understood that the proposal is reliant on public funding (to be secured through the DfC "NI Football Fund") and would require social value clauses as part of the funding programme. Therefore, the Economic Development Unit advises that an Employability and Skills Developer Contribution is not required in this case.
	<u>Pre-application Community Consultation</u>
5.55	The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation.
5.56	The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.
5.57	The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:

	<ul style="list-style-type: none"> <li>• To allow the public to engage in the project, the applicant published a notice in the press on 16 April 2021, approximately 5 weeks prior opening dedicated telephone lines as an alternative to the public event (suspended due to Covid 19 restrictions). These telephone lines were open from 17th-21<sup>st</sup> May 2021 to allow the public to book a phone session with the design team. Phone sessions were held on 21st and 22nd May 2021;</li> <li>• A Brochure outlining the proposal and methods of consultation were mail dropped to 5,720 Residential and Business addresses within the BT4 postcode in the proximity of the site;</li> <li>• A dedicated website was set up and included all details and documents of the project submitted with the PAN and outlined all the consultation methods available including comments through the website. Website was live from 15th May until the 12-week consultation period ended;</li> <li>• The PAN was provided to a list of community interests in the area via email on 14th April 2021;</li> <li>• All elected members within the Electoral Area received a copy of the PAN on 14th April 2021. An invitation to attend an online information presentation of the proposals was also extended and individual political parties were presented to on 12 &amp; 14 May 2021.</li> </ul>
5.58	In addition, a meeting was facilitated with Parkgate Community Association during the week commencing 7 <sup>th</sup> June 2021.
5.59	<p>The PACC report states that the majority of feedback to the public consultation was relatively supportive, although a few specific issues were raised:</p> <ul style="list-style-type: none"> <li>• The need to improve on-site parking and reduce the amount of on street car parking during matchdays;</li> <li>• The need to reduce anti-social behaviour in the surrounding area associated with matchdays;</li> <li>• Concerns on where turnstile/egress gates are positioned in relation to neighbouring residents dwellings;</li> <li>• Belfast City Airport queries relating to safeguarding of aerodromes with the stadium being within the flightpath of the City Airport main runway, queries related mainly to construction works and floodlighting towers in terms of height and light restrictions as well as limited possibilities of attracting birds to the site</li> </ul>
5.60	A video meeting with Belfast City Airport representatives took place on 11th August 2021 at 2pm with members from Hamilton Architects and the club to discuss/alleviate any concerns raised around the proximity to the City Airport.
5.61	<p>In response to the feedback, the proposal was modified as follows.</p> <ul style="list-style-type: none"> <li>• Consideration of a comprehensive matchday management plan for spectators arriving to site to minimize the impact on local residents, this will include continuing and building upon the off-site drop off locations currently utilized by the club and forms part of the Transport Assessment included with the planning submission.</li> <li>• An agreement as part of the management plan to help address concerns relating to anti-social behaviour surrounding the stadium on matchdays through continued community engagement and improved facilities on site.</li> </ul>

5.62	<ul style="list-style-type: none"> <li>A review of the proposed spectator capacity in relation to existing egress gates around the perimeter of the site has resulted in a reduction in the amount of egress routes required on general matchdays to safely exit fans from the ground while minimizing the impact on neighbouring streets.</li> </ul> <p>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>
<b>6.0</b>	<b>Recommendation</b>
6.1	Having regard to the Development Plan and material considerations, it is recommended that planning permission is 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 provided the issues are not substantive.
<b>7.0</b>	<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>2. The development hereby approved shall not be operated unless provision has been made for foul and surface water drainage in accordance with the approved plans and Drainage Strategy drawing, published on the public Planning Portal on 15/03/2024 and Drainage Assessment (Rev 02), published on the public Planning Portal on 22/08/2024.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site and to ensure the project will not have an adverse effect on the integrity of any European site.</p> <p>3. The development hereby approved shall not be occupied 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.</p> <p>Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable modes of transport.</p> <p>4. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking within the site.</p> <p>5. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan, published to the public Planning Portal on 15 March 2024</p>

	<p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.</p> <p>6. No site works of any nature or development shall take place until protective fencing has been erected to protect the scheduled monument WWII Pill Box (DOW 004:017) that is in close proximity to the northeast boundary of the site in accordance with details that shall have first been submitted to and approved in writing by the Council. No works of any nature or development shall be carried out within the fenced area. No erection of huts or other structures, no storage of building materials, no dumping of spoil or topsoil or rubbish, no bonfires, nor any use turning or parking of plant or machinery shall take place within the fenced area. The fence shall not be removed until the site works and development have been completed.</p> <p>Reason: to prevent damage or disturbance of archaeological remains within the application site.</p> <p>7. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Council in consultation with the Department for Communities' Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.</p> <p>Reason: To ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.</p> <p>8. The floodlighting hereby approved shall not operate outside the hours of 0800 to 2200.</p> <p>Reason: In the interests of residential amenity.</p> <p>9. Prior to the operation of the development, an Artificial Obtrusive Light Verification report shall be submitted to and approved in writing by the Council. The report shall demonstrate that the lighting scheme has been installed and shall verify that all artificial floodlighting connected with the development has been measured or determined not to exceed the Ev Lux levels (presented in table 'Existing Baseline Lighting Installation vs Proposed Lighting' contained within the Hamilton Architects letter dated 12th March 2025) at light sensitive receptors. The lighting shall not exceed these levels at any time.</p> <p>Reason: In the interests of residential amenity.</p> <p>10. The development shall not be operated or occupied unless details of the means of ventilation and extraction shown on the approved plans for the dispersal of cooking smells/fumes, including details of its method of construction, odour control measures and noise levels, have been submitted to and approved in writing by the Council. The details cannot include new external chimneys or flues unless already shown on the approved plans. The approved scheme shall be installed before the use hereby permitted commences on site and shall be retained as such at all times.</p> <p>Reason: To safeguard the amenity of adjoining properties and the general locality.</p>
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	<p>11. The ventilation and extraction system shall be installed in accordance with the approved plans and documentation before the use hereby permitted commences on site and shall thereafter be retained as such at all times.</p> <p>Reason: To safeguard the amenity of adjoining properties and the general locality.</p> <p>12. The turnstiles shall open at least 1 hour 30 minutes before the start of all games taking place at the ground. The turnstile opening times shall also be noted on all tickets associated with that particular event.</p> <p>Reason: To safeguard the living conditions and amenity of residents in nearby properties.</p> <p>13. Bars within the stadium shall open no earlier than 1 hour 30 minutes before kick-off and shall close no later than 1 hour 30 minutes after all games.</p> <p>Reason: To safeguard the living conditions and amenity of residents in nearby properties.</p> <p>14. The Public Address System shall not be tested until 1 hour prior to kick-off with no broadcasting after the game unless there is a need for an urgent safety message.</p> <p>Reason: To safeguard the living conditions and amenity of residents in nearby properties.</p> <p>15. No development shall commence on site (including demolition, site clearance and site preparation) unless a Final Environmental Construction Management Plan has been submitted to and approved in writing by the Council. The Final Environmental Construction Management Plan shall include measures to control noise, dust, vibration and other nuisance during the demolition/construction phase. No development (including demolition, site clearance and site preparation) shall be carried out unless in accordance with the approved Final Environmental Construction Management Plan.</p> <p>Reason: To protect ecology and safeguard the amenities of the area. Approval is required upfront because construction works have the potential to harm the amenities of the area.</p> <p>16. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) until a Quantitative Risk Assessment has been submitted to and approved in writing by the Council. The Quantitative Risk Assessment shall consider the Pentland Macdonald Ltd report entitled 'Preliminary Contamination Risk Assessment, The Oval (Glentoran FC), Parkgate Drive, Belfast, for Hamilton Architects' (dated January 2022 and referenced PM21-1154). The Quantitative Risk Assessment shall follow best practice and include:</p> <p>A detailed site investigation in line with BS 10175:2011+A2:2017 (or any standard that reproduces or replaces this standard). Any ground gas investigations shall be conducted in line with BS 8576:2013 and BS 8485:2015+A1:2019 (or any standard that reproduces or replaces this standard).</p> <p>A satisfactory assessment of the risks (including a Revised Conceptual Site Model), conducted in line with current Environment Agency guidance. In</p>
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	<p>addition, risks associated with ground gases shall be assessed under the methodology outlined in BS8485:2015+A1:2019 and CIRIA C665 (or any standard that reproduces or replaces this standard).</p> <p>Based on the outcome of this risk assessment, a Remediation Strategy may be required. If necessary, 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.</p> <p>The development shall not be carried out unless in accordance with the approved Remediation Strategy.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>17. In the event that a Remediation Strategy is required, prior to 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>18. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>19. 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/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</a> In the event of unacceptable risks being identified, a remediation strategy shall be submitted to and approved in writing by the Council.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
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	<p>20. After completing any remediation works under condition 19, and prior to operation 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/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-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>21. The development hereby approved shall be constructed to BREEAM Excellent rating (or comparable) and written evidence of such shall be submitted to the Council within 2 years of the date of occupation of the development.</p> <p>Reason: To ensure that the development mitigates and/or adapts to climate change.</p> <p><b>DRAFT INFORMATIVES</b></p> <ol style="list-style-type: none"> <li>1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at <a href="mailto:planning@belfastcity.gov.uk">planning@belfastcity.gov.uk</a>.</li> <li>2. This planning permission includes conditions which require further details to be submitted to and approved by the Council. Please read the conditions carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</li> <li>3. The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.</li> </ol>
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## Development Management Officer Report Committee Application

Summary	
<b>Application ID:</b> LA04/2025/0535/F	<b>Committee Meeting Date:</b> 17 <sup>th</sup> June 2025
<b>Proposal:</b> Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	<b>Location:</b> 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
<b>Referral Route:</b> Section 54 Variation of Condition on previously approved Major approval	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Finbarr Grogan BW Homes and Construction Ltd. 25F Longfield Road Eglinton BT43 3PY	<b>Agent Name and Address:</b> Emma Mcilwaine TSA Planning 20 May Street Belfast
<b>Date Valid:</b> 27 <sup>th</sup> May 2025	
<b>Target Date:</b> 23 <sup>rd</sup> December 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer (Development Management)	
<p><b>Executive Summary:</b></p> <p>This application seeks planning permission for the variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.</p> <p>The wording of conditions will not change as such, with amendments relating solely to approved drawing numbers, with approved layout drawings, sections and Private Streets Determination drawings impacted by the proposed omission of dwellings.</p> <p>The original planning permission was granted on 10<sup>th</sup> March 2021 LA04/2020/0804/F for a proposed major mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&amp;D office; and 11 Class B1b/B1c/B2 call centre and R&amp;D offices/light industrial units.; community facilities including community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways,</p>	

public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works.

The application is accompanied by a Non Material Change application, for the reduction in units, under the reference LA04/2025/0814/NMC which is recommended for approval and will issue under delegated authority.

The key issues for the assessment of the application are:

- Proposed Housing Density
- Revised Road Layout
- Open Space
- Section 77.

The reduction in number of dwellings is considered acceptable in principle, with the resultant density not raising any policy issues. The increase in communal open space is acceptable with the resultant treatment of the north-eastern part of the site more sympathetic to existing topography.

DFI Roads have been consulted in relation to the amendments to the Private Streets Layout but have not yet responded. No issues are anticipated with the only alteration relating to the approved turning head in the north-eastern corner of the site. Subsequently delegated authority is requested to deal with the response and any issues arising provided they are not substantive.

None of the wording of the condition have been amended as a result of the updated drawings.

The only impact on the agreed Section 76 is the resultant implications for the open space management clause. The omission of 31 units will increase the level of communal open space, and in turn the quantum of open space identified for management within the S76. This will be addressed under a Section 77 agreement, which facilitates modifications to agreed Legal Agreements.

### **Recommendation**

Having regard to the development plan and subject to DFI Roads response the proposed variations to conditions is considered acceptable.

It is therefore recommended that planning permission is granted and the conditions are varied as proposed.

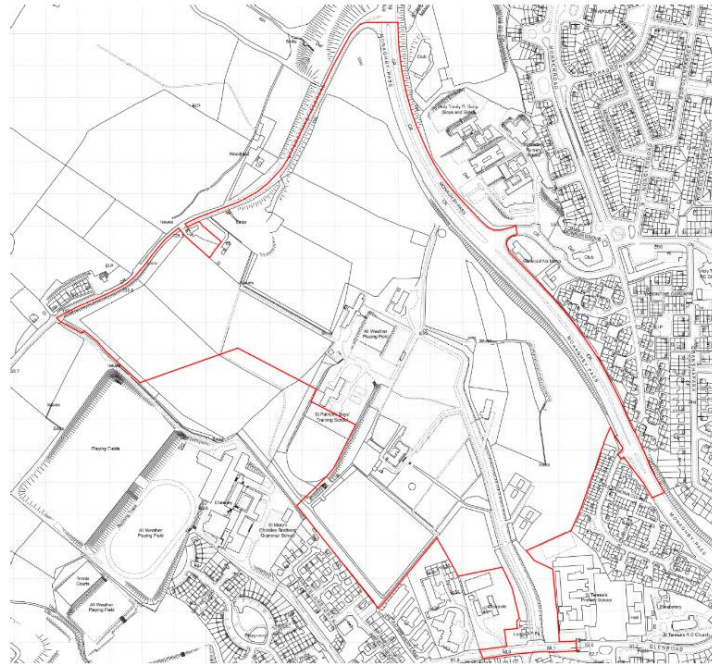
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 77 planning agreement, and deal with the outstanding DFI Roads response and any other issues that may arise, provided that they are not substantive.

All other conditions of planning approval LA04/2023/2390/F and LA04/2020/0804/F, which have not already been discharged, still apply.



## Case Officer Report

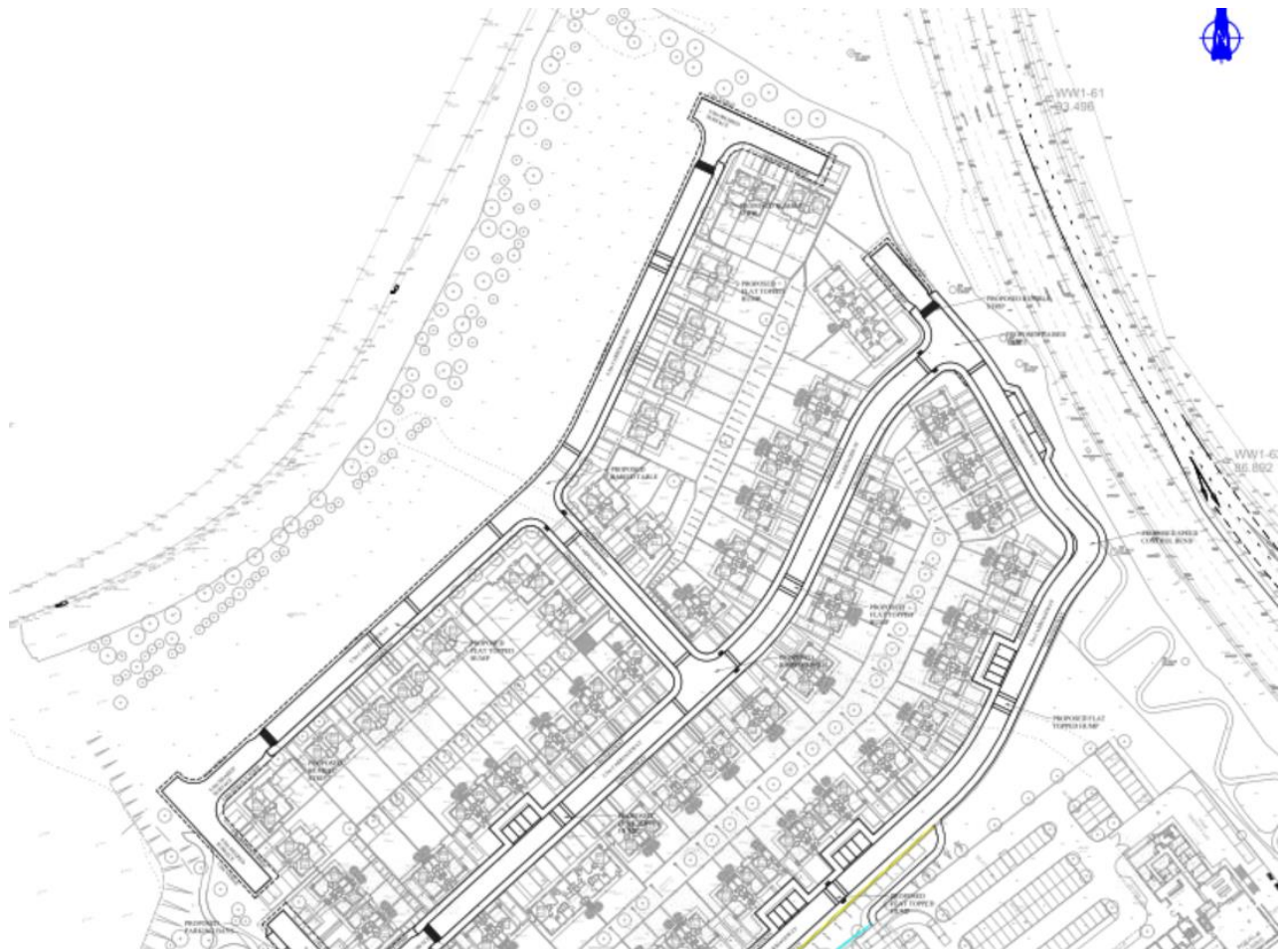
### Site Location Plan



### Original Approved Layout



## Revised Proposed Layout



<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	Variation of conditions 1, 2, ,3, 4 ,5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.
1.2	The proposal impacts a number of approved drawings listed in the conditions of the original approval, with a total of 13 conditions to be varied. There is no change to the wording of the conditions. The conditions will be updated to reflect the submitted drawings which exclude the 31 previously approved drawings.
1.3	The proposal will result in a reduction from 653 approved dwellings to 622.
1.4	The removal of the dwellings will also result in the removal of the approved retaining structure. The existing slope will be retained and landscaped with woodland planting.
1.5	The road layout will be amended to shorten the approved turning head which is no longer required as access to the previous 4 dwellings at the northern end of the site (B199-B122).
1.6	The application is accompanied by a Non-Material Change under the reference LA04/2025/0814/NMC.



<b>2.0</b>	<b>Description of Site</b>
2.1	The site is located on the western edge of the Belfast Urban Area and just within the settlement limits as defined the Belfast Urban Area Plan and Belfast Metropolitan Area Plan 2015. The site has an area of approximately 35.5Ha and is bound by housing and schools to the south and south-west, the Upper Springfield Road and Belfast Hills to the north and north-west and a major arterial road to the east (Monagh By-Pass). The site itself is well defined with mature planting along all boundaries, and within the site itself. The site, currently being developed, rises steeply from the southern-most point on the Glen Road to the northern edge along the Upper Springfield Road. In terms of the Glen Road portion, the frontage is quite limited and occupies only a narrow existing access point. Low level hedging defines the extent of the eastern boundary with the Monagh By-Pass with the higher parts of the site abutting the Upper Springfield Road, which defines the settlement limit, are bound by a mix of 2-3m high vegetation and a 3m high railings.
2.2	The site is now under construction with a number of dwellings now occupied.
2.3	The site in now served by a new access and signalised junction off Monagh By-Pass. The following zonings apply to the site: The site is zoned as a Mixed Use Site (Zoning BT002) in BMAP 2015 (published September 2014) as shown in the map below. The Zoning has a number of Key Site Requirements and those of relevance are discussed below under the report.
<b>3.0</b>	<b>Planning History of the application site</b>
3.1	<p>Z/2010/1284/O - Proposed major mixed use development comprising residential use (mixture of private and social/affordable housing); residential institutions in the form of replacement support/care homes; business uses; light industry; local retail, retail services, professional services and community and cultural uses within a single shopping/commercial area; an education campus; an hotel; a variety of open space and recreational provision and associated infrastructure improvements. Approved 6th December 2013</p> <p>LA04/2020/0804/F - Proposed major mixed use development comprising 653 residential dwellings (549 social housing units and 104 affordable housing units); 2 replacement residential care homes; mixed use area including local neighbourhood retail centre (1 convenience retail anchor unit and 3 retail/hot food/coffee shop units and hotel; Class B business uses within employment zone comprising a mix of 6 Class B1a offices; 1 Class B1b/B1c call centre and R&amp;D office; and 11 Class B1b/B1c/B2 call centre and R&amp;D offices/light industrial units.; community facilities including community building; MUGA pitch and play area. Development includes 2 vehicular site access points from Monagh By-Pass (1 signalised), associated internal road network, pedestrian and cycle ways, public open space, children's play area(s), landscaping, 2 no. waste water treatment works, and all other site and access works. Approved 10th March 2021</p> <p>LA04/2023/2390/F- Section 54 application to vary a number of conditions (of planning approval LA04/2020/0804/F) to allow the removal of 21 lay-by parking spaces to facilitate the introduction of a new Vehicle Restraint System (VRS) to the southern side of the approved east-west spine road. Approved 10<sup>th</sup> March 2025.</p> <p>LA04/2025/0814/NMC- The proposals are brought forward following an amendment to approved layout in the north eastern portion of the site, adjacent to the Upper Springfield Road. The previously approved retaining wall at this location has been removed, and existing sloped ground levels retained, resulting in the removal of a number of approved dwellings at this location. Recommended for Approval.</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	<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> <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>• SP7 Connectivity</li> <li>• SP8 Green and blue infrastructure network</li> <li>• RD1 New Residential Developments</li> <li>• HOU 1 Accommodating New Homes</li> <li>• HOU 2 Windfall Housing</li> <li>• HOU 4 Density of Residential Development</li> <li>• HOU 6 Housing Mix</li> <li>• DES1 Principles of Urban Design</li> <li>• DES2 Masterplanning approach for Major development</li> <li>• TRAN 6 Access to Public Roads</li> <li>• OS3 Ancillary Open Space</li> </ul>
4.4	<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.
4.5	The site is zoned as a Mixed Use Site (Zoning BT002) in BMAP 2015.
4.6	<p><u>Regional planning policy</u></p> <p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)</p>

	<p>Creating Places</p> <p><u>Other Relevant Policies</u></p> <p>Developer Contribution Framework</p>
<b>5.0</b>	<p><b>Statutory Consultees</b></p> <p>DFI Roads- Awaiting response.</p>
<b>6.0</b>	<p><b>Non-Statutory Consultees</b></p> <p>N/A</p>
<b>7.0</b> <b>7.1</b>	<p><b>Representations</b></p> <p>One objection was received and is summarised below:</p> <ul style="list-style-type: none"> <li>• Requests more affordable housing. <i>Case Officer's Response: The proposal is to reduce the amount of housing rather than propose any further housing.</i></li> <li>• States the built houses are an eyesore. <i>Case Officer's Response: Design is not a material consideration in this application.</i></li> </ul>
<b>8.0</b>	<p><b>ASSESSMENT</b></p>
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> <li>• Proposed Housing Density</li> <li>• Revised Road Layout</li> <li>• Open Space</li> <li>• Section 77.</li> </ul> <p><b>Proposed Housing Density</b></p>
8.2	<p>The proposal will result in a reduction of 31 approved dwellings from 653 to 622. This reduces the proposed housing density from 25 dwellings per hectare to 24 per hectare. It is acknowledged that the resulting density is below the average minimum density of 25dph and therefore contrary to Policy HOU4.</p>
8.3	<p>Policy HOU4 however, states that the density bands are to be used as a guide and development proposals outside the bands will be determined on their own merits. It was acknowledged in the original approval that the proposed density responded to the constraints of the site with a high level of mature landscaping of which the majority is subject to a Tree Preservation Order, the significant level changes and the semi-rural location. The omitted dwellings are located on the northern edge of the site adjacent to the settlement limits and on a severe slope which makes construction challenging. Given the peripheral/ edge of settlement location of the changes and minimum change to density it is accepted that the exclusion of the dwellings would not impact the residential quality of the scheme and is considered acceptable.</p>
8.4	<p>Furthermore the proposal remains to comply with the key site requirements as established in draft BMAP with the inclusion of a minimum of 300 social dwellings.</p> <p><b>Revised Road Layout</b></p>
8.5	<p>The original approval included a turning head in the north-eastern corner of the site which accessed four dwellings. The proposed turning head has subsequently been shortened.</p>

8.6	DFI Roads have been consulted but have not yet responded. No issues are anticipated with the minor alteration to the turning head and delegated authority is requested to deal with the response and any issues arising provided they are not substantive.
8.7	<p><b>Proposed Open Space</b></p> <p>The dwellings to be removed will be replaced by an area of woodland planting. Whilst not contributing to any useable open space within the site due to existing topography, it will provide a level of visual amenity which contributes to the overall quality of residential environment, with the use of woodland planting will contributing to this. The proposal remains compliant with Policy OS3.</p>
8.8	<p><b>Section 77</b></p> <p>A Section 77 agreement is required to modify the original Section 76 and manage the additional open space created by the exclusion of the previously approved dwellings. Legal Services has confirmed that the planning agreement has been agreed in principle with the applicant and while not signed the application is being expedited to allow occupation. Delegated authority is requested to finalise the Section 77 agreement provided there are no substantive issues arising.</p>
10.0	<b>Recommendation</b>
10.1	This application was submitted under Section 54 of the Planning Act (Northern Ireland) 2011. This applies to applications for planning permission of land without complying with conditions subject to which a previous planning permission was granted.
10.2	Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted, subject to conditions and a Section 77 planning agreement.
10.3	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 77 planning agreement, and deal with the outstanding DFI Roads response and any other issues that may arise, provided that they are not substantive.
11.0	<b>Draft Conditions</b>
11.1	<p>Save for the amendment in conditions Nos. 2-5 (inclusive) below no development shall take place unless in the sequence set out in the approved Phasing Plan (Drawing No. XX) published on the planning portal XX unless the Council grants its prior written approval to any variation.</p> <p>Reason: To ensure appropriate phasing of the development.</p>
11.2	<p>Notwithstanding the approved Phasing Plan (Drawing No. XX published on the planning portal XX) and submitted details, prior to occupation of the 100th residential unit, a temporary equipped play park shall be installed in Phase 4 in accordance with details which shall have first been submitted to and approved in writing by the Council. The temporary equipped play patch shall remain in situ in accordance with the approved details until the approved Local Equipped Area of Play (LEAP) has been implemented in Phase 12 in accordance with the approved details. The Council shall be notified in writing on occupation of the 100th residential unit.</p> <p>Reason: To ensure equipped play area facilities are available for residents having regard to Policy OS 2 of PPS8.</p>

11.3	<p>Notwithstanding the approved Phasing Plan (Drawing No. XX published on the planning portal XX) and submitted details prior to construction of Phase 10 the equipped play park in Phase 9 shall be installed in accordance with the approved details and shall permanently remain in situ in accordance with the approved details. The Council shall be notified in writing prior to construction of Phase 10.</p> <p>Reason: To ensure equipped play area facilities are available for residents having regard to Policy OS 2 of PPS8.</p>
11.4	<p>Notwithstanding the approved Phasing Plan (Drawing No. XX published on the planning portal XX) and submitted details the equipped play park Multi Use Games Area (MUGA) and Community Centre shall be constructed and ready for occupation within 3 months from the date of first occupation of any dwelling in Phase 11 and shall permanently remain in situ in accordance with the approved details. The Council shall be notified in writing on first occupation of any dwelling in Phase 11.</p> <p>Reason: To ensure equipped play area and neighbourhood facilities are available for residents having regard to Policy OS 2 of PPS8 and Policy QD1 of PPS7.</p>
11.5	<p>Notwithstanding the approved Phasing Plan (Drawing No. XX published on the planning portal XX) and submitted details the Retail Units and associated access and parking in Phase C1 shall be constructed and fitted out ready for occupation within 3 months from the date of first occupation of any dwelling in Phase 11 and shall permanently remain in situ in accordance with the approved details. The Council shall be notified in writing on first occupation of any dwelling in Phase 11. The Council shall be notified in writing on first occupation of any dwelling in Phase 11.</p> <p>Reason: To ensure appropriate neighbourhood facilities are available for residents having regard to Policy QD1 of PPS7.</p>
11.6	<p>Prior to occupation of any phase of the development, a Verification Report for that phase shall be submitted to and approved in writing by the Council. The Verification Report must be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented and have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health.</p> <p>Reason: Protection of human health by demonstrating that the required remedial measures have been incorporated within the proposal.</p>
11.7	<p>If during the development of a phase, new contamination or risks are encountered which have not previously been identified, works in that phase must cease and the Council shall be notified in writing immediately. This new contamination shall be fully investigated in accordance with best practice and 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, and prior to occupation of that phase, a Further Remediation Strategy and subsequent Verification Report for that phase shall be submitted to and approved in writing by the Council. If required by the Council, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of human health and environmental receptors.</p>

11.8	<p>After completing the remediation works under condition 6; and prior to occupation of that phase of the development, an Environmental Verification Report for that phase must be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <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>, as applicable. The Environmental 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>
11.9	<p>All fuel storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the quality of surrounding soils and groundwater verified. Should unforeseen contamination be identified during this process, Conditions 6 and 7 will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use</p>
11.10	<p>The storm drainage of the site, during site clearance, construction and operational phases of the development, must be designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on the watercourses on site. Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C753 (2015) The SuDS Manual.</p> <p>Reason: To ensure that the appointed contractor implements this mitigation during construction phase to protect on site watercourses and connected European Sites.</p>
11.11	<p>A working strip adjacent to the culvert shown on drawing numbers 118 and 120 (published on the planning portal 13/10/20); drawing number 28 (published on the planning portal 07/03/25) and drawing numbers X and X (published on the planning portal (X/X/X) shall be retained and kept free of impediments (including tree planting hedges fencing sheds and other structures). The working strip should have a minimum width of 5 metres and be provided with clear access and egress at all times. Reason: To ensure the adequate protection of drainage infrastructure.</p> <p>Reason: To ensure the adequate protection of drainage infrastructure.</p>
11.12	<p>No demolition of any remaining building(s) will commence until an updated bat survey, and updated Bat Mitigation Plan (if required) is submitted to and approved in writing by the Council. The updated BMP will include additional mitigation measures should any bats be found.</p> <p>Reason: To mitigate for impacts on bats using the site.</p>
11.13	<p>No tree, hedgerow or scrub removal shall take place between 01 March and 31 August inclusive in any calendar year, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/ demolition and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. The written confirmation shall be submitted to the Council within 6 weeks of such works commencing.</p>

	Reason: To protect breeding birds
11.14	<p>All existing trees on the site with the exception of those identified for felling on the Park Hood Tree Constraints Plan ref. L202E (Drawing No. X) published on the planning portal X/X/X) shall be permanently retained. No retained tree shall be cut down uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance without the prior written consent of the Council.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p>
11.15	<p>No equipment, machinery or materials are to be brought on the site for the purpose of development of a particular phase, including demolition and site clearance, until all retained trees in that phase (as shown on Drawing Numbers 13 (6629-L-206B), 14 (6629-L-207B), 15 (6629-L-208B) published on the Planning Portal 23/10/20 (LA04/2020/0804/F) and Drawing Numbers 07 (6629-L-203D), 08 (6629-L-204D) and 09 (6629-L-205C) date published on the Planning Portal 23/10/20 as being retained) have been protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations and the recommendations in the Dr Philip Blackstock Tree Survey and Report dated July 2019. These protection measures shall remain in place until the construction works for that phase are complete and all plant and machinery has been removed from the site. Within the fenced area no activities associated with building operations shall take place, no storage of materials, and the ground levels within those areas shall not be altered.</p> <p>Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development works to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.</p>
11.16	<p>All demolition and excavation works within the Root Protection Area of any tree that is to be retained shall be carried out in accordance with recommendations outlined within the Arboricultural Method Statement contained within the Dr Philip Blackstock Tree Survey and Report dated July 2019.</p> <p>Reason: To ensure damage is not caused to protected trees by the development hereby approved.</p>
11.17	<p>The development hereby approved shall be conducted in accordance with the Construction Management Plan (CMP) as detailed on the Park Hood Tree Constraints Plan ref. L202B (Drawing No. X published on the planning portal XX/XX/XX).</p> <p>Reason: To minimise risk of damage to protected trees during the construction phase</p>
11.18	<p>All trees which are removed shall be compensated for by the planting of new native species trees in accordance with approved plan No. X published on the Planning Portal on XX/XX/XX. All new planting shall be carried out within the first available planting season planting season after the last residential unit within each phase of the development hereby approved has been occupied. Any new trees which, within a period of five years from the completion of the development, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p>

11.19	<p>Reason: To compensate for the loss of existing trees and ensure the maintenance of a high quality of landscaping.</p> <p>All proposed landscaping and planting works shall be carried out in accordance with the approved details on the Park Hood drawings No. 13 (6629-L-206B) to 15 (6629-L-208B); 16 (6629-L-211B); and 17 (6629-L-212B) Landscape Plans / Proposals published on the Planning Portal on 23/10/20 (LA04/2020/0804/F) and drawings No. X (6629-L-203E) No. X (6629-L-204E) and No. X (6629-L-205D) Landscape Plans/Proposals published on the Planning Portal on X/X/X. No phase of the development hereby approved shall be occupied until the planting for that phase has been completed or within the first available planting season after occupation of that phase whatever is the sooner or unless otherwise agreed in writing by the Council.</p> <p>Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
11.20	<p>All soft landscaping shall be managed and maintained in accordance with the Park Hood 'Landscape Management and Maintenance Plan' (Appendix 3 of the Glenmona Technical Clarifications Report/ Project No. 6909), published on the planning portal 23/10/20.</p> <p>Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
11.21	<p>Prior to the commencement of operation of any commercial premises providing hot food, an updated odour risk assessment report with details of the proposed scheme to control cooking odours emanating from the premises shall be submitted to and approved in writing by the Council. Externally located air extraction flue(s) and termination point(s) shall be depicted on elevation drawings and details of any proposed odour abatement technology shall be provided. The report shall demonstrate that the proposed scheme for the control of odours has been designed in accordance with industry guidance EMAQ+ 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' issued September 2018 as detailed in the RPS ES Vol11 Appendix 14b - EMAQ Odour Detail. The premises shall not operate unless the approved details are in place.</p> <p>Reason: Protection of amenity of neighbouring properties</p>
11.22	<p>Prior to the installation of any combustion plant(s) where the single or combined NOx emission rate is greater than 5mg/s, an updated air quality impact assessment for that plant shall be submitted to and approved in writing by the Council. The assessment shall include specification details, including emission rates and flue termination heights, of the proposed combustion systems for heating and hot water. The updated assessment must also demonstrate that there will be no significant adverse air quality impacts associated with operation of the proposed combustion plant and with the overall development. The combustion plant(s) and associated flue(s) must thereafter be installed in accordance with the approved details.</p> <p>Reason: Protection of human health.</p>
11.23	<p>Prior to the installation of any external plant or equipment in association with the approved retail units 1 to 4, a noise report shall be submitted to and approved in writing by the Council. The report shall include annotated drawing/s showing the location of the plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. Additionally, the report must demonstrate that the rated sound level from the operation of external plant and equipment will not exceed the background sound level (daytime and night time) and/or the target noise limits presented</p>



	<p>in the RPS Group report entitled 'Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. The development shall not be carried out unless in accordance with the approved details.</p> <p>Reason: In the interests of amenity.</p>
11.24	<p>Prior to commencement of development of the hotel, a Noise Impact Assessment shall be submitted to and approved in writing by the Council. The report must include an assessment of the potential noise sources associated with the approved detail, to include but not be limited to:</p> <ul style="list-style-type: none"> <li>- Assessment of potential entertainment noise breakout, if applicable, with particular reference to the low frequency content usually associated with entertainment noise, and predicted impact at nearby noise sensitive receptors;</li> <li>- Assessment of the potential noise impact at nearby noise sensitive receptors from patrons using the external area/s, having regard to capacity of external area/s and hours of use; and</li> <li>- Identification of any necessary noise insulation/ mitigation measures required to ensure the proposal shall not have an adverse impact on nearby noise sensitive receptors.</li> <li>- The assessment should refer to relevant guidance and British Standards such as BS4142:2014, BS8233:2014, WHO guidelines for community noise 1999 and NR curves, as appropriate.</li> </ul> <p>The hotel shall not be occupied unless the approved details have been implemented.</p> <p>Reason: In the interests of amenity.</p>
11.25	<p>The rated sound level from the operation of all combined plant and equipment, associated with the hotel element of the development, must not exceed the background sound level (daytime and night time) and/or the target noise limits presented in RPS Group report entitled 'Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: Protection of residential amenity.</p>
11.26	<p>Prior to the installation of any external plant or equipment in association with the approved Use Class B2 light industrial units 7, 8, 9, 10 and 11, a noise report shall be submitted to and approved in writing by the Council. The report shall include annotated drawing/s showing location of plant, details of type of plant, accompanying noise data, mode of operation and details of any noise mitigation measures. Additionally the report must demonstrate that the rated sound level from the operation of the external plant and equipment will not exceed the background sound level and/or the target noise limits presented in RPS Group report entitled 'Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. Use Class B2 lighting industrial units 7, 8, 9, 10 and 11 shall not be occupied unless the approved details have been implemented.</p> <p>Reason: Protection of Residential Amenity.</p>

11.27	<p>The rated sound level from the operation of the combined external plant and equipment associated within the hereby permitted development (industrial units 7, 8, 9, 10 and 11) must not exceed the background sound level and/or the target noise limits presented in RPS Group report entitled 'Glenmona Mixed Use Development, Volume I, Environmental Statement Main Text' at any nearby noise sensitive receptor, when measured and/or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: Protection of residential amenity.</p>
11.28	<p>All glazing installed in association with the hereby permitted development must provide a minimum sound reduction of 35 dB RW (C;Ctr), as specified in the RPS Group report entitled 'Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F'.</p> <p>Reason: Protection of amenity of end users.</p>
11.29	<p>An acoustically treated alternative means of ventilation must be incorporated into the habitable rooms of all residential properties within the hereby permitted development and must provide a minimum of 35 dB RW (C; Ctr), as specified in the RPS Group report entitled 'Glenmona Mixed Use Development, Technical Clarifications Report, Response to Belfast City Council EHS, October 2020, Planning Application LA04/2020/0804/F'.</p> <p>Reason: Protection of residential amenity.</p>
11.30	<p>No service collections or deliveries to the hereby permitted Use Class B2 light industrial units shall be permitted between the hours of 23:00 and 07:00.</p> <p>Reason: Protection of residential amenity.</p>
11.31	<p>No vehicle movements shall be permitted within the service area of approved retail units 1 to 4 (as shown on Drawing No. 15 (IBHO673 1003 Rev. E) published on the Planning Portal on 06/03/25) between the hours of 23:00 and 07:00.</p> <p>Reason: Protection of Residential Amenity</p>
11.32	<p>The approved MUGA shall not be used outside the hours of 08:00 to 22:00.</p> <p>Reason: Protection of residential amenity</p>
11.33	<p>The approved play area shall not be used outside the hours of 08:00 to 22:00.</p> <p>Reason: Protection of residential amenity.</p>
11.34	<p>The approved community centre shall not be used outside the hours of 08:00 to 22:00.</p> <p>Reason: Protection of residential amenity.</p>
11.35	<p>No part of the development shall be occupied or otherwise become operational until the revised junctions on the Monagh By-Pass (A55) have been constructed in general accordance with the following approved drawings: i. IBH0673/0002 Rev A, 'External Works Location Plan', published on the Planning Portal 13/10/20.</p>

	<p>ii. IBH0673/2000 Rev A, 'External Works Proposed Layout Sheet 1' Drawing No. 97, published on the Planning Portal 13/10/20.</p> <p>iii. IBH0673/2001 Rev A, 'External Works Proposed Layout Sheet 2' Drawing No. 98, published on the Planning Portal 13/10/20.</p> <p>iv. IBH0673/2002 Rev A, 'External Works Proposed Layout Sheet 3' Drawing No. 99, published on the Planning Portal 13/10/20.</p> <p>v. IBH0673/2010 Rev A, 'External Works Proposed Geometry Sheet 1' Drawing No. 100, published on the Planning Portal 13/10/20.</p> <p>vi. IBH0673/2011 Rev A, 'External Works Proposed Geometry Sheet 2' Drawing No. 101, published on the Planning Portal 13/10/20.</p> <p>vii. IBH0673/2020 Rev A, 'External Works Proposed Visibility Sheet 1' Drawing No. 102, published on the Planning Portal 13/10/20.</p> <p>viii. IBH0673/2021 Rev A, 'External Works Proposed Visibility Sheet 2' Drawing No. 103, published on the Planning Portal 13/10/20.</p> <p>ix. IBH0673/2040 Rev A, 'External Works Typical Cross Section' Drawing No. 108, published on the Planning Portal 13/10/20.</p> <p>x. IBH0673/2050 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 1' Drawing No. 109, published on the Planning Portal 13/10/20.</p> <p>xi. IBH0673/2051 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 2' Drawing No. 110, published on the Planning Portal 13/10/20.</p> <p>xii. IBH0673/2052 Rev A, 'External Works Proposed Traffic Signal Layout Sheet 3' Drawing No. 111, published on the Planning Portal 13/10/20.</p> <p>xiii. IBH0673/2700 Rev A, 'External Works Construction Details Sheet 1' Drawing No. 144, published on the Planning Portal 21/01/20.</p> <p>All works, including the traffic signals, shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including approval of the necessary Departures/ Relaxations from standard and required Road Safety Audits.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the improvement of the road network for the convenience of road users.</p>
11.36	<p>No phase of development shall be occupied until the necessary vehicular accesses for that phase including visibility splays and any forward sight distance have been constructed in accordance with the following approved drawings:</p> <p>i. IBH0673/1010 Revision E 'Proposed Levels and Visibility Overall with Sheet Numbers' Drawing No. X, published on the Planning Portal XX/XX/XX and bearing the DfI Roads determination stamp.</p> <p>ii. IBH0673/1011 Revision A 'Proposed Levels and Visibility Sheet 1 of 6' Drawing No. X, published on the Planning Portal XX/XX/XX and bearing the DfI Roads determination stamp.</p> <p>iii. IBH0673/1012 Revision F 'Proposed Levels and Visibility Sheet 2 of 6' Drawing No. X, published on the Planning Portal XX/XX/XX and bearing the DfI Roads determination stamp.</p> <p>iv. IBH0673/1013 Revision F 'Proposed Levels and Visibility Sheet 3 of 6' Drawing No. 25, published on the Planning Portal 06/03/25 and bearing the DfI Roads determination stamp.</p> <p>v. IBH0673/1014 Revision A 'Proposed Levels and Visibility Sheet 4 of 6' Drawing No. 85, published on the Planning Portal 13/10/20 and bearing the DfI Roads determination stamp.</p> <p>vi. IBH0673/1015 Revision A 'Proposed Levels and Visibility Sheet 5 of 6' Drawing No. 86, published on the Planning Portal 13/10/20 and bearing the DfI Roads determination stamp.</p>

	<p>vii. IBH0673/1016 Revision A 'Proposed Levels and Visibility Sheet 6 of 6' Drawing No. 87, published on the Planning Portal 13/10/20 and bearing the DfI Roads determination stamp.</p> <p>The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users</p>
11.37	<p>No dwelling shall be occupied until the associated hard surfaced area have been constructed in accordance with the approved layout Drawing Nos; 2509-RPP-ZZ-XX-DR-A00004 Revision P04 'Site Layout Parking A1L' Drawing No. X published on the planning portal XX/XX/XX. The area to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.</p> <p>Reason: To ensure that adequate provision has been made for parking.</p>
11.38	<p>No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.</p> <p>Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.</p>
11.39	<p>The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
11.40	<p>The residential care homes, local neighbourhood retail centre, Class B business uses or hotel shall not be operated or occupied individually until a respective Commercial Travel Plan for that individual use/building has been submitted to and approved in writing by the Council. The Travel Plan shall include clear and unambiguous objectives and targets, together with a time-bound programme of implementation, monitoring and regular review and improvement, and be based on the particulars contained within the approved Travel Plan published on the Planning Portal on 12/05/20. Each individual unit shall not be operated or operated unless in accordance with its respective Commercial Plan approved by the Council.</p> <p>Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles.</p>
11.41	<p>Prior to occupation of the residential unit that they serve, hard standing areas within the curtilage of dwellings shall be carried out in accordance with the 'private access/driveway' details set out in approved plan Nos. 2509-RPP-ZZ-XX-DR-A-00-025 (Overall Boundary Treatments) Drawing Nos. X,X,X published to the planning portal on XX/XX/XX and 29, 30 and 31 (Zone A1, A2, B1, B2, D, F1, F2, G1, G2 and H Boundary Treatments)</p>

	published on the planning portal on 13/10/20, or as otherwise agreed in writing by the Council.
	Reason: To ensure the provision of a quality residential environment having regard to Planning Policy Statement 7
11.42	<p>Notwithstanding the provisions of Article 3, Part 3 (Class A) of the Schedule of the Planning (General Permitted Development) Order (NI) 2015 (or any legislation revoking that Order and re-enacting those provisions) no development shall take place forward of the front elevation of any dwelling hereby approved, including the erection of fencing, walls, gates or other means of enclosure, without prior planning approval.</p> <p>Reason: To preserve the integrity of the design and layout of the development and to enable the Local Planning Authority to consider whether planning permission should be granted for such works.</p>
11.44	<p>Informatives</p> <ol style="list-style-type: none"> <li>1. This permission should be read in conjunction with previous approval LA04/2023/2390/F and its associated drawings, reports and Section 76 Legal Agreement</li> <li>2. The drawing refs referred to above correspond with those drawings submitted to the Council in respect of this application and published to the Planning Portal NI on: XX</li> <li>3. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.</li> <li>4. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.</li> </ol>
	Representations from elected members: N/A

ANNEX	
Date Valid	27 <sup>th</sup> May 2025
Date First Advertised	6 <sup>th</sup> June 2025
Date Last Advertised	N/A
Date of Last Neighbour Notification	2 <sup>nd</sup> June 2025

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## Development Management Officer Report Committee Application

Summary	
<b>Application ID:</b> LA04/2024/1865/O	<b>Committee Meeting Date:</b> 17 June 2025
<b>Proposal:</b> 3no. detached dwellings part 2 storey part 3 storey	<b>Location:</b> Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.
<b>Referral Route:</b> Section 3.8.1 of the scheme of Delegation. An elected Member of the Council (Cllr Jordan Doran) has requested for the application to be referred to the Planning Committee.	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Sentry Properties Limited 31a Main Street Ballyclare BT39 9AA	<b>Agent Name and Address:</b> Dermot Monaghan MBA Planning 4 College House Citylink Business Park Belfast BT12 4HQ
<b>Date Valid:</b> 28 <sup>th</sup> October 2024	
<b>Target Date:</b> 10 <sup>th</sup> February 2025	
<b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer (Development Management)	
<b>Executive Summary:</b>  <p>This application seeks planning permission for 3 detached, split-level residential properties which are two storeys at the front and three storeys at the rear. The site comprises a vacant parcel of land located between 22 Squires View and 57 and 59 Squires View. The site is located on a steep gradient which falls by approximately 10m from east to west from Squires Hill Road towards the Crumlin Road. The site is also located on a moderate decline when approaching the site from south to north with levels falling from 169.40 to 166.84.</p> <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> <li>- Principle of residential dwellings at this location</li> <li>- Impact on existing residential</li> <li>- Housing density</li> <li>- Adaptable and accessible accommodation</li> <li>- Design</li> <li>- Amenity space</li> <li>- Overshadowing</li> <li>- Overlooking</li> <li>- Access and parking</li> <li>- Waste management</li> <li>- Landscaping and trees</li> <li>- Topography of the site</li> <li>- Climate change</li> </ul>	

DFI Roads have offered no objection to the proposal following receipt of drawing no.6, uploaded to the planning portal on 12<sup>th</sup> December 2024.

NI Water have recommended refusal on the basis that there is no available capacity in the downstream Wastewater Infrastructure and no viable developer-led solution is available to achieve a foul connection.

The BCC Tree Officer requested further information including a management and maintenance plan; a proposed planting and landscaping scheme and a tree protection plan. This information was not submitted by the applicant.

Following submission of a biodiversity checklist, NIEA: Natural Environment Division have no objection to the development.

**Recommendation**

Having regard to the development plan, planning history on the site and other material considerations, the proposal is considered unacceptable and refusal is therefore recommended. 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 they are not substantive.



Case Officer Report

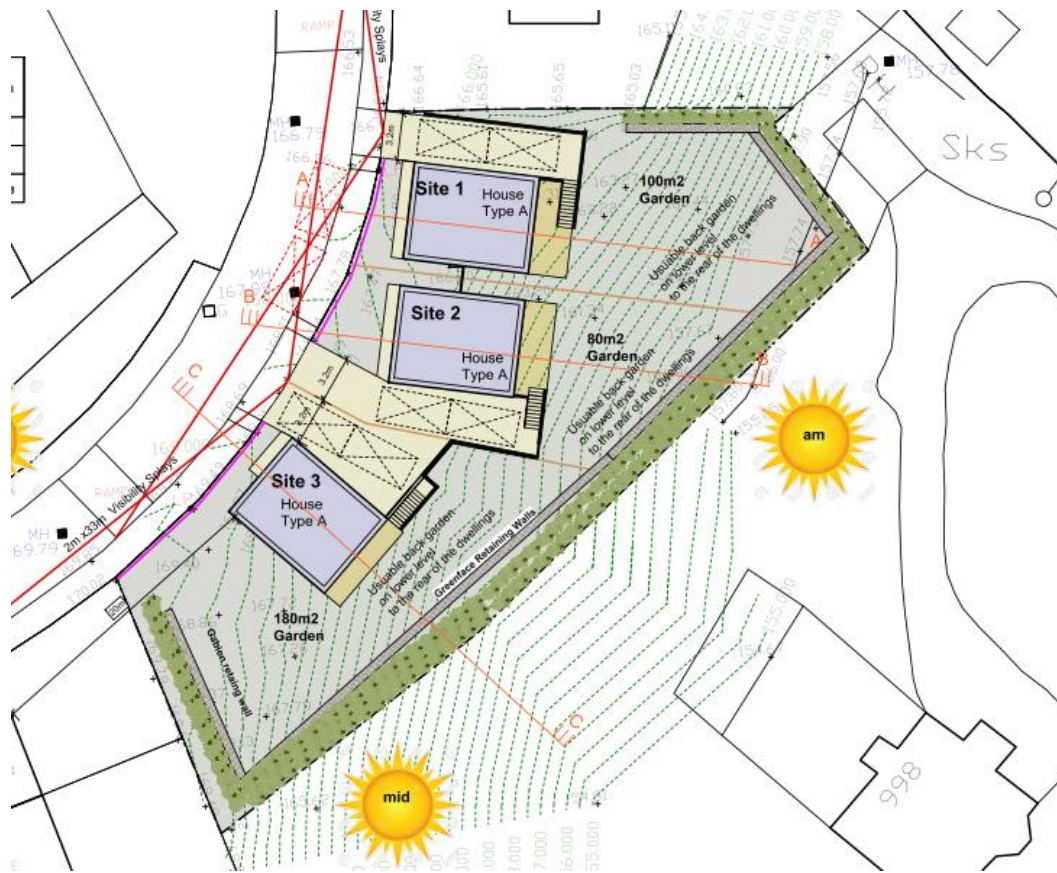
Site Location Plan



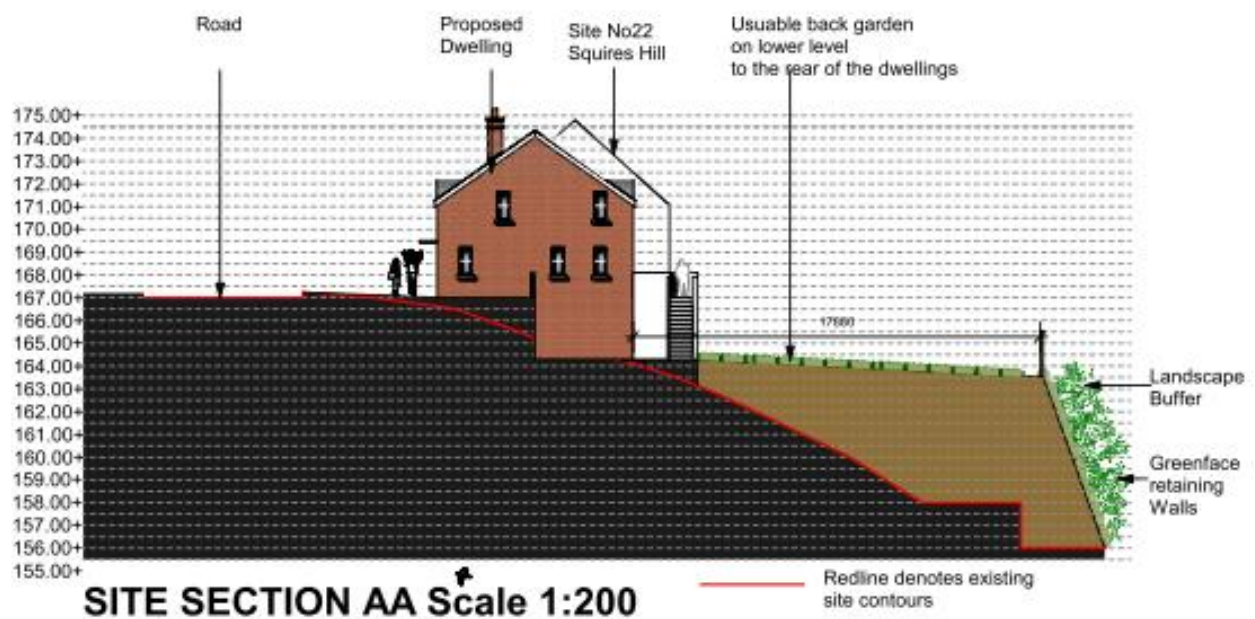
Existing Site Plan



## Proposed Site Plan



## Proposed Sections





<p><b>SITE SECTION BB Scale 1:200</b></p> <p><b>SITE SECTION CC Scale 1:200</b></p> <p>Redline denotes existing site contours</p>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The proposal seeks outline permission for 3 no detached residential properties located on a split level of part 2-storey and part 3-storey design. The proposal includes parking for 2 cars within the curtilage of each of the dwellings. A greenface retaining wall is proposed along the western boundary of the site.
<b>2.0</b>	<b>Description of Site</b>
2.1	The application site relates to an area of land measuring 0.12ha and is located within the development limit of Belfast. The site is zoned for housing in both versions of BMAP. The remainder of the zoning was approved for housing under application Z/1998/2945 and subsequently developed for 54 properties.

2.2	The site is a vacant parcel of land located between 22 Squires View and 57 - 59 Squires View. The site is located on a steep gradient which falls by approximately 10m from west to east from Squires Hill Road towards the Crumlin Road. The site is also located on a slight gradient when travelling towards the site on Squires Hill Road in a northerly direction, with levels falling from 169.40 to 166.84.
2.3	There is a hedge located along the western boundary of the site which was planted as part of the landscaping for the overall residential development under application Z/1998/2945 with trees and shrubs located at the southwest of the site. The landscaping of the site was included within the conditions of the original planning permission for 54 houses.
2.4	An existing retaining wall is located along the eastern boundary, separating the site from the land at no. 998 Crumlin Road.
2.5	The surrounding area is predominantly 2-storey, semi-detached residential properties. There are 2 detached properties located directly to the north of the site.
<b>3.0</b>	<b>Planning History of the application site</b>
3.1	Z/1998/2945 – Squires Hill Crescent and the rear of 1000 Crumlin Road. Development of 54 semi-detached dwelling houses. Permission granted 05/09/2000
3.2	LA04/2020/0359/F – 30m South of 22 Squires View. 4 semi-detached dwellings. Permission refused 04/06/2021
	<b>Surrounding history</b>
3.3	Z/2010/1625/F – Lands opposite No's 1-3 Squires View. Two detached dwellings and garages (Amended Address). Permission granted 02/11/2011.
3.4	Z/2007/1837/F – 60 Squires Hill Road. Erection of two-storey detached dwelling (Amended plans). Permission granted 10/04/2008. (Property now no. 1A Squires View)
3.5	LA04/2023/3305/O – 998 Crumlin Road. Erection of a detached dwelling & associated domestic garage. Permission granted 14/06/2024.
3.6	LA04/2024/1178/RM - 998 Crumlin Road. Erection of a detached dwelling & associated garage. Pending decision.
<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	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:
4.5	<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.
<b>5.0</b>	<b>PLANNING POLICY</b>
<b>5.1</b>	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy HOU4 – Density of residential development  Policy HOU7 – Adaptable and accessible accommodation  Policy DES1 – Principles of urban design  Policy RD1 – New residential developments  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 OS1 – Protection of Open Space  Policy TRE1 – Trees  Policy NH1 – Protection of Natural Heritage Resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Residential Design  Placemaking and Urban Design  Sustainable Urban Drainage Systems  Trees</p>
<b>5.2</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>5.3</b>	<p><b>Regional Planning Policy</b></p> <p>Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>

<b>6.0</b>	<b>Statutory Consultees</b> DFI Roads- No objections NIEA – no objection NI Water – refusal
<b>7.0</b>	<b>Non-Statutory Consultees</b> BCC Tree Officer – further information requested
<b>8.0</b>	<b>Representations</b>
<b>8.1</b>	<p>15 letters of objection have been received and 1 non-committal representation. The main issues raised are summarised as follows:</p> <ul style="list-style-type: none"> <li>a) Green belt land should be protected</li> <li>b) Site is a wildlife habitat with bats and badgers present</li> <li>c) Significant damage to existing properties as a result of extensive piling required</li> <li>d) Increase traffic</li> <li>e) Loss of privacy</li> <li>f) Clearing of trees and shrubs on site</li> <li>g) Impact on views from no. 59</li> <li>h) Overlooking into rear amenity area of no. 59 (first floor windows are obscure – no overlooking. No overlooking from GF windows – hall and toilet – also obscure)</li> <li>i) Entrance and egress the proposed properties would cause a danger to pedestrians using the footpath</li> <li>j) Sewage and waste capacity issues</li> <li>k) De-value surrounding properties</li> <li>l) Presence of the existing green break should be retained for visual amenity</li> <li>m) Lack of need for an additional 3 houses at this location</li> <li>n) Overshadowing of no.1A Squires View directly across from site</li> </ul> <p>Full consideration has been given to all relevant concerns noted in the representations in the assessment of the application below.</p>
<b>9.0</b>	<b>ASSESSMENT</b>
	<b><u>Principle of development</u></b>
9.1	<p>The application site forms part of a larger residential development of 54 units which was approved under application Z/1998/2945 in 2000. On the approved Landscaping Proposals Plan of the previous approval, the current application site was shown as a steep slope with no built form and a hedge and trees around its boundaries. A note on the Landscape Proposal stated 'All banks to be topsoiled and planted with grass and wildflower seeds.' This landscape proposal was conditioned in the approval under Z/1998/2945.</p>
9.2	<p>In November 2011, planning approval was granted for two houses to the north of the application site under planning application Z/2010/1625/F. The site which was assessed under application Z/2010/1625/F was not as steep as the existing application site. Sections submitted as part of that application show that the levelling works required for the development were not as extensive as what is shown on the site sections for this proposed outline and required less engineering/retaining structures.</p>
9.3	<p>Although the site is zoned for housing in both versions of draft BMAP and the principle of residential development within the area has been established under applications Z/1998/2945 and Z/2010/1625/F, the application site has never been developed due to the</p>

	steep topography of the site. This portion of land formed part of the approval of Z/1998/2945 as a landscaped area which provided a visual break between the properties on Squires Hill and Squires View. Due to the constraints of the land, the site is not considered appropriate for housing. It would also create a conflict with the conditions/approved plans of the host approval.
9.4	<p><b><u>Character of established residential area</u></b></p> <p>Policy RD1 states that residential proposals should not create conflict with adjacent land uses, remaining in conformity with the character of any established residential uses.</p>
9.5	The levels shown across the Proposed Site Plan relate to the existing site levels and do not reflect the proposed site levels which are shown in the sections on the same drawing no. 03B. The proposed levels are provided on the section drawings across the site.
9.6	The site is a steep bank within the wider residential development. The sections demonstrate that the site falls in a steep decline from west to east from 167 to 157 (a decline of 10m). Up to 2m of fill is required on the western side of the bank to create a level ground floor access (165-167). The rear garden areas require significant fill which varies in depth across the sites to create useable garden space. The property noted as 'site 1' shows infill up to 8m at the rear. 'Site 2' requires approximately 4m of fill and 'Site 3' would require 3m fill.
9.7	The proposed split-level design, with a two-storey frontage and three-storey rear elevation would not remain in conformity with the character of the established residential area. By definition, an established residential area is dominated by a recognisable form housing styles with associated private amenity space or gardens. The definition contained in Appendix B of the Plan Strategy also notes that "properties may exhibit comparable design styles including common architectural detailing and treatment... however it is recognised that there are also settled housing areas where there is a greater range and mix of dwelling styles and where the overall pattern of development is less uniform." The existing housing development of Squires View and Squires Hill is characterised by two storey dwellings and level access to the rear. The overall pattern of development would be considered uniform in its design and layout. Although there are no public views of the application site outside of the existing residential development, the form and design would be at odds with the existing properties and would result in a design which is out of character to the area.
9.8	Paragraph 3.1.6 of the residential design SPG states particular care will be necessary in preparing layout proposals on sloping sites in order to minimise the impact of differences in level between adjoining properties, existing or proposed and it may be appropriate to consider the use of split-level dwellings. In this case the site is being inappropriately engineered with significant infill to create the levels required to facilitate a split-level development. The topography of the site does not naturally allow for development, even that of split-level design.
9.9	Based on the indicative levels shown on the sections and the ground levels of the adjacent properties at no's 22, 57 and 59 Squires Hill Road, it does not appear that there would be a significant impact on these neighbours in terms of the differences in levels. However, in the absence of existing and proposed site levels overlaid on the proposed site plan across the development site and the neighbouring properties it is difficult to know for certain what the impact on these properties would be.
9.10	The SPG states that particular care will be necessary in preparing layout proposals on sloping sites in order to minimise the impact of differences in level between adjoining



	<p>properties, existing or proposed. Outline planning approval has been granted for a dwelling at no. 998 Crumlin Road under application reference LA04/2023/3305/O. Although this development has not yet been constructed it remains to be a material consideration when assessing the impact of the proposed development. The level difference and creation of retaining walls would have a significant impact on this property. The difference in levels between the site at Crumlin Road and the top of the proposed retaining structure would be approximately 9m at a distance of 25m approx. This, with the dwellings on top, would be unduly prominent on this property and result in harm in respect of over-dominance. This is contrary to Policy RD1 and Policy DES1 of the LDP PS.</p> <p><b><u>Design</u></b></p>
9.11	<p>Policy DES1 - Principles of urban design and policy RD1 - New residential development are applicable to new residential development. These policies seek to ensure the highest quality of urban design is met and the amenities of residents are protected. As this proposal is for outline permission to establish the principle of housing development on this site, design details are not required at this stage. In the applicant's planning statement, they have noted that matters relating to siting, design external appearance, access and landscaping are reserved and that illustrative drawings have been submitted for information only. Whilst these details can be reserved, the supporting illustrative details do not demonstrate that appropriate development can be accommodated on the site. In order to achieve meaningful open space to the rear of the properties, each of the dwellings would sit ahead of the established building line of Squires Hill Road. The private amenity areas would meet the space standards set out in Creating Places, however the site would require between 3 - 8m of infill to achieve a usable rear amenity space. This level of engineering of the site demonstrates that the site is not appropriate for development. The proposal is therefore considered to be contrary to Policy DES1 and Policy RD1 for the reasons outlined above.</p>
9.12	<p>Although it has not yet been constructed, material consideration is given to the approved residential dwelling at no. 998 Crumlin Road which lies to the east of the site on a lower level. This outline permission, reference number LA04/2023/3305/O, expires 13 June 2029. A subsequent reserved matters application (LA04/2024/1178/RM) was received on 03 July 2024 and remains under consideration by the planning authority. The FFL of the dwelling at no. 998 Crumlin Road is noted as 141.00 (figure taken from the submitted site plan as part of the reserved matters planning application). The ridge height of the proposed dwellings (as shown on the sections of the submitted illustrative drawings) is noted to be 174.00. The height difference of 33m is substantial and would result in a development which is significantly dominant when viewed from the dwelling at no. 998 Crumlin Road. Although the ridge height of the proposed dwellings appears to be similar to the adjacent property at no. 22 Squires Hill Road, the proposed dwellings on site would sit closer to the dwelling at no. 998 Crumlin Road and therefore have a greater impact. For this reason, the proposed development is considered unacceptable. The proposal therefore fails to comply with Policy RD1 and Policy DES1.</p>
9.13	<p>Policy HOU7, adaptable and accessible accommodation also applies to all new homes. The criteria under this policy could be reserved matters if the principle of development was considered acceptable.</p>
9.14	<p><b><u>Density</u></b></p> <p>Policy HOU4 relating to density advises that within the outer Belfast area the average density for residential development is 25-125 units per hectare. The site measures 0.12ha</p>



	and as such the proposed density for the site would be between 3-15 dwellings. The proposal therefore meets the lower end of the density band.
9.15	<p><b><u>Climate Change</u></b></p> <p>SuDs measures and details regarding design and layout would be reserved matters.</p>
9.16	<p><b><u>Access and Car Parking</u></b></p> <p>DFI Roads were consulted and is content in principle, subject to conditions. Therefore, it is considered that there would not be any issues relating to traffic, access or parking based on the illustrative plans and as such the proposal would comply with policies TRAN 6 and 8 of the LDP.</p>
9.17	<p><b><u>Open space</u></b></p> <p>Open Space is not defined within the LDP, however the SPPS defines ‘open space’ as “<i>all open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.</i>”</p>
9.18	<p>The SPPS states that ‘<i>open space, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas.</i>’ Paragraph 6.200 also goes on to state that open space can enhance the character of residential areas.</p>
9.19	<p>Policy OS 1 of the LDP PS states that the council will support the retention and improvement of existing open space throughout the district area. There is a general presumption in favour of retaining all such lands, including protecting any character and amenity value, whether specifically identified in the LDP or not unless the lands are identified in the LDP for an alternative use. 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). Although the site is currently zoned for housing and not zoned as open space it acts as a visual break within the built development of the wider residential area and was approved as an area of open space in the original planning approval under Z/1998/2945. There is a presumption against the loss of existing open space which applies irrespective of ownership, public access, physical condition or appearance.</p>
9.20	<p>The site as existing provides a visual break between Squires Hill Road and the newer Squires View development and as such has significant amenity value. The redevelopment of the site is not considered to bring substantial community benefits that decisively outweigh the loss of this open space. The provision of these 3 dwellings would not make a significant contribution to meeting any housing shortfall in the area. The proposal is therefore considered to be contrary to Policy OS1 in that officers are not satisfied that the loss of the open space would not result in detriment to the overall green infrastructure provision.</p>

9.21	<p><b><u>Natural Heritage, Trees and Landscaping</u></b></p> <p>Policy TRE1 states that the council will seek to protect existing trees from new development, particularly those that are of visual, biodiversity or amenity quality and significance.</p>
9.22	<p>There is a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment and amenity. The proposal, if permitted, would result in the loss of shrubs and hedging which make a valuable contribution to the environment, biodiversity and visual amenity by way of a buffer to the built residential development at Squires Hill. However, there are no trees on the site and whilst the Council's Tree Officer assessment makes clear that the construction process will require considerable 'cut and fill' operations in close proximity to an existing tree group adjacent to the site southern boundary, these trees are of little amenity value due to poor condition and could be easily compensated for at Reserved Matters stage. The proposal is not considered to conflict with Policy TRE1.</p>
9.23	<p>NIEA NED have acknowledged that there is suitable nesting and foraging habitat for birds on site within the trees along the South boundary of the site and the scrub vegetation within the site. However, NED did not object to the development nor were ecological reports requested. NIEA HED also advised that any removal of hedgerow/vegetation should be replaced with like-for-like planting comprising a range of native and tree species. It is considered that the proposal would not have an unacceptable effect on any habitat and thus adheres to Policy NH1.</p>
<b>10.0</b>	<b>Recommendation</b>
10.1	<p>Due to the constraints of the site, the principle of residential development is not considered acceptable.</p>
10.2	<p>Having regard to the development plan, planning history on the site and other material considerations, the proposal is recommended for refusal.</p>
<b>11.0</b>	<b>Draft Refusal Reasons</b>
11.1	<p>The proposal is contrary to the Belfast Local Development Plan: Plan Strategy 2035 Policy OS1: Protection of Open Space, in that the loss of the open space would be detrimental to the overall green infrastructure provision in the locality and the redevelopment of the site is not considered to bring substantial community benefits which decisively outweigh the loss of the open space.</p>
11.2	<p>The proposal is contrary to the Belfast Local Development Plan: Plan Strategy 2035 Policy RD1: New Residential Developments and Residential Design SPG in that it fails to respect the characteristics and features of the site and, if permitted, would result in a form of development that is not in conformity with the character of the established residential area and would create conflict with adjacent land uses by way of over-dominance.</p>
11.3	<p>The proposal is contrary to the Belfast Local Development Plan: Plan Strategy 2035 Policy DES1 – Principles of urban design and Residential Design SPG in that it fails to respond positively to local context and character through architecture and urban form and would, if permitted, result in a form of development that is not of a high quality, sustainable design due to inappropriate engineering operations, ground remodelling works and associated retaining structures and would encroach beyond the established building line.</p>

## Development Management Officer Report Committee Application

Summary	
<b>Application ID:</b> LA04/2025/0122/F	<b>Committee Meeting Date:</b> 17 <sup>TH</sup> June 2025
<b>Proposal:</b> Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey	<b>Location:</b> Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP
<b>Referral Route:</b> Section 3.8.1 of the scheme of Delegation. An elected Member of the Council (Cllr Long) has requested for the application to be referred to the Planning Committee.	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Tera Developments Ltd Donegall House 7 Donegall Square North Belfast BT1 5GB	<b>Agent Name and Address:</b> Hadleigh Jess HR Jess Ltd 1 Jordanstown Road Newtownabbey BT37 0QD
<b>Date Valid:</b> 28 <sup>th</sup> January 2025	
<b>Target Date:</b> 13 <sup>th</sup> May 2025	
<b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer (Development Management)	
<b>Executive Summary:</b>  <p>This application seeks planning permission for 2 semi-detached, split level residential properties which are two storeys at the front and three storeys to the rear. There are 4 single storey garages currently located on the site. The site slopes in a northwest direction from the Lancedean Road towards the Upper Knockbreda Road to the rear of the site.</p> <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> <li>- Principle of residential dwellings at this location</li> <li>- Impact on existing residential dwellings</li> <li>- Housing density</li> <li>- Adaptable and accessible accommodation</li> <li>- Design</li> <li>- Amenity space</li> <li>- Overshadowing</li> <li>- Overlooking</li> <li>- Access and parking</li> <li>- Waste management</li> <li>- Landscaping and trees</li> <li>- Climate change</li> </ul> <p>DFI Roads, BCC Tree Officer and Environmental Health have offered no objections to the proposal subject to conditions. NIW have no objection to the proposal.</p>	

**Recommendation**

Having regard to the development plan, planning history on the site and other material considerations, the proposal is considered acceptable and recommended for approval. 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 they are not substantive.

## Case Officer Report

### Site Location Plan



### Proposed Elevations



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

PROPOSED LOWER GROUND FLOOR PLAN

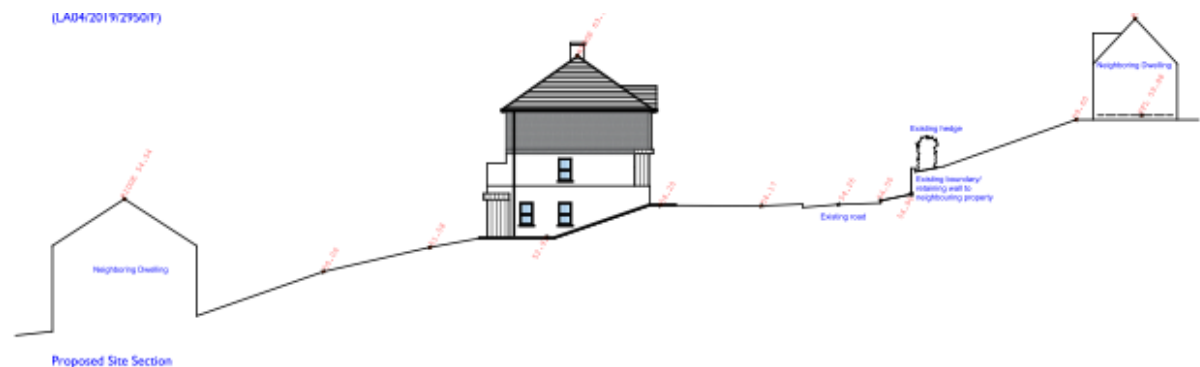
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

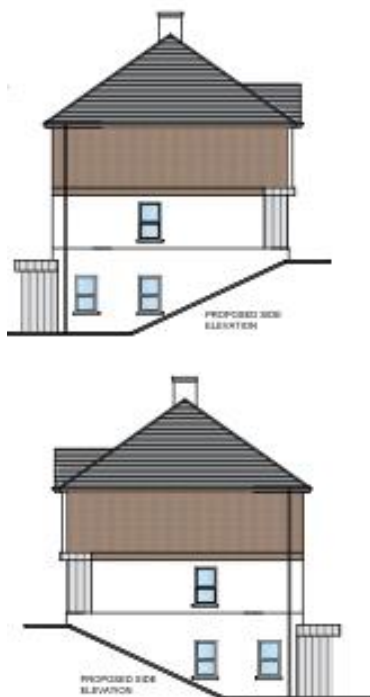
## Landscape Plan



## Proposed Sections



## Proposed Side Elevations



<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The proposal seeks full planning permission for the erection of 2 semi-detached dwellings of split-level design with 2 storeys located on the Lancedean Road elevation and 3 storeys at the rear of the property. The development will result in the demolition of 4 existing single storey garages currently located on site.
<b>2.0</b>	<b>Description of Site</b>
2.1	The application site relates to an area of land measuring 0.1ha and is located within the development limit of Belfast. The site is white land within the BUAP and both versions of BMAP. The site slopes from the Lancedean Road to the Upper Knockbreda Road.
2.2	The dwellings located on the northern side of Lancedean Road are predominantly semi-detached properties with a 2 storey elevation fronting onto Lancedean Road and a 3 storey elevation to the rear facing the Upper Knockbreda Road. The properties along Lancedean Road vary in terms of materials, scale and massing and design.
<b>3.0</b>	<b>Planning History of the application site</b>
3.1	Y/2006/0033/F – Demolition of 4no. garages and erection of 2no. semi-detached two storey dwellings, with attic over and basement. Permission granted 10/05/2006
3.2	LA04/2019/2950/F - Demolition of 4 garages, construction of a dwelling house to include one replacement garage, house to be part single, part two storey and associated site works. Permission granted 23/06/2020



3.3	LA04/2024/0999/F – Demolition of 4no. garages and erection of 2 no. semi-detached 3 storey dwellings. Application withdrawn.
<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	<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> <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> <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>BUAP – The site is located within the development limit of Belfast and is whiteland in BUAP.</p> <p>Draft BMAP - The site is located within the development limit of Belfast and is whiteland in both versions of BMAP.</p>
<b>5.0</b>	<b>PLANNING POLICY</b>
<b>5.1</b>	<p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><u>SP1 – Growth Strategy</u>  <u>SP2 – Sustainable development</u></p> <p>Policy HOU2 – Windfall housing  Policy HOU4 – Density of residential development  Policy HOU7 – Adaptable and accessible accommodation</p>

	<p>Policy DES1 – Principles of urban design</p> <p>Policy RD1 – New residential developments</p> <p>Policy TRAN6 – Access to public roads</p> <p>Policy TRAN8 – Car parking and servicing arrangements</p> <p>Policy ENV1 – Environmental quality</p> <p>Policy ENV2 – Mitigating environmental change</p> <p>Policy ENV3 – Adapting to environmental change</p> <p>Policy ENV4 – Flood Risk</p> <p>Policy ENV5 - Sustainable drainage systems (SuDS)</p> <p>Policy TRE1 – Trees</p>
<b>5.2</b>	<p><u>Supplementary Planning Guidance</u></p> <p>Residential Design</p> <p>Sustainable Urban Drainage Systems</p> <p>Trees</p>
<b>5.3</b>	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2004)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
<b>5.4</b>	<p><b>Regional Planning Policy</b></p> <p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<b>6.0</b>	<p><b>Statutory Consultees</b></p> <p>DFI Roads- No objection subject to conditions</p> <p>NI Water – Approval</p>
<b>7.0</b>	<p><b>Non-Statutory Consultees</b></p> <p>BCC Tree Officer – No objection subject to conditions</p> <p>Environmental Health – No objection subject to conditions</p>
<b>8.0</b>	<p><b>Representations</b></p>
<b>8.1</b>	<p>9 letters of objection have been received from 5 third party representations. The main issues raised are summarised as follows:</p> <ul style="list-style-type: none"> <li>a) Planning was previously refused for the same proposal</li> <li>b) Traffic issues</li> <li>c) Parking concerns</li> <li>d) Subsidence</li> <li>e) Detrimental effect to the environment and existing properties</li> <li>f) Impact of development on tree roots</li> <li>g) Old site map used which does not show neighbouring garages and extensions</li> <li>h) Overdevelopment of the site</li> <li>i) Excessive scale and massing</li> <li>j) Overshadowing</li> <li>k) Loss of privacy</li> <li>l) Less grassland to absorb runoff</li> <li>m) Proposed development is not in conformity with the design, layout and urban morphology of Lancedean Road and Upper Knockbreda Road.</li> </ul>

	<p>Full consideration has been given to points a) to m) in the assessment of the application below.</p> <p>n) Error within the 'Supporting Planning Statement' which makes reference to the Crumlin Road.</p> <p><i>This was made in error for a small portion of the applicants planning statement relating to the surrounding area of the site, the majority of the statement is referencing the correct application site. The case officer has not assessed the application based on this and has conducted their own site visit and assessment of the site and surrounding area.</i></p> <p>o) Loss of views and amenity</p> <p><i>The loss of views is not a planning consideration. The impact on amenity has been assessed within the body of the report.</i></p>
<b>9.0</b>	<b>ASSESSMENT</b>
<b>9.1</b>	<p><b><u>Principle of housing at this location</u></b></p> <p>The principle of residential development has been established on site under previous planning applications. The development approved under application LA04/2019/2950/F is extant and will expire on 21/06/2025. Although the extant approval was for 1 residential unit, the proposed footprint is similar to that of the previously approved dwelling. The footprint of the single dwelling was 106m<sup>2</sup> and the footprint of the proposed dwellings is 103m<sup>2</sup> in total.</p>
<b>9.2</b>	<p><b><u>Housing Density</u></b></p> <p>Policy HOU4 relating to density advises that within the outer Belfast area the average density for residential development is 25-125 units per hectare. The site measures 0.1ha which would relate to an acceptable density of at least 2.5 dwellings on site. The proposal therefore falls just below the recommended density for a site of this area. The proposal replicates the existing densities on this portion of the street which predominantly houses semi-detached properties on similar sized plots of land. Taking account of the sloping nature of the site and surrounding context, the proposed density is on balance considered acceptable.</p>
<b>9.3</b>	<p><b><u>Character of established residential area</u></b></p> <p>Policy RD1 states that residential proposals should not create conflict with adjacent land uses, remaining in conformity with the character of any established residential uses.</p>
<b>9.4</b>	<p>The site is located at the end of a row of 7 no. two storey dwellings. These existing dwellings are split-level with a further basement level at the rear, owing to the sloping</p>

	nature of the land. The single storey dwellings on the opposite side of the road sit high above the road and are accessible via steps.
9.5	A key consideration of this application is the topography of the site which falls in a downward slope from the Lancedean Road towards the Upper Knockbreda Road. The proposed development accommodates the topography in an acceptable manner using split-level design, comparable to neighbouring dwellings. The Residential Design SPG is supportive of the use of split-level dwellings on sloping sites which do not require prominent retaining walls. In terms of layout, scale, proportions, massing and appearance of buildings the scheme is acceptable.
9.6	The proposed split-level design, with a two-storey frontage and three-storey rear elevation would mirror the design of the 7 properties from no. 2-14 which are split level (part 2 and part 3 storeys). Following amendments to the proposal, it is considered the proposed landscaping assists with integration and mitigates the visual impact of the proposal.
9.7	There is a mix of dwelling styles and materials within the surrounding area and on balance, it is considered that the proposed dwelling respects the surrounding context and is appropriate to the character of the area. The proposed dwellings are to be finished in part red brick and part white painted render, which are materials found in the immediate area and are considered appropriate
9.8	The existing garages are of poor quality and the proposed development will result in an improvement to the streetscape. It is therefore not considered that the proposal will be detrimental to the character of the area.
9.9	The proposal is considered to respond positively to the local context and character in compliance with Policy DES1.
9.10	<p><b><u>Residential quality and Impact on amenity</u></b></p> <p><i>Overlooking</i></p> <p>The proposed dwellings sit higher than the property to the rear at no. 158 Upper Knockbreda Road. The separation distance of approximately 24m to the rear elevation alleviates concerns of overlooking. The proposed development sits further back on the site than the 2019 previously approved dwelling, however the separation distance is still considered to be acceptable. This is in compliance with the Residential Design SPG which states that a separation distance of no less than 20m should be maintained between facing windows of the main habitable rooms.</p>
9.11	A single-storey garage has been built to the rear of the property at 158 close to the boundary with the application site. A garage is also located adjacent to the site at no. 16 Lancedean Road. The location map and site plans submitted are from outdated OS data which do not show these garages, however the case officer noted them during the site visit. As these are not habitable rooms there are no concerns of overlooking or overshadowing from the development.

9.12	The proposed gable windows on the lower ground floor will be to facilitate a stairway and sitting room. The ground floor gable windows will be for a stairwell and will be conditioned to be fitted with obscure glazing. There are no gable windows provided at first floor level. Obscure glazed windows and proposed boundary treatments will help mitigate any potential overlooking from the proposed development.
9.13	The proposal is compliant with Policy RD1 in terms of overlooking.  <i>Overshadowing</i>
9.14	A shadow analysis was undertaken by the case officer for the spring and autumn equinox using the online Suncalc programme and using the maximum height of the proposed development. The results are as follows: <ul style="list-style-type: none"> <li>• <b>21 March</b> – overshadowing of rear garden of no. 160 Upper Knockbreda Road in the early morning (8am-9am), overshadowing to the rear garden of no.158 Upper Knockbreda Road in the morning (10am-12am), overshadowing of the garage and driveway of no. 16 Lancedean Road in the afternoon (12-3pm).</li> <li>• <b>21 September</b> – overshadowing of rear elevation and rear garden of no. 160 Upper Knockbreda Road in the early morning (9am-10am), overshadowing of rear garden and garage of no. 158 Upper Knockbreda Road from 10-11:30am and overshadowing of garage and driveway of no. 16 Lancedean Road from 12:30-4pm.</li> </ul>
9.15	Although there is some degree of overshadowing of the neighbouring properties this is to be expected within an urban setting and is not to an unacceptable degree. The proposal would not result in the unreasonable loss of light to habitable rooms and private garden areas during the afternoon and evening.
9.16	The proposal is considered compliant with Policies DES1 and RD1 in relation to overshadowing and loss of light.  <i>Space standards</i>
9.17	The proposal is compliant with Policy RD1 in that it would create quality and sustainable residential environments. The proposed dwellings meet the residential space standards set out in Appendix C of the LDP for a 3-bedroom 3 storey dwelling (95-100m <sup>2</sup> ). The internal floorspace of each dwelling measures 103m <sup>2</sup> .
9.18	Adequate provision has been made for private amenity space within the proposed development, in accordance with the provisions of Creating Places and criterion d. of Policy RD1.

9.19	<p><b><u>Adaptable and Accessible accommodation</u></b></p> <p>Policy HOU7, adaptable and accessible accommodation also applies to all new homes. The internal layout of the proposed development complies with the criteria set out within HOU 7 and is considered acceptable.</p>
9.20	<p><b><u>Landscaping</u></b></p> <p>There are 3 trees proposed along the front boundaries of the proposed development and 6 proposed trees to the rear and side comprising cheery, rowan and serviceberry trees planted at heights of 2.5m to 4.25m at the time of planting. The rear proposed boundary treatments and hedging along the side boundary will help prevent overlooking as the trees and landscaping features establish within the site over time.</p>
9.21	<p>It is noted within the BCC Tree officer's consultation response that the adjacent neighbouring tree has a number of overhanging branches above the existing garages. This tree would require pre-construction tree surgery to enable construction. It is advised that the owner of the tree should fully consent and agree to future works upon the tree.</p>
9.22	<p>The proposal is compliant with Policy TRE1 in that the proposal would result in a net gain in tree numbers.</p>
9.23	<p><b><u>Access and Car Parking</u></b></p> <p>The proposed parking layout shows parking within the curtilage of the site for 1 car at each property. A parking survey was submitted to demonstrate available on street parking within the street. The existing garages have the potential to accommodate 4 cars at the site.</p>
9.24	<p>DFI Roads were consulted in relation to the proposal and have offered no objection to this development proposal. In their consultation response they stated that they were satisfied that parking on-street is unlikely to have a significant impact on the local road network in terms of traffic and road safety. Conditions have been attached.</p>
9.25	<p><b><u>Climate change</u></b></p> <p>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. The applicant's supporting planning statement states that <i>redevelopment of this site will ensure that best practice architectural and energy efficient standards will upgrade the existing building fabric and ensure sustainability into the future.</i></p>
9.26	<p>Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal incorporates various hard and soft landscaping elements to assist an overall sustainable drainage solution including the planting of trees and hedges. The proposed design incorporates modern standards of building techniques, adequate</p>

	insulation and sustainable construction methods
9.27	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. A portion of the site will comprise landscaped rear garden space which will assist in the reduction of runoff.
9.28	<p><b><u>Waste-water infrastructure</u></b></p> <p>NI Water has confirmed that there is available capacity at the Waste Water Treatment Works and there is a public foul sewer and public water main within 20m of the proposed development boundary which can adequately service these proposals.</p>
9.29	NI Water have no objection to the proposal following the submission of a Wastewater Impact Assessment relating to the site.
<b>10.0</b>	<b>Recommendation</b>
10.1	Having regard to the development plan, supporting planning guidance, planning history on the site and other material considerations, the proposal is considered acceptable on balance and is recommended for approval.
<b>11.0</b>	<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>2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the ground floor windows on the side (eastern and western) elevations shall at all times be glazed with obscure glass to at least Privacy Level 3 (or equivalent).</p> <p>Reason: To safeguard the privacy of adjacent properties.</p> <p>3. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting 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 (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>4. 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> <p>5. No works shall commence on site (including demolition and site clearance) unless a Tree Protection Plan ("TPP") to BS5837:2012 (or any standard that reproduces or replaces this standard) has been submitted to and approved in writing by the Council. The TPP shall detail the methods of tree/hedge protection and clearly detail the position and specifications for the erection of tree protective fencing and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details and the measures specified by the TPP shall remain in place until the completion of the construction.</p> <p>Reason: To safeguard existing tree(s) in the interests of visual amenity. Approval is required upfront to ensure that important trees are not permanently damaged or lost.</p> <p>6. There shall be no storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices, or fires within the RPA of trees within the site and adjacent lands during the construction period.</p> <p>Reason: To avoid compaction within the RPA.</p> <p>7. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p> <p>8. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p>
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	<p>Reason: To ensure adequate car parking within the site.</p> <p>9. The vehicular accesses shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p><b>Draft Informatives</b></p> <p>1. Drawing Numbers This decision relates to the following approved drawing numbers: 01, 02, 06, 07A, 09, 10, 11, 12</p> <p>2. Compliance with planning permission Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at <a href="mailto:planning@belfastcity.gov.uk">planning@belfastcity.gov.uk</a>.</p> <p>3. Discharge of condition(s) This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.</p> <p>4. Non-planning requirements The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.</p>
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